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

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
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)
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 3rd 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
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
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
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
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

## CDBG
- **Business investment-CIE**: New Business Start Up, Business Expansion, And Entrepreneurial Support - $4,316,800
- **Neighborhood & Community Initiatives**: Neighborhood Initiatives Fund - $540,000
- **Housing Development**: Owner Occupied Housing Rehabilitation - $780,000
- **Affordable & Workforce For Sale Housing**: Affordable & Workforce Rental Housing - $900,000
- **Larimer Choice Neighborhood-Mixed Income Housing**: $181,800

## Urban Redevelopment Authority Personnel
- URA Personnel-Admin - $500,000
- **PAYGO** - $1,210,280

## Housing Development
- Residential Facades Improved - $150,000
- Larimer Choice Neighborhood-Mixed Income Housing - $110,280

## Intergovernmental Special Projects
- Centre Ave. Revitalization - $400,000

## Urban Redevelopment Authority Property Maintenance
- URA Property Maintenance-Landcare - $250,000
- City Property Maintenance-Landcare - $300,000

## HOME
- Affordable & Workforce Rental Housing - $1,688,498
- Affordable & Workforce For Sale Housing - $300,000
- CHDO Operating - $100,000
- Home Program Administration - $232,055

## Funding Total
- $7,847,633
Executive

• Adoption of the 2020 Administrative Budget
2020 Administrative Budget - $14,010,390
Agenda B
• 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 28th 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 8th 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** –
  o Loan to Cruz Wagner, an employee of the City of Pittsburgh
  o 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