

# URA Board Agenda



Date/Time Thursday, November 12, 2020 at 2:00 p.m.

Web Access: <https://zoom.us/j/98871933700>

Dial In: +1 929 205 6099 ID # 988 7193 3700

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## URA Regular Board Meeting AGENDA "A"

1. Roll Call
2. Public Comment
3. General
  - a. Approval of Meeting Minutes of the Regular Board Meeting of October 8, 2020.
4. RFPs, RFQs, RFIs & Bids
  - a. RFQ for Appraisal Service Providers.
  - b. RFQ for Title Service Providers.
  - c. RFP for Tax and Audit Services for Invest PGH.
  - d. Invitation for Bids for 925 Technology Drive (South Oakland).
  - e. Request for proposals (RFP) for CM/CI Services for 925 Technology Drive (South Oakland)
  - f. RFQ for a Contractor Equity program.
5. Announcements
  - a. Low Income Housing Tax Credit (LIHTC) Pre-application.
  - b. Monthly Housing Lending Dashboard.
  - c. Final COVID-19 Lending Dashboard.
  - d. Monthly Commercial Lending Dashboard.



- e. Hazelwood Library – Extend Due Diligence Period with HQ, LLC and Pittsburgh Gateways Corporation.
  - f. The Centre Avenue RFQ Community Meeting hosted by District 6 will be held on November 14, 2020, at 10 a.m.
  - g. Commercial Rent Relief Update.
  - h. Business Services Economic Recovery Dashboard
6. Administrative (Pages 5 Through 6)
- a. Savior Technology Solutions Contract Expansion (*pp 5-6*)
    - i. Ratification of the increase to the Professional Services contract with Savior Technology Solutions by up to \$50,000.
    - ii. Authorization to increase the Professional Services contract with Savior Technology Solutions up to an additional \$150,000.
7. Residential Lending & Investments (Pages 7 Through 22)
- a. 2021 Housing Opportunity Fund Annual Allocation Plan (*pp 7-11*)
    - i. Presentation and approval of the 2021 Housing Opportunity Fund Annual Allocation Plan.
  - b. Authorization to enter into financing with Observatory Hill Development Corporation for the Bonvue Street redevelopment of five for-sale houses. (*pp 12-15*)
    - i. Pittsburgh Housing Construction Fund (PHCF) loan agreement with Observatory Hill Development Corporation in an amount of up to \$185,945. The commitment expires on March 12, 2021.
    - ii. Housing Opportunity Fund For-Sale Development Program (FSDP) grant agreement with Observatory Hill Development Corporation in an amount of up to \$200,510. The commitment expires on March 12, 2021.
    - iii. Pittsburgh Housing Construction Fund (PHCF) grant agreement with Observatory Hill Development Corporation in an amount of up to \$150,409. The commitment expires on March 12, 2021.
    - iv. Housing Recovery Program – Developer (HRP-D) agreement with Observatory Hill Development Corporation in an amount of up to \$120,000. The commitment expires on March 12, 2021.
  - c. Authorization to enter into financing for the preservation of Bry-Mard affordable apartments. (*pp 16-19*)



- i. Authorization to enter into a Community Development Investment Fund Grant to Rising Tide Partners in an amount of up to \$100,000. The commitment expires on March 12, 2021.
  - ii. Amend and restructure existing Rental Housing and Improvement Development loan to Bry-Mard Apartments Inc. into a Rental Gap Program loan and authorize an increase of up to \$100,000 for emergency roof replacement. The commitment expires on March 12, 2021.
  - d. UPMC Program-Related Investment (PRI) for Small Landlord Fund (*pp 20-22*)
    - i. Authorization to approve borrowing a Program Related Investment in the amount of \$150,000 from the University of Pittsburgh Medical Center (UPMC) in the form of a PRI at 0% interest, for 10 years to support the Small Landlord Fund.
8. Development Services (*Pages 23 Through 30*)
- a. Bluff – Project Cares (*pp 23-25*)
    - i. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Lot 1 in the Project Cares Consolidation Plan (currently Block 2-P, Lots 110 (part) and 120, along with that portion of to-be-vacated old First Avenue adjoining to the south) in the 1<sup>st</sup> Ward, to 2P110-Cares, Inc. or a related entity for \$1.00 plus costs.
    - ii. Acceptance of vacation of a portion of old First Avenue lying between Block -P, Lots 110 (part) and 120, to the north and Block 2-N, Lot 297, to the south in the 1<sup>st</sup> Ward.
    - iii. Dedication of existing First Avenue (Block 2-N, Lot 297) in the 1<sup>st</sup> Ward.
    - iv. Dedication of the eastern portion of Municipal Courts Drive (currently a portion of Block 2-P, Lot 110) in the 1<sup>st</sup> Ward.
    - v. Amendment of Resolution No. 247 (2016), which authorized acquisition of Block 2-P, Lots 110 and 120, among other publicly owned properties, for \$1.00 plus costs, to add Strategic Site Acquisition funds as a funding source.
  - b. Larimer – Habitat for Humanity (*pp 26-28*)
    - i. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 124-N, Lots 200, 201, 239, and 240, in the 12<sup>th</sup> Ward to Habitat for Humanity of Greater Pittsburgh for \$3,000.
  - c. Homewood – Operation Better Block (*pp 29-30*)
    - i. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 174-F, Lot 48, in the 13<sup>th</sup> Ward to Operation Better Block, Inc., for \$1,500.



