

# Annual Board Meeting

Welcome to the March 19, 2020 Regular Board Meeting

**We will begin at approximately 2:00 p.m.**

Members of the public may also listen to the meeting by calling:

1-929-205-6099

When prompted, enter code 513571146, followed by #

Public comment related to items on the agenda will be accepted through Thursday, March 19 at 2:00 p.m. and can be submitted through the form on the Board Meeting page. If you would like to comment, please do so at:

<https://tinyurl.com/marchura>

Email: [publiccomment@ura.org](mailto:publiccomment@ura.org)

*Any comments received by Thursday, March 19 at 2:00 will be made a part of the record and the minutes for this meeting.*



# Annual Board Meeting

**March 19, 2020**

**Urban Redevelopment Authority  
of Pittsburgh**



# General

- **Roll call**
- **Annual Meeting – Election of Officers**
- **Public comment**
- **Approval of the February 13, 2020 Board Meeting minutes**



# Public Comment

(Submitted via the online form or  
emailed to [publiccomment@ura.org](mailto:publiccomment@ura.org))



# RFPs, RFQs & Bids

- **RFQ: Centre Ave Round 2**
- **RFI: Centre Heldman Request for Interested Tenants –**  
due 4/1/2020 at 12 p.m. EST
- **RFP: 1602-1606 Broadway (Previously 1600 Broadway) –**  
Anticipated release date of 3/25/2020
- **RFP: Information Technology Consultants & Services**
- **RFP: Construction Management & Construction Inspection Services for the Homewood Coliseum Roof Replacement Project**
- **RFP: Additional solar canopies on URA garages to offset electricity usage**
- **RFP: Manchester-Chateau TRID Planning Study**
- **RFP: Financial analysis to solicit proposals and general scopes-of-work from vendors to perform optional 3<sup>rd</sup> party financial reviews for projects seeking URA resources**



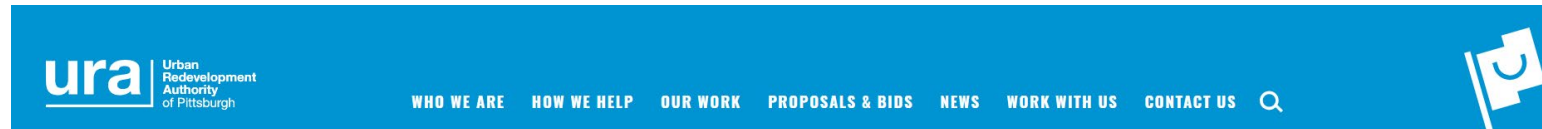
# Announcements

- **COVID-19 Updates from Executive Director Flisram**
  - **Neighborhood Initiatives Fund (NIF) – 2020 Funding Round Opens**
- April 2, 2020**



# COVID-19 Updates

- Please visit <https://www.ura.org/pages/covid-19> for updates



## COVID-19

### Updates from the URA during this time

The URA will continue to meet the needs of City of Pittsburgh residents and businesses during the outbreak of COVID-19. We are following proper precautions for our employees and the public. We realize this pandemic will deeply challenge the lives of our clients, communities and economy, and will do everything we can to help our neighbors.

MESSAGE FROM GREG FLISRAM, EXECUTIVE DIRECTOR OF THE URA, ON COVID-19 IMPACT



# Neighborhood & Main Streets Revitalization

## The Neighborhood Initiatives Fund (NIF): Round 2

- Increase visibility and accessibility to funding
- Help **unlock the economic** and **placemaking potential** within neighborhoods
- Support **vision-to-action community investment strategies** that build an equitable Pittsburgh
- Formalize **collaborative partnerships** across the City

**Tier 1 under \$15k:**  
*no required funding  
match*

**Tier 2 \$15k - \$100k:**  
*2:1 funding match*



**OWN OUR OWN**  
FOOD-BASED BUSINESS  
ENTREPRENEURSHIP ACADEMY

**DO YOU WANT TO START  
A FOOD-BASED BUSINESS BUT  
DON'T KNOW WHERE TO START?**

Turn to Own Our Own's 12-week "food based" entrepreneurship academy starting Tuesday, March 16!

**ACADEMY CLASSES COVER:**

- Marketing
- Finance
- Legal
- Accounting
- Networking
- And More!

The 12-week academy costs \$299 and includes all curriculum materials. Scholarships & payment plans are available.