9. Business Solutions (Pages 31 Through 32)
  - a. Homewood Coliseum Roof Replacement (pp 31-32)
    - i. Authorization is being requested to enter into an Agreement with Liokareas Construction Company, Inc. for the Homewood Coliseum Roof Replacement for an amount not to exceed \$867,400.
    - ii. Authorization is requested to enter into an Agreement with RIG Consulting, Inc. for Construction Management and Construction Inspection Services of the Homewood Coliseum Roof Replacement in an amount not to exceed 130.000.
  
10. AGENDA "B." (Pages 33 to 35)



## Director's Report

**To:** URA Board of Directors

**From:** Jennifer Wilhelm, Commercial Lending Director

**Cc:** Greg Flisram, Executive Director  
Diamonte Walker, Deputy Executive Director

**Date:** November 12, 2020

**Re:** Agenda Item 6: Administrative

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### **Administrative Agenda Item Overview**

#### **6A. Savior Technology Solutions**

- i. Ratification of the increase to the Professional Services contract with Savior Technology Solutions by up to \$50,000.
- ii. Authorization to increase the Professional Services contract with Savior Technology Solutions up to an additional \$150,000.

#### **Authorization Requested**

The URA has been undergoing a process to implement software systems that better support our work. These technology upgrades will increase efficiency, streamline operations, and improve customer service. This is a multi-phase effort that is expected to be completed by Q3 2021.

Savior Technology Solutions is assisting the URA with this technology transition. As we move into the next phase of the project, they will be extracting data from the old systems, cleaning it, preparing it, and moving it into the new systems. They will also be creating connections between the new systems so that data can easily flow between them. These efforts are critical to the successful launch of the new systems.

**Funding Source:** General Fund or the Administrative Revolving Fund, as appropriate.



**Resolutions for Agenda Item 6A**

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That amendment of the Agreement with Savvior Technology Solutions, for URA system technology upgrades, for an increase up to \$50,000, payable from the Administrative Revolving Fund (ARF) is hereby ratified, and the Executive Director, Executive Deputy Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That amendment of the Agreement with Savvior Technology Solutions, for URA system technology upgrades, for an increase up to \$150,000, payable from the Administrative Revolving Fund (ARF) is hereby approved, and the Executive Director, Executive Deputy Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Residential & Consumer Lending

**Cc:** Greg Flisram, Executive Director  
Diamonte Walker, Deputy Executive Director

**Date:** November 12, 2020

**Re:** Agenda Item 7: Residential Lending and Investments

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### **Residential Lending Agenda Item Overview**

- 7A.** 2021 Housing Opportunity Fund Annual Allocation Plan
- i. Presentation and approval of the 2021 Housing Opportunity Fund Annual Allocation Plan.

### **Authorization Requested**

The Housing Opportunity Fund (HOF) was created in 2016 (via City Council Ordinance #37) to support the development and preservation of affordable and accessible housing within the City. In December 2017, City Council passed a resolution approving the terms of and authorizing the execution and delivery of a Cooperation Agreement with the Authority relating to the administration of the HOF. It further authorized the assignment of \$10,000,000 per year to the Authority for 12 years, commencing January 1, 2018, to implement the HOF.

For the administration of the fund, Authority staff are working with a 17-member Advisory Board appointed by the Mayor and approved by City Council in June 2018. According to the HOF enabling legislation, the Advisory Board will work with URA staff to create and approve an annual allocation plan which outlines proposed funding levels by programmatic category. The Advisory Board will then recommend the allocation plan to the URA Board of Directors, the HOF Governing Board, for final approval. Once the URA Board approves the allocation plan it will be presented to City Council.

This is the fourth year of creating allocation plans for the HOF. To help prepare for the 2021 Annual Allocation Plan (AAP), URA staff created the Affordable Housing Public Survey to engage the public and receive public input for the 2021 draft AAP. Over the course of three weeks, the survey was open for feedback and collected over 430 unique responses. The survey asked respondents questions related to the availability of affordable housing, housing priorities, how



the next \$10 million of HOF should be allocated for 2021, and how the COVID-19 pandemic has affected housing in their community. Primary methods of distribution included virtual community meetings, email and social media, online commercials, and phone outreach. A memo of survey results and findings was created by URA staff and shared with the HOF Advisory Board to help guide the 2021 draft AAP.

The HOF Advisory Board held a working meeting on October 13, 2020 to discuss drafting the allocation plan. The Advisory Board was given: (1) a memo that summarized the survey data; (2) data for prior year expenditures; and (3) data on the supply and demand of the current programs. After much discussion, each Advisory Board member was asked to complete a worksheet creating a draft plan. On October 19, 2020 a Special HOF Advisory Board Meeting was held to discuss the 2021 AAP Advisory Board averages with the Board and the public. The HOF Advisory Board averages were similar to URA staff recommendations, with the exception of creating a separate line item specifically for housing legal service.

The draft 2021 plan was then posted on the URA website on October 19 with instructions on how to submit public comment. By November 2, 2020, only one comment was received. At the November 5, 2020 HOF Advisory Board Meeting, the Advisory Board made one slight change to include \$50,000 for Legal Assistance at the 80% AMI level by reducing the Down Payment & Closing Cost line item by \$50,000. The remainder of the plan remained the same. At the November 5, 2020 meeting, the Advisory Board voted to approve the plan and recommended it for final approval to the URA Board of Directors.

The 2021 Allocation Plan is identified below:

2021 Annual Allocation Plan				
HOF Program/Activity	30% AMI or below	50% AMI or below	80% AMI or below	Total
<b>RGP (Rental Development)</b> <i>Building/fixing up affordable rental units</i>	\$2,975,000	\$1,125,000		\$4,100,000
<b>HSP (Rental crisis prevention)</b> <i>Helping renters with rent/utilities/moving fees</i>	\$431,250	\$143,750		\$575,000
<b>DPCCAP (Down payment &amp; closing cost assistance)</b> <i>Helping to buy a home in the City</i>			\$600,000	\$600,000
<b>HAP (Homeowner repairs)</b> <i>Helping with necessary home repairs/tangled titles</i>	\$685,000	\$931,250	\$723,750	\$2,340,000
<b>FSDP (For-sale development)</b> <i>Building/fixing up affordable homes for-sale</i>			\$735,000	\$735,000
<b>Demonstration Dollars</b> <i>Flexible funds that may assist with expanded legal services and other housing emergencies</i>	\$258,750		\$141,250	\$400,000
<b>Legal help</b> <i>Helping renters and homeowners with legal assistance</i>	\$150,000	\$50,000	\$50,000	\$250,000
<b>Administration (up to \$1M)</b> <i>Per HOF legislation, up to \$1M must be set aside for administration of the fund</i>	\$500,000	\$250,000	\$250,000	\$1,000,000
<i>Total</i>	\$5,000,000	\$2,500,000	\$2,500,000	\$10,000,000





The following are brief descriptions of the seven programs identified in the AAP. These programs are all allowable in accordance with the legislation; all programs except Legal Help have been approved in the past and have approved Program Guidelines.

**Housing Stabilization Program (HSP):**

Service providers provide short term rental assistance (maximum of 3 months) and associated services to households at or below 30% and/or 50% AMI who are homeless or at risk of homelessness. Homeless rental assistance also includes eviction prevention services such as legal assistance. To date, 964 households have been helped through the program.

**Rental Gap Program (RGP):**

The Rental Gap Funding Program provides secured loans for the new construction and/or preservation of affordable rental units. For projects in the development process that have units serving households at or below 30 and/or 50% AMI, developers may apply for secured loans for acquisition and construction, or renovation/preservation, of rental housing projects. To date, 356 affordable units have/are being created through this program.

**Down Payment and Closing Cost Assistance (DPCCA):**

First time homebuyers with incomes up to 115% of AMI may apply to the URA for down payment and closing cost assistance for the purchase of a house in Pittsburgh. To date, 137 households have used this program to purchase a home.

**Homeowner Assistance Program (HAP) and Homeowner Assistance Program Plus (HAP+):**

The HAP/HAP + addresses unsafe and unhealthy conditions in homes owned by homeowners with incomes at or below 30%, 50% AMI, and/or 80% AMI. Nonprofits may apply for funds for renovation and associated services, or households may apply directly to the URA. Eligible repairs include new roofs, furnace replacement, weatherization repairs, and/or accessibility modifications. The HAP also includes tangled title assistance for homeowners. To date, 228 households have completed the program, are currently in the program, or have been preapproved for the program.

**For-Sale Development Program (FSDP):**

The For-Sale Development Program expands the pool of quality for-sale housing affordable to households at or below 80% AMI. Developers may apply to HOF for costs associated with the development of residential property including acquisition, rehabilitation, or new construction, and soft costs associated with the property development. Funds will help to bridge the gap between total development cost and the future sales price. Funds may also be used in the form of deferred second mortgages for the future homeowners. The future homeowners must reside in the property. To date, 32 for-sale houses have been/are being created through this program.



**Demonstration Dollars (Demo Dollars):**

The Demonstration Dollars program provides emergency funding to address large scale emergencies such as mass evictions and/or to pilot new programs or fill other outstanding needs. In 2019, \$200,000 of the Demonstration Dollars were used to provide necessary repairs to the Downtown Winter Homeless Shelter in order to keep the shelter operational through the winter months. Additionally, in April 2020, \$300,000 of Demonstration Dollars were used to supplement the Housing Stabilization Program in response to the COVID-19 pandemic.

**Legal Help:**

The Legal Help program will provide housing legal assistance to households at 80% AMI or below to address eviction and/or foreclosures.

**Next Step:**

After the 2021 Annual Allocation Plan is approved by the URA Board of Directors, the Plan will be submitted to City Council for review and approval.



**Resolution for Agenda Item 7A**

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That the 2021 Housing Opportunity Fund Annual Allocation Plan is hereby approved.



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Residential & Consumer Lending

**Cc:** Greg Flisram, Executive Director  
Diamonte Walker, Deputy Executive Director

**Date:** November 12, 2020

**Re:** Agenda Item 7: Residential Lending and Investments

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### Residential Lending Agenda Item Overview

**7B.** Authorization to enter into financing with Observatory Hill Development Corporation for the Bonvue Street redevelopment of five for-sale houses.