Visit [ownourown.org/academy](http://ownourown.org/academy) for more info  
Contact us at [info@ownourown.org](mailto:info@ownourown.org) or call 412-242-4920

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OUR MISSION IS TO HELP AFRICAN AMERICAN & OTHER UNDERESTIMATED  
ENTREPRENEURS GROW SUCCESSFUL BUSINESSES





# On Today's Agenda

- **Housing Investments**
- **Real Estate**
- **Innovation & Entrepreneurship**
- **Community & Economic Development**
- **Engineering & Construction**
- **Finance**
- **Executive**



# Housing Investments

- **Hill District – New Granada Square Apartments**
- **Manchester – Manchester Row Homes**
- **East Liberty – East Liberty Development Corp. (ELDI) New Market Tax Credit Development**
- **Homeowner Assistance Program (HAP) & HAP+ Program Contracts**
- **Residential Façade Program Guideline Revisions**
- **Housing Opportunity Fund COVID-19 Program**



# New Granada Square Apartments

**Total Investment = \$1,750,000**

- **URA financing totaling: \$414,770, \$335,230, and \$700,000 loans to Granada Apartments, LP**
- **\$300,000 grant to Hill Community Development Corporation**
- **Sale of property**

## HOUSING INVESTMENTS

*Presented by Jessica Smith Perry, HOF Director*

# New Granada Square Apartments



# New Granada Square Apartments

- **Construction of a mixed-use affordable housing building**
- **40 new apartments**
- **Ground floor commercial retail space**
- **In the Middle Hill District**