- i. Pittsburgh Housing Construction Fund (PHCF) loan agreement with Observatory Hill Development Corporation in an amount of up to \$185,945. The commitment expires on March 12, 2021.
- ii. Housing Opportunity Fund For-Sale Development Program (FSDP) grant agreement with Observatory Hill Development Corporation in an amount of up to \$200,510. The commitment expires on March 12, 2021.
- iii. Pittsburgh Housing Construction Fund (PHCF) grant agreement with Observatory Hill Development Corporation in an amount of up to \$150,409. The commitment expires on March 12, 2021.
- iv. Housing Recovery Program – Developer (HRP-D) loan agreement with Observatory Hill Development Corporation in an amount of up to \$120,000. The commitment expires on March 12, 2021.

### Authorization Requested

Authorization is requested to enter into the above-mentioned loan and grant agreements for the rehabilitation and resale of five (5) single family homes located at 4, 121, 125, 127, and 217 Bonvue Street, better known as Bonvue Phase II, in the Perry North neighborhood of the City of Pittsburgh. This is a continuation of Observatory Hill Development Corporation's (OHDC) efforts to revitalize the neighborhood and to expand affordable, owner-occupied opportunities. Completed and sold in 2018, Bonvue Phase I included the rehabilitation and resale of five (5)



single family homes. OHDC hopes that through the rehabilitation and sale of Phase I and II, the market will be improved to a point where OHDC can more effectively encourage and attract private investment in the surrounding area and business district.

Details of the development are as follows:

Borrower/Developer:	Observatory Hill Development Corporation (OHDC)
Development Consultant	Northside Leadership Conference
General Contractor:	Kosko Contracting
Architect:	VAFarchitecture
Location:	4, 121, 125, 127, & 217 Bonvue St., Pittsburgh, PA 15214
Neighborhood:	Perry North
Council District:	1
Description:	Rehabilitation of five (5) for-sale, single-family units along Bonvue St. in the Perry North neighborhood of the City of Pittsburgh.
Authority Financing for Review and Sources:	\$185,945 PHCF loan – CDBG 2020 \$200,510 FSDP grant – HOF \$150,409 PHCF grant – Paygo 2019  \$120,000 HRP loan – Housing State Loan Program
Collateral:	URA-recorded mortgage and declaration of restrictive covenants.
Required Approvals:	Approved at the Real Estate Loan Review (RELRC) Committee meeting on November 4, 2020.
Affordability Requirements:	Three (3) units will be sold to buyers at or below 80% AMI and remain affordable for 99 years. Two (2) units will be market rate.
MWBE:	MWBE Narrative approved on November 2, 2020
Commitment Expiration Date:	March 12, 2021



<b>BONVUE PHASE II</b>	
<b>4, 121, 125, 127, &amp; 217 Bonvue St.</b>	
<b>Sources of Funds</b>	<b>Permanent Financing</b>
Permanent Financing – 1 <sup>st</sup> Lien (WesBanco)	\$743,780
Permanent Financing – 2 <sup>nd</sup> Lien (URA PHCF Loan)	\$185,945
URA FSDP Grant	\$200,510
URA PHCF Grant	\$150,409
Deferred Costs	\$80,275
<b>Total Project Financing</b>	<b>\$1,360,919</b>
Acquisition	\$330,000
Hard Costs	\$793,979
Fees	\$62,727
Miscellaneous Development Expenses	\$7,000
Construction & Permanent Loan Financing Charges	\$86,938
Transaction Fees	\$80,275
<b>Total Project Uses</b>	<b>\$1,360,919</b>



**Resolutions for Agenda Item 7B**

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That a loan with Observatory Hill Development Corporation for the rehabilitation and resale of five (5) single family homes located at 4, 121, 125, 127, and 217 Bonvue Street, better known as Bonvue Phase II, in the Perry North neighborhood, in an amount of up to \$185,945, payable from Pittsburgh Housing Construction Fund (PHCF) by CDBG funds is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Business Solutions, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That a grant with Observatory Hill Development Corporation for the rehabilitation and resale of five (5) single family homes located at 4, 121, 125, 127, and 217 Bonvue Street, better known as Bonvue Phase II, in the Perry North neighborhood, in an amount of up to \$200,510, payable from the Housing Opportunity Fund For-Sale Development Program (FSDP) by HOF funds is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That a grant with Observatory Hill Development Corporation for the rehabilitation and resale of five (5) single family homes located at 4, 121, 125, 127, and 217 Bonvue Street, better known as Bonvue Phase II, in the Perry North neighborhood, in an amount of up to \$150,409, payable from the Pittsburgh Housing Construction Fund (PHCF) by City Paygo Funds and/or CDBG is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That a loan with Observatory Hill Development Corporation for the rehabilitation and resale of five (5) single family homes located at 4, 121, 125, 127, and 217 Bonvue Street, better known as Bonvue Phase II, in the Perry North neighborhood, in an amount of up to \$120,000, payable from the Housing Recovery Program – Developer (HRP-D) by the Housing State Loan Program is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Business Solutions, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Residential & Consumer Lending

**Cc:** Greg Flisram, Executive Director  
Diamonte Walker, Deputy Executive Director

**Date:** November 12, 2020

**Re:** Agenda Item 7: Residential Lending and Investments

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### Residential Lending Agenda Item Overview

**7C.** Authorization to enter into financing for the preservation of Bry-Mard affordable apartments.

- i. Authorization to enter into a Community Development Investment Fund Grant to Rising Tide Partners in an amount of up to \$100,000. The commitment expires on March 12, 2021.
- ii. Amend and restructure existing Rental Housing and Improvement Development loan to Bry-Mard Apartments Inc. into a Rental Gap Program loan and authorize an increase of \$100,000 for emergency roof replacement. The commitment expires on March 12, 2021.

### Authorization Requested

Authorization is requested to amend and restructure an existing Rental Housing and Improvement Development (RHDIP) loan and to provide a \$100,000 increase to the RHDIP loan entered into with Bry-Mard Apartments Inc. Bry-Mard apartments is a 36-unit affordable housing development in East Hills, located at 8630 Bricelyn Street, that has been in service for over 30 years. The URA recently learned that this property has been flagged by HUD for certain physical building issues and that there are life and safety repairs needed in the building. The project has URA debt on it, in the form of a RHDIP loan, dating back to 1988. URA staff recommends amending and restructuring the outstanding debt on the original RHIDIP loan and increasing the loan amount by \$100,000 using CDBG Repayment funds. With the updated RGP guidelines approved by the URA Board at the July 2020 meeting, the RHDIP and RGP programs have been consolidated into one RGP program. As a result, the amended existing loan and RHDIP loan increase would be considered an RGP loan. This investment will stabilize the property in the short





term, remedy the building’s issues with HUD, and allow for the development team to begin the process of a longer-term stabilization plan.

Additionally, due to COVID-19, CDBG CARES Act funds may be available pending City Council approval specifically for HVAC improvement to increase air circulation quality and decrease potential for the spread of the disease in affordable housing communities. The URA is seeking authorization to enter into a Community Development Investment Fund grant in the amount of \$100,000 with Rising Tide Partners, serving as development consultant for this stabilization effort, to manage and implement necessary HVAC improvements.

Details of the development are as follows:

Borrower/Developer:	Bry-Mard Apartments Inc.
CDIF Grantee:	Rising Tide Partners
Contractor:	TBD – Several bids in hand, pending review by URA Quality Control Inspections
Location:	8630 Bricelyn Street, 15221
Neighborhood:	East Hills
Council District:	9
Description:	Emergency roof replacement and HVAC improvements to preserve affordable housing
Authority Financing for Review:	\$100,000 increase to existing RHDIP loan, restructuring of \$458,045.00 outstanding principal and \$423,214.20 outstanding interest into one RGP loan with principal amount of: \$981,259.20, 0% interest rate, 50% cashflow
Collateral:	URA-recorded mortgage and declaration of restrictive covenants.
Required Approvals:	Approved at the Real Estate Loan Review (RELRC) Committee meeting on November 4, 2020.
Program Sources:	\$100,000 RGP loan – CDBG Repay \$100,000 CDIF grant - General fund to be reimbursed by CDBG Cares 3 and/or CDBG Repay
MWBE	NA
Commitment Expiration Date:	March 12, 2021

<b>DEVELOPMENT SOURCES</b>	
URA RGP Increase	\$100,000
CDIF Grant	\$100,000
Bry-Mard Replacement Reserve	\$46,000
Bry-Mard Cash	\$3,600
<b>Total Project Sources</b>	<b>\$249,600</b>



<b>DEVELOPMENT USES</b>	
Roof and Contingency	\$100,000
Common Area Improvements	\$35,000
HVAC	\$100,000
Unit Turnovers	\$5,000
Soft costs & HUD Condition Survey	\$9,600
<b>Total Project Uses</b>	<b>\$249,600</b>



**Resolutions for Agenda Item 7C**

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That a grant with Rising Tide Partners for the preservation of Bry-Mard affordable apartments, for an amount of up to \$100,000, payable from the Community Development Investment Fund by CDBG CARES funds and/or CDBG repayment funds is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. \_\_\_\_ (2020)**

RESOLVED: That amendment and restructuring of an existing Rental Housing and Improvement Development loan with Bry-Mard Apartments Inc. into a Rental Gap Program loan, for the preservation of Bry-Mard affordable apartments, for an increase of \$100,000, payable from Rental Gap Program by CDBG repayment funds is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment of loan agreement (s) and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



## Director's Report

**To:** URA Board of Directors

**From:** Jessica Smith Perry, Director of Residential & Consumer Lending

**Cc:** Greg Flisram, Executive Director  
Diamonte Walker, Deputy Executive Director

**Date:** November 12, 2020

**Re:** Agenda Item 7: Residential Lending and Investments

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### **Residential Lending Agenda Item Overview**

#### **7D. UPMC Program-Related Investment (PRI) for Small Landlord Fund**

- i. Authorization to approve borrowing a Program Related Investment in the amount of \$150,000 from the University of Pittsburgh Medical Center (UPMC) in the form of a PRI at 0% interest, for 10 years to support the Small Landlord Fund.

#### **Authorization Requested**

UPMC \$150,000 PRI for Small Landlord Fund:

Authorization is requested to enter into agreement with UPMC for a \$150,000 PRI with a 0% interest rate for 10 years to support the Small Landlord Fund in collaboration with the Lincoln Land Institute and Robert Wood Johnson Foundation.

#### **UPMC PRI - \$150,000:**

Currently, the Small Landlord Fund (SLF) is funded by a 5-year \$500,000 PRI from PNC Bank.

Authorization was approved in October 2019 by the URA Board of Directors to also approve authorization to enter into agreement with the Center for Community Investment (CCI) at the Lincoln Land Institute. The CCI at Lincoln Land Institute will offer a \$150,000 Loan Loss Reserve for the Small Landlord Fund. The URA and UPMC are participating in a 3-year program with the Robert Wood Johnson Foundation called Accelerating Investments for Healthy Communities (AIHC).



With these commitments, UPMC is also required to invest in the program and will offer a \$150,000 PRI with a 0% interest rate for 10 years, to be repaid on the 10<sup>th</sup> anniversary of the loan agreement date.

The following represent the proposed funding for Small Landlord Fund:

Funding Agency	Form	Amount	Status
PNC Bank	PRI	\$500,000	Secured/Closed
CCI/Lincoln Land Institute	Loan Loss Reserve	\$150,000	Agreement in Process
UPMC	PRI	\$150,000	Authorization Requested

**M/WBE Review Committee Status:**

Total per household project costs will be less than \$250,000; therefore, this program is not subject to the URA’s MWBE review process. All program administrators are still encouraged to make good faith efforts to be inclusive and equitable with their hiring practices.



**Resolution for Agenda Item 7D**

**Resolution No. \_\_\_\_ (2020)**

RESOLVED: That the approval of a Program Related Investment loan, in the amount of \$150,000, from the University of Pittsburgh Medical Center (UPMC) to the Urban Redevelopment Authority in the form of a PRI at 0% interest, for 10 years to support the Small Landlord Fund is hereby approved.



## Director's Report

**To:** URA Board of Directors

**From:** Emily Mitchell, Assistant Director of Neighborhood Development

**Cc:** Greg Flisram, Executive Director  
Diamonte Walker, Deputy Executive Director

**Date:** November 12, 2020

**Re:** Agenda Item 8: Development Services

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### Development Services Agenda Item Overview

#### 8A. Bluff – Project Cares

- i. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Lot 1 in the Project Cares Consolidation Plan (currently Block 2-P, Lots 110 (part) and 120, along with that portion of to-be-vacated old First Avenue adjoining to the south) in the 1<sup>st</sup> Ward, to 2P110-Cares, Inc. or a related entity for \$1.00 plus costs.
- ii. Acceptance of vacation of a portion of old First Avenue lying between Block 2-P, Lots 110 (part) and 120, to the north and Block 2-N, Lot 297, to the south in the 1<sup>st</sup> Ward.
- iii. Dedication of existing First Avenue (Block 2-N, Lot 297) in the 1<sup>st</sup> Ward.
- iv. Dedication of the eastern portion of Municipal Courts Drive (currently a portion of Block 2-P, Lot 110) in the 1<sup>st</sup> Ward.
- v. Amendment of Resolution No. 247 (2016), which authorized acquisition of Block 2-P, Lots 110 and 120, among other publicly owned properties, for \$1.00 plus costs, to add Strategic Site Acquisition funds as a funding source.

#### Authorization Requested

Authorization is requested to approve the proposal and form of disposition contract for the sale of a portion of Block 2-P, Lot 110, all of Block 2-P, Lot 120, and a to-be-vacated stretch of old First Avenue adjoining these parcels to the south, to 2P110-Cares, Inc. or a related entity for \$1.00 plus costs.



Contingent on City Council authorization to execute the disposition contract, authorization is also requested to approve the final drawings and final evidence of financing and to execute a deed.

Located along Second Avenue just east of the Liberty Bridge and encompassing the Department of Public Works Motor Pool parking lot, the property is currently being transferred by the City to URA.

On the 23,237 square foot parcel, 2P110-Cares, Inc. will develop a five-story, approximately 45,000 square foot, 95-bed low-barrier shelter serving the homeless population of the city. The facility will serve single occupancy residents, those with a need for emergency shelter, and those who need daytime stays. The building design is “trauma-informed” to meet the needs of homeless people and will accommodate pets.

The \$21 million project is a collaboration between City and County government, businesses, and foundations, with PNC taking the lead in implementation. PNC and Highmark have each donated \$5 million, and UPMC is contributing \$5 million in in-kind services. Funding is also being provided by the Hillman Foundation, R.K. Mellon Foundation, Heinz Endowments, the Pittsburgh Foundation, the Tull Family Foundation, and the Barbour family.

In order to open the shelter in early 2022, in time for the next winter, Project Cares desires to break ground and begin foundation work before year-end. Today’s authorization will permit adherence to that timetable by allowing for a December real estate closing. Such closing, however, will be contingent on the receipt and staff approval of the completed Redevelopment Proposal Package, community input documentation, preliminary evidence of financing, and MWBE/MWI narratives.

Authorization for vertical construction will be provided by staff at a later point and will be contingent on staff approval of final drawings and final evidence of financing, as well as of MWBE and MWI plans.

The three authorizations being requested relating to street vacation and dedications are needed to create a developable site and dedicate the surrounding streets.

Finally, we are requesting authorization to amend Resolution No. 247 (2016), which authorized acquisition of a number of publicly owned properties, including the DPW Motor Pool, to add Strategic Site Acquisition as a funding source.

2P110-Cares, Inc. is a Pennsylvania not for profit corporation with a mailing address c/o ACTION-Housing, Inc., 611 William Penn Place, Suite 800, Pittsburgh, PA 15219. Linda Metropulos is President of the Board, which is made up of representatives from ACTION-Housing, Inc., PNC Foundation, City of Pittsburgh, Allegheny County Department of Human Services, and one member representing the local foundation community.





**Resolutions for Agenda Item 8A**

**RESOLUTION NO. \_\_\_\_\_ (2019)**

RESOLVED: That, contingent on the receipt and staff approval of the completed Redevelopment Proposal, community input documentation, preliminary evidence of financing, and MWBE/MWI narratives the Redevelopment Proposal submitted by 2P110-Cares, Inc. or a related entity, for the sale of Lot 1 in the Project Cares Consolidation Plan (currently Block 2-P, Lots 110 (part) and 120, along with that portion of to-be-vacated old First Avenue adjoining to the south) in the 1<sup>st</sup> Ward, and execution of a disposition contract by sale to 2P110-Cares, Inc., for \$1.00 plus costs are hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That, contingent on the receipt and staff approval of the completed Redevelopment Proposal, community input documentation, preliminary evidence of financing, and MWBE/MWI narratives The sale of Lot 1 in the Project Cares Consolidation Plan (currently Block 2-P, Lots 110 (part) and 120, along with that portion of to-be-vacated old First Avenue adjoining to the south) in the 1<sup>st</sup> Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto. Vertical construction shall not begin until such time as staff has approved final drawings and evidence of financing.

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That acceptance of vacating a portion of old First Avenue lying between Block 2-P, Lots 110 (part) and 120, to the north and Block 2-N, Lot 297, to the south in the 1<sup>st</sup> Ward, is hereby approved.

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That the dedication of existing First Avenue (Block 2-N, Lot 297) in the 1<sup>st</sup> Ward, is hereby approved.

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That the dedication of the eastern portion of Municipal Courts Drive (currently a portion of Block 2-P, Lot 110) in the 1<sup>st</sup> Ward is hereby approved.

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That Resolution No. 247 (2016) is hereby amended, to add Strategic Site Acquisition funds as a funding source.



## Director's Report

**To:** URA Board of Directors

**From:** Emily Mitchell, Assistant Director of Neighborhood Development

**Cc:** Greg Flisram, Executive Director  
Diamonte Walker, Deputy Executive Director

**Date:** November 12, 2020

**Re:** Agenda Item 8: Development Services

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### Development Services Agenda Item Overview

**8B. Larimer – Habitat for Humanity**

- i. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 124-N, Lots 200, 201, 239, and 240, in the 12<sup>th</sup> Ward to Habitat for Humanity of Greater Pittsburgh for \$3,000.

### **Authorization Requested**

Authorization is requested to approve the proposal, form of disposition contract, final drawings, and final evidence of financing and to execute a deed for the sale of Block 124-N, Lots 200, 201, 239, and 240, in the 12<sup>th</sup> Ward to Habitat for Humanity of Greater Pittsburgh for \$3,000. These vacant parcels are located at 155-157 Carver Street and 138-140 Meadow Street and contain a total of approximately 9,900 square feet.

Habitat for Humanity plans to build two single family houses for sale to first-time homebuyers within 35% - 60% of AMI as part of Habitat Pittsburgh's homeownership program. This level of affordability will be achieved by Habitat's subsidy of the purchase prices and its provision of soft second mortgages that are forgivable after ten years of residency.

Total project costs are budgeted at approximately \$695,900, to be funded out of Habitat's Fund for Humanity.

An approved MWBE narrative is on file for the project, and a final MWBE plan will be required prior to closing.



Habitat for Humanity of Greater Pittsburgh is a Pennsylvania nonprofit corporation with a mailing address at 6435 Frankstown Avenue, Pittsburgh, PA 15206. Dr. Howard B. Slaughter is president and CEO.



**Resolution for Agenda Item 8B**

**RESOLUTION NO. \_\_\_\_\_ (2019)**

RESOLVED: That the Redevelopment Proposal submitted by Habitat for Humanity of Greater Pittsburgh, for the sale of Block 124-N, Lots 200, 201, 239, and 240, in the 12<sup>th</sup> Ward, and execution of a disposition contract by sale to Habitat for Humanity of Greater Pittsburgh, for \$3,000, are hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Habitat for Humanity of Greater Pittsburgh for the sale of Block 124-N, Lots 200, 201, 239, and 240, in the 12<sup>th</sup> Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



## Director's Report

**To:** URA Board of Directors

**From:** Emily Mitchell, Assistant Director of Neighborhood Development

**Cc:** Greg Flisram, Executive Director  
Diamonte Walker, Deputy Executive Director

**Date:** November 12, 2020

**Re:** Agenda Item 8: Development Services

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### Development Services Agenda Item Overview

#### 8C. Homewood – Operation Better Block

- i. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 174-F, Lot 48, in the 13<sup>th</sup> Ward to Operation Better Block, Inc., for \$1,500.

#### Authorization Requested

Authorization is requested to approve the proposal, form of disposition contract, final drawings, and final evidence of financing, and to execute a deed for the sale of Block 174-F, Lot 48, in the 13<sup>th</sup> Ward to Operation Better Block (“OBB”) for \$1,500. This vacant parcel is located on the north side of Hermitage Street just west of Sterrett Street and contains approximately 2,350 square feet.

OBB owns the adjoining parcel and plans to consolidate it with the URA property and construct a 2,500 square foot duplex comprising two, two-bedroom, two-bath rental units with fully equipped kitchens and washers and dryers. The rents, estimated at \$750 per month, are designed to be affordable to households with income at or below 50% AMI.

Total project costs are budgeted at approximately \$475,000, to be funded by redeveloper equity and Federal Home Loan Bank Affordable Housing Program (AHP) funds.

An approved MWBE narrative is on file for the project, and a final MWBE plan will be required prior to closing.

Operation Better Block, Inc., is a Pennsylvania nonprofit corporation with a mailing address at 801 N. Homewood Avenue, Pittsburgh, PA 15208. Jerome M. Jackson is executive director.



**Resolution for Agenda Item 8C**

**RESOLUTION NO. \_\_\_\_\_ (2019)**

RESOLVED: That the Redevelopment Proposal submitted by Operation Better Block, Inc., for the sale of Block 174-F, Lot 48, in the 13<sup>th</sup> Ward, and execution of a disposition contract by sale to Operation Better Block, Inc., for \$1,500, are hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Operation Better Block, Inc., for the sale of Block 174-F, Lot 48, in the 13<sup>th</sup> Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



## Director's Report

**To:** URA Board of Directors

**From:** Tom Link, Director of Business Solutions

**Cc:** Greg Flisram, Executive Director  
Diamonte Walker, Deputy Executive Director

**Date:** November 12, 2020

**Re:** Agenda Item 9: Business Solutions

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### **Business Solutions Agenda Item Overview**

#### **9A. Homewood Coliseum Roof Replacement**

- i. Authorization is being requested to enter into an Agreement with Liokareas Construction Company, Inc. for the Homewood Coliseum Roof Replacement for an amount not to exceed \$867,400.
- ii. Authorization is requested to enter into an Agreement with RIG Consulting, Inc. for Construction Management and Construction Inspection Services of the Homewood Coliseum Roof Replacement in an amount not to exceed \$130,000.

#### **Authorization Requested**

Authorization is being requested to enter into an Agreement with Liokareas Construction Company, Inc. for the Homewood Coliseum Roof Replacement in the City of Pittsburgh. The project was competitively bid, and bids were opened on September 18, 2020. Two (2) bids were received for the work. Liokareas Construction Company, Inc. was the lowest responsible bidder. The work will include but is not limited to roof demolition, parking roof demolition, asbestos abatement, new roofing system (code compliant roof insulation, new roof membrane, extension of parapet walls), installation of roof drains, painting of structural steel, and asphalt patching.

The funding source for this agreement is: Real Estate General.

Authorization is requested to enter into an Agreement with RIG Consulting, Inc. for Construction Management and Construction Inspection Services: Homewood Coliseum Roof Replacement.

The funding source for this agreement is: City Wide Paygo 2017.



**Resolutions for Agenda Item 9A**

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That an agreement with the Liokareas Construction Company, Inc. for the Homewood Coliseum Roof Replacement, for an amount up to \$867,400, payable from Real Estate General funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. \_\_\_\_\_ (2020)**

RESOLVED: That an agreement with the RIG Consulting, Inc. for Construction Management and Construction Inspection Services of the Homewood Coliseum Roof Replacement, for an amount up to \$130,000, payable from City Wide Paygo 2017 funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.





Regular Board Meeting  
AGENDA "B"

1. Agreements/Amendments

- a. Engagement with Clark Hill PLC to provide bond counsel for the Bethlehem Haven 4% Low Income Housing Tax Credit/Volume Cap transaction in an amount up to \$40,000.
- b. Authorization to approve the Special Redemption of \$315,000 of Mortgage Revenue Bonds, 2006 Series C. The bond redemptions will be to comply with certain requirements of federal tax law. Approximately \$50,000 of interest rate payments, calculated from the bond redemption date to the bonds' respective scheduled maturity dates, will be saved by effecting this Special Redemption.
- c. Authorization to approve a Down Payment & Closing Cost Assistance loan to Jazmine DeRico in the amount of \$7,500. Ms. DeRico is the daughter of a URA employee.
- d. Authorization to reduce the Larimer Phase II Grant agreement with Larimer Phase II, LP in the amount of \$5,220,488.01 by \$248,348.68 to \$4,972,139.32 and increase the Larimer Phase IV Grant agreement with Larimer Phase IV, LP in the amount of \$1,774,122 by \$248,348.68 to \$2,022,470.68.
- e. Three-year extension of the Manufacturing Assistance Program contract with Catalyst Connection.
- f. Park Hill Drive Loan/Grant Assumption of debt from HELP