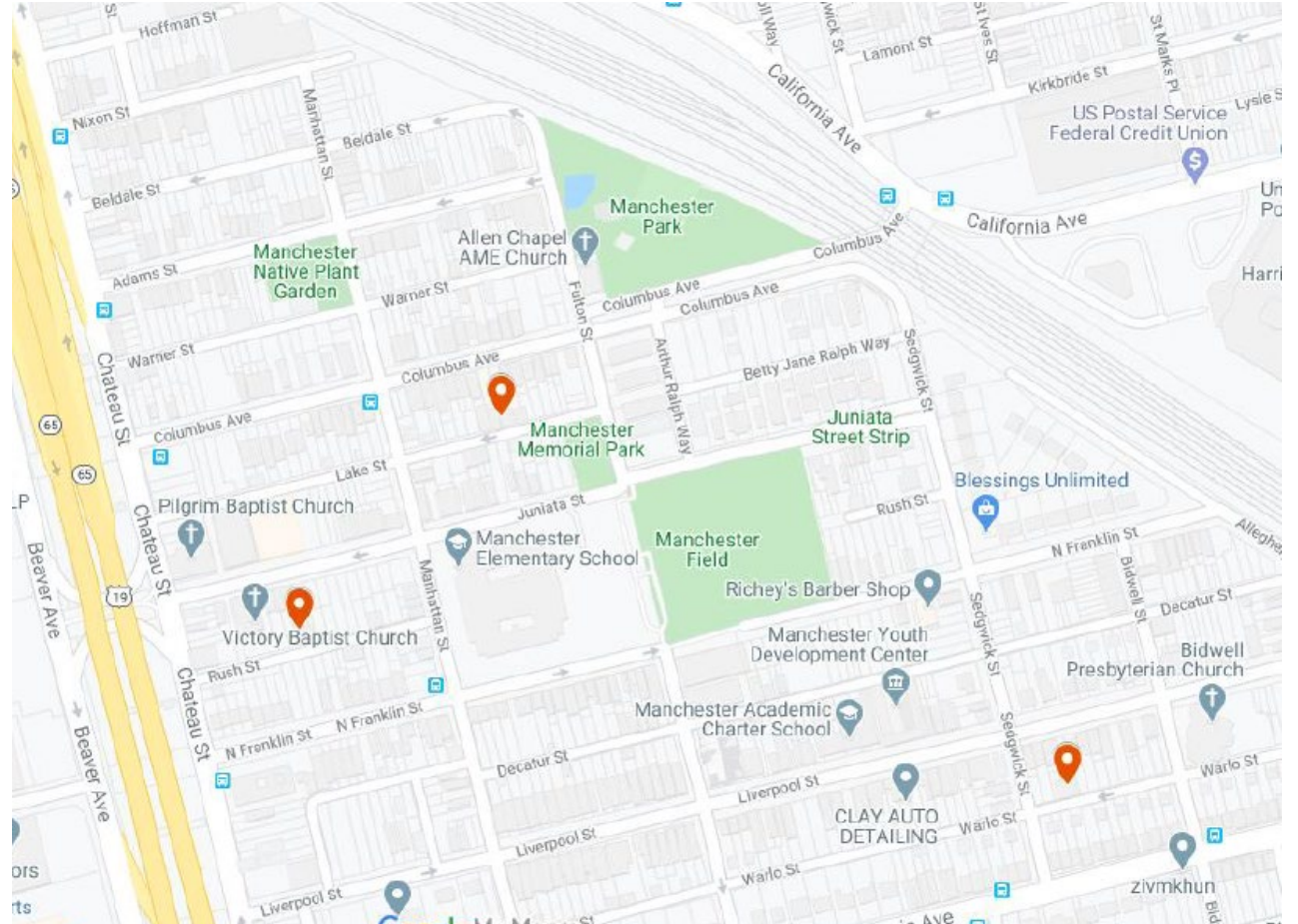




# Manchester Row

**Total Investment = \$1,807,900**

- **URA financing totaling:  
\$267,900 loan; and  
\$210,000, \$700,000,  
\$360,000 to Manchester  
Row House Renaissance,  
LLC**
- **\$270,000 for deferred  
mortgages to homebuyers**



# Manchester Row

- **Historic renovation/  
affordable resale of 9  
single family  
townhomes for  
homeownership**



# East Liberty Development, Inc. (ELDI) New Market Tax Credits

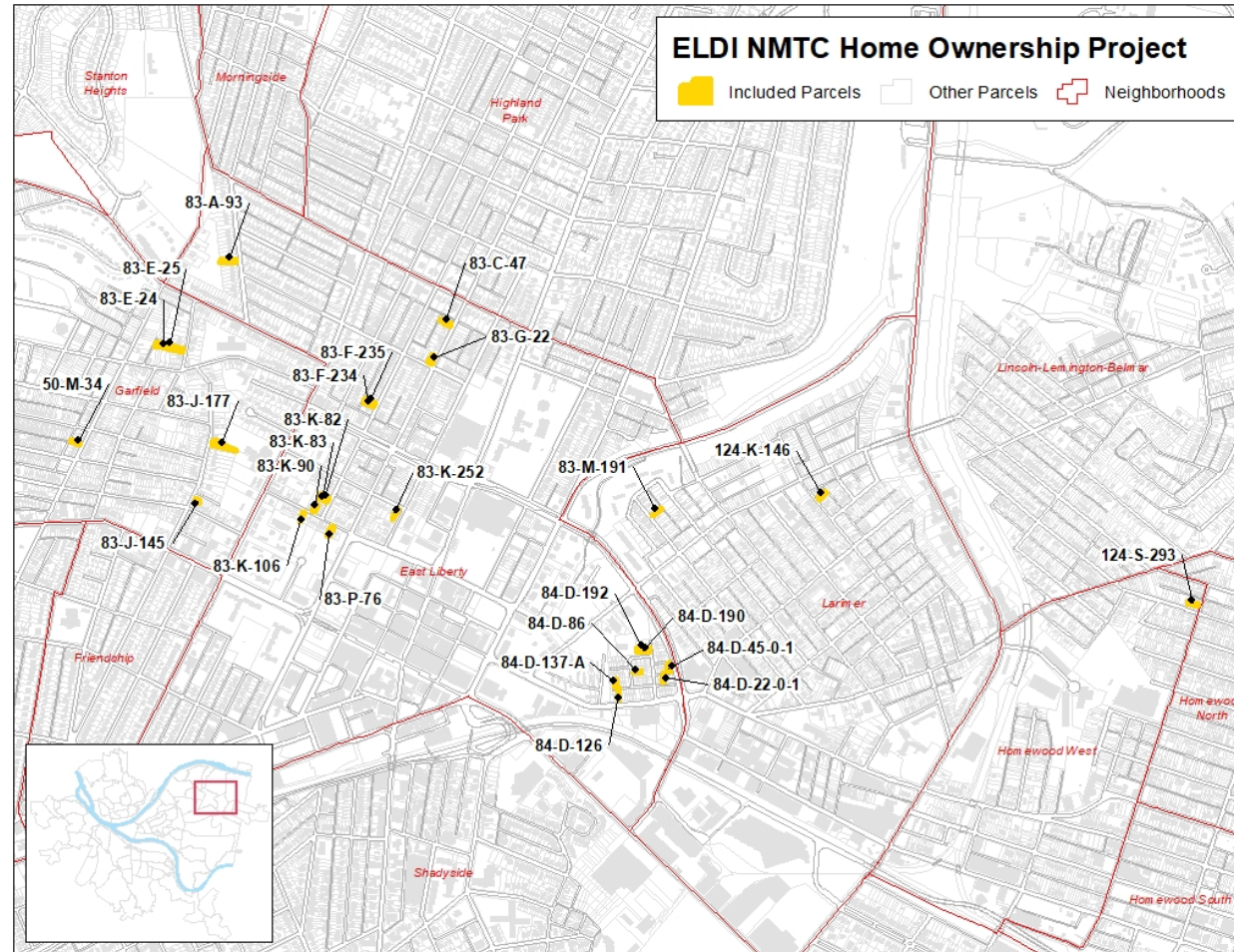
- **\$215,000 loan increase agreement and \$150,000 grant to ELDI for the renovation and construction of 26 homes associated with the ELDI NMTC affordable Homeownership Program**



**East Liberty**  
**DEVELOPMENT, INC.**



# ELDI NMTC Homeownership



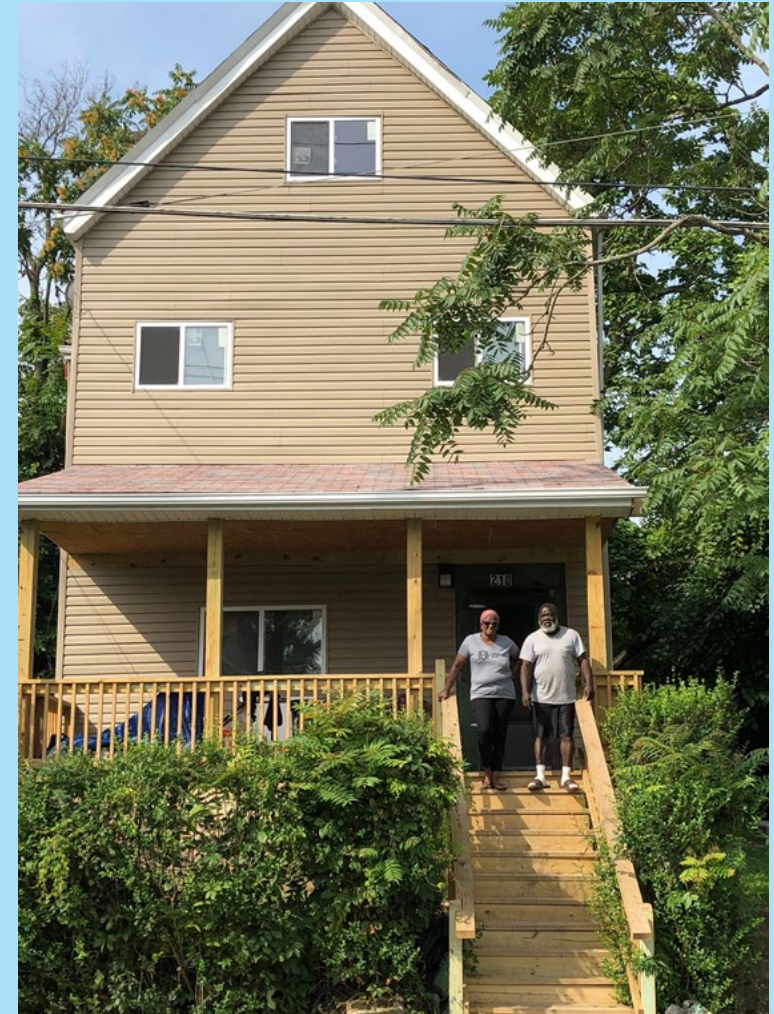
# Homeowner Assistance Program (HAP) & HAP Plus

- **Agreements with the following HAP & HAP Plus contractors:**
  - **McMeekin Construction - \$315,000**
  - **Concrete Rose Construction - \$140,000**
  - **Spanbauer Construction - \$280,000**
  - **Low Country Building Solutions - \$140,000**

# Residential Façade Program

## **Amend Program guidelines to provide grants to:**

- Income eligible owner occupants (income below 120% AMI)
- Homes located within one block (or 400 feet) of URA, PHDC or CDC sponsored community development initiative
- Minimum equity contribution ranges from 20% of project cost to 50% of project cost (based on household income tier); previously was 50%
- Maximum grant amount ranges from \$5,000 to \$8,000 based on household income tier; previously was \$5,000



# Housing Opportunity Fund (HOF) COVID-19 Program

**Total Funding= \$300,000**

- **Authorization of \$300,000 (from the HOF Demonstration Program 2019 funds) to be used for a new program to help households who are struggling to pay housing expenses due to COVID-19**
- **Increase in contract amounts with the Urban League of Greater Pittsburgh**
- **Approval of program guidelines**

# Real Estate

- **Federal North – W. North Avenue**
- **Chateau – Esplanade**
- **Homewood - Kelly Street Property Donation**
- **Citywide - BuildingBlocks Web Mapping and Data Application**





# Federal North – W. North Avenue

- **Conveyance of property to Garden Theater Block, LLC**
- **Redevelopment plans include reuse and restoration of existing Federal Street structures and development of a 5-story rental apartment building with ground floor retail space**
- **Developer to work with the community to activate vacate lots**



# Chateau Esplanade

- **Option Agreement for Sale of Property to Esplanade Partners, LP**
- **Proposed redevelopment project will transform an approximately 15-acre site of brownfield and former industrial properties into a mixed-use development**
- **To have wide variety of uses, with health and wellness as a central theme**





# Homewood – Kelly Street Property Donation

- **URA to acquire, via donation, vacant property from UPMC Presbyterian Shadyside for potential housing-related redevelopment**





# BuildingBlocks Web Mapping & Data Application

- **Agreement with Tolemi for its BuildingBlocks cloud-based web application**
- **URA uses this tool to help guide strategic planning on property acquisition, identify nuisance properties, and provide real estate market level analysis**



# Innovation & Entrepreneurship

- **Consolidation of multiple business loan programs into a new program**
  - **Pittsburgh Business Fund and approval of guidelines**
- **Consolidation of Streetface and Storefront Renovation Programs into a new program**
  - **Façade Renovation Program**
- **Appointment of Greg Flisram, URA Executive Director, to the Governing Board of the Directors of Pittsburgh Urban Initiatives, LLC**



# **Business Loan Program Consolidation into Pittsburgh Business Fund**

- **Authorization to consolidate Pittsburgh Business Growth Fund, Urban Development Fund, and Enterprise Zone Revolving Loan Fund programs into a new business loan program: Pittsburgh Business Fund**
- **Approval of Pittsburgh Business Fund program guidelines**

# Façade Renovation Program

- **Authorization to consolidate existing Streetface and Storefront Renovation Programs into a single façade program: Façade Renovation Program**
- **Approval of Façade Renovation Program guidelines**





# Appointment to PUI Board

- **Appointment of Greg Flisram, URA executive director, to the Governing Board of Directors of Pittsburgh Urban Initiatives, LLC**



# Community & Economic Development

- **Redevelopment Assistance Capital Program (RACP) Grants**



# Redevelopment Assistance Capital Program (RACP) Grants

- **Submission of applications with and enter into contracts with the State Budget Office for RACP grants**
- **Subgrant agreements for the RACP grants with subgrantees and contract for administrative fees**
- **Cooperation Agreements with the City of Pittsburgh concerning the applications and grants**

# Redevelopment Assistance Capital Program (RACP) Grants

- The following projects received award letters:
  - **ACH Clear Pathways Art Center – rehabilitation of the Kaufmann Center into an Arts Center - \$1,500,000 RACP**
  - **District Fifteen, version beta – Pittsburgh Multi-Modal Parking Facility – development of a mixed-use building that will include a 120,000 square foot parking garage - \$1,000,000 RACP**



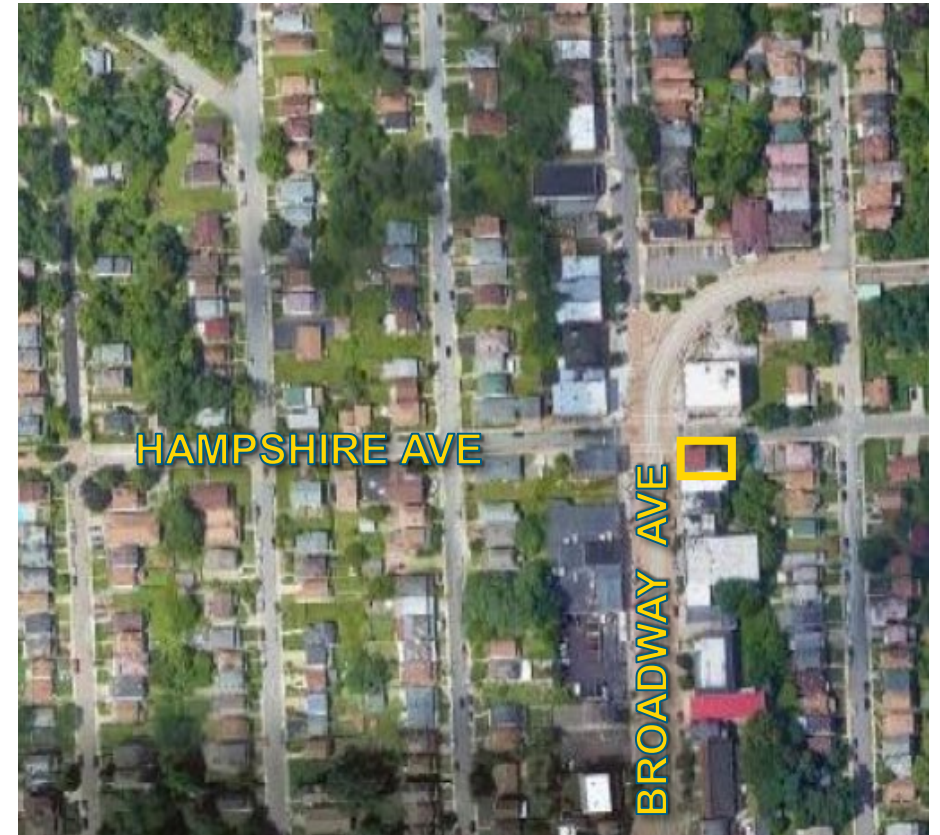
# Engineering & Construction Contracts

- **Beechview - 1601 Broadway Avenue Demolition and Site Grading Contract**
- **Amended agreement with Sci-Tek Consultants, Inc.**
- **Amended agreement with Professional Service Industries, Inc.**



# 1601 Broadway Ave. Demolition & Site Grading Contract

- **Agreement for with Dore and Associates Contracting, Inc. for \$129,675.**
- **The work will include rodent extermination, demolition, brick/block/concrete crushing and/or removal, site void filling, site clearing, water/sanitary disconnections, sidewalk and pavement repair, stormwater management, grading, and seeding**



# Lead-Based Paint Inspection & Analytics Agreements

- **Increased agreement with Sci-Tek Consultants, Inc.**
- **Increased agreement with Professional Services, Inc.**

# Finance

- **2020-2021 Community Development Block Grant (CDBG) cooperation agreement with the City of Pittsburgh**
- **2020 PAYGO cooperation agreement with the City of Pittsburgh**
- **2020-2021 HOME cooperation agreement with City of Pittsburgh**



# City CoOp Agreements

- **2020-2021 Community Development Block Grant (CDBG) cooperation agreement with the City of Pittsburgh for up to \$4,316,800**
- **2020 PAYGO cooperation agreement with the City of Pittsburgh for up to \$1,210,280**
- **2020-2021 HOME cooperation agreement with City of Pittsburgh for up to 2,320,553**

# 2020 Capital Budget

2020 Capital Budget		
		2020 Proposed
<b>CDBG</b>		<b>\$ 4,316,800</b>
Business Investment-CIE	New Business Start Up, Business Expansion, And Entrepreneurial Sup	\$ 540,000
Neighborhood & Community Initiatives	Neighborhood Initiatives Fund	\$ 515,000
Housing Development	Owner Occupied Housing Rehabilitation	\$ 780,000
	Affordable & Workforce For Sale Housing	\$ 900,000
	Affordable & Workforce Rental Housing	\$ 900,000
	Larimer Choice Neighborhood-Mixed Income Housing	\$ 181,800
Urban Redevelopment Authority Personnel	URA Personnel-Admin	\$ 500,000
<b>PAYGO</b>		<b>\$ 1,210,280</b>
Housing Development	Residential Façades Improved	\$ 150,000
	Larimer Choice Neighborhood-Mixed Income Housing	\$ 110,280
Intergovenmental Special Projects	Centre Ave. Revitalization	\$ 400,000
Urban Redevelopment Authority Property Maintenance	URA Property Maintenance-Landcare	\$ 250,000
	City Property Maintenance-Landcare	\$ 300,000
<b>HOME</b>		<b>\$ 2,320,553</b>
Housing Development	Affordable & Workforce Rental Housing	\$ 1,688,498
	Affordable & Workforce For Sale Housing	\$ 300,000
	CHDO Operating	\$ 100,000
Urban Redevelopment Authority Personnel	Home Program Administration	\$ 232,055
<b>Funding Total</b>		<b>\$ 7,847,633</b>

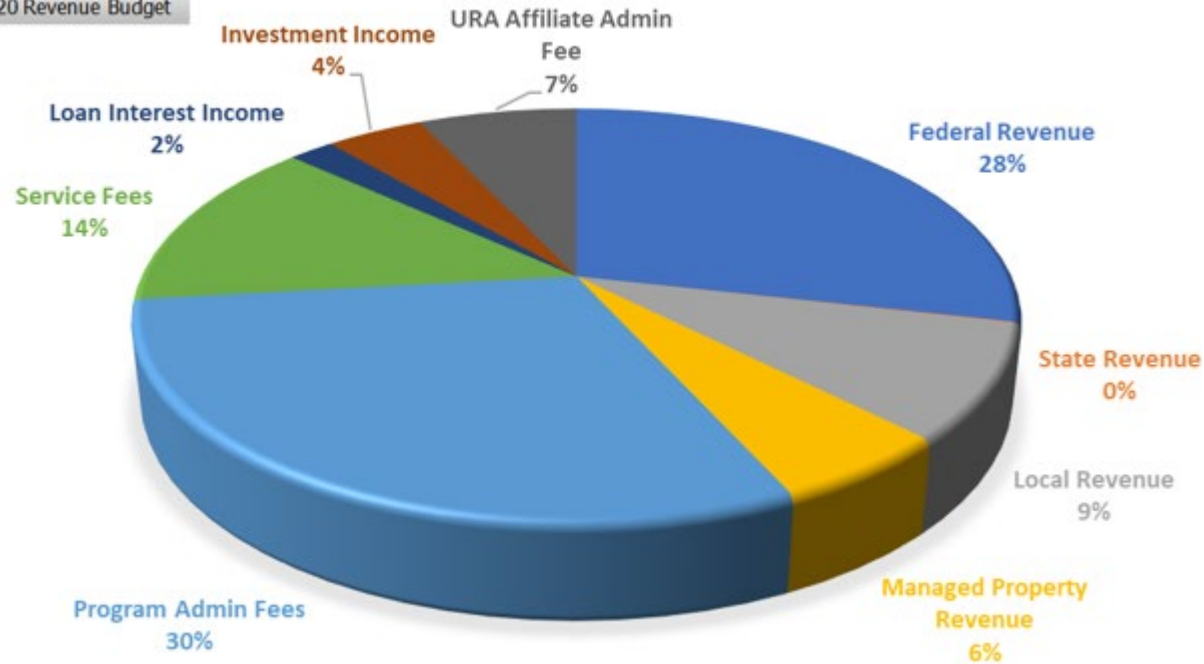
# Executive

- **Adoption of the 2020 Administrative Budget**

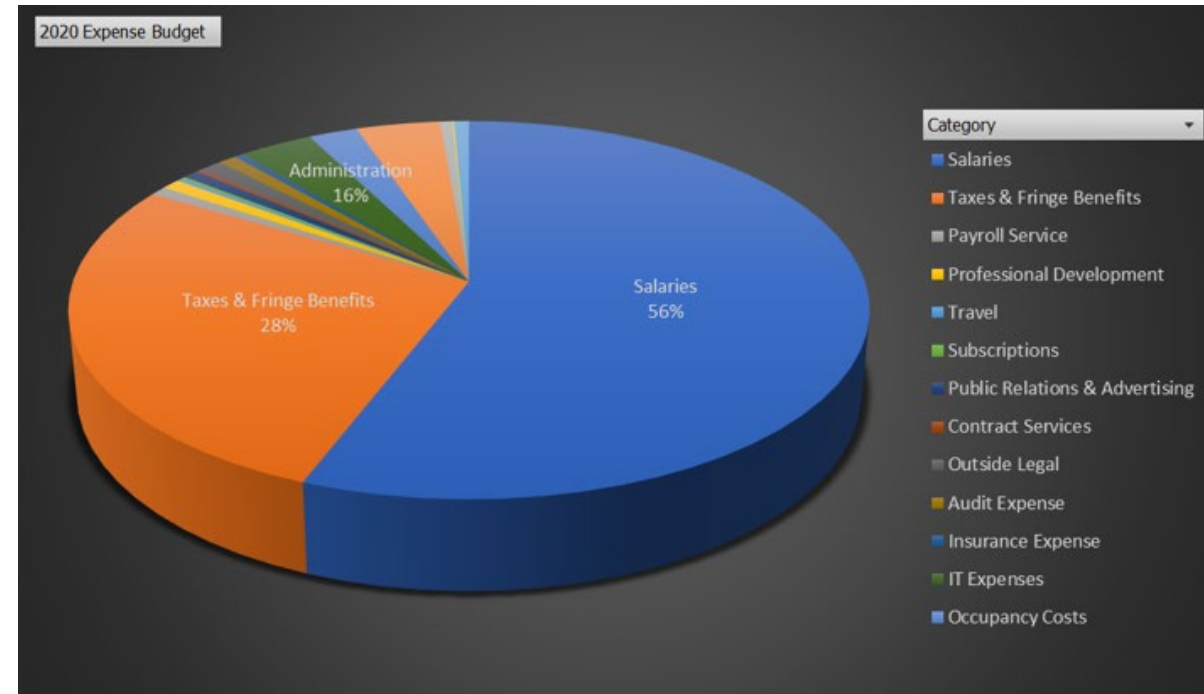


# 2020 Administrative Budget - \$14,010,390

2020 Revenue Budget



2020 Expense Budget





# Agenda B



# Legal

- **Agreement with Clark Hill PLC, for legal services regarding the Lamar Advertising litigation matter, for an amount up to \$40,000**
- **Modification of URA Funding Guidelines related to COVID-19**

# Center for Innovation & Entrepreneurship

- **Allocation of up to \$100,000 from UDF-PBGF state repay to the Façade Renovation Program**

# Real Estate

- [Fairywood](#) – Rescission of various resolutions, which approved Fourth River Development LLC's proposal for the sale and redevelopment of a portion of property in the 28<sup>th</sup> Ward and approved an option and a right of first refusal to the remainder.
- [Uptown](#) – Acquisition of publicly-owned property (vacation of portions of Colwell Street and Our Way)
- [East Liberty](#) – Certificate of Completion for Baum Grove, LP, for property in the 8<sup>th</sup> Ward, and authorization to return the Good Faith Deposit

# Economic Development

- **Centre Heldman / Centre Avenue** – Grant application and agreement/subgrant agreement for the Appalachian Regional Commission (ARC) Partnerships and Workforce and Economic Revitalization (POWER) grant for \$1,000,000 for workforce development and training opportunities in the Centre Avenue corridor
- **Broad Street** –
  - Department of Conservation and Natural Resources' (DCNR) Community Conservation Partnership Program (C2P2) grant application and agreement for an amount up to \$250,000 for the construction of Broad Street Plaza
  - American Association of Retired Persons' (AARP) Community Challenge Grant application and agreement for an amount not to exceed \$11,000 for the construction of Broad Street Plaza
- **Fairywood** – Grant application and agreement/subgrant/administrative fee agreements for DCED Business in Our Sites funding for an amount up to \$4,000,000 for the development of the Industrial Highway at Mazette Road project.

# Economic Development

- **Tax Diversion Program Guidelines** – amendment of Transit Revitalization Investment District, Tax Increment Financing, and Parking Tax Diversion Guidelines
- **Neighborhood Initiatives Fund (NIF) Program** – Amendment of Program Guidelines to limit area eligibility to CDBG eligible areas and to reduce eligible uses under Tier 1 grants, and to reduce Tier 1 grants from under \$20,000 to under \$15,000
- **Lower Hill Storm Water Improvements** – Authorization (or Ratification) to submit a grant application and enter into related grant contract with the U.S. Department of Commerce for an Economic Development Administration Public Works grant of up to \$2M for stormwater and related improvements on the Lower Hill site



# Center for Housing Opportunities

- Sunset Downtown Upper Floors Life Safety Program & reallocation of remaining program funds to the Pittsburgh Development Fund – the program was originally designed to promote downtown residential development for mixed- use buildings located within the City’s Golden Triangle
- Lawrenceville CLT – Waiver of the Pittsburgh Housing Construction Fund (PHCF) program guidelines to issue a predevelopment loan in excess of 50% of predevelopment costs
- Dollar Bank – Amendment of the existing Pittsburgh Home Rehabilitation Program loan underwriting and loan servicing agreement with Dollar Bank to include underwriting and servicing of the HAP+ Program and to extend the term of the Agreement to December 31, 2022

# Center for Housing Opportunities

- **Down Payment & Closing Cost Assistance Program** –
  - Loan to Cruz Wagner, an employee of the City of Pittsburgh
  - Loan to Nancy Reis, an employee of the Urban Redevelopment Authority of Pittsburgh
- **City's Edge** – Rescission of Resolution Number 212 (2019) as amended by Resolution Number 432 (2019) which had authorized a HOF Rental Gap Program loan in the amount of \$1,000,000

# Finance

- **Ratification of amendment of Resolution No. 8 (2019) to increase the amount of the 2018-2019 Paygo Cooperation Agreement with the City of Pittsburgh from \$3,340,320 to \$3,590,320 to add funds for the Childcare Microfinance Program**
- **Agreement with Oracle NetSuite for a comprehensive CRM, financial management and project management system, for five years, for an amount not to exceed \$80,000 per year, with additional cost of migrating data from current systems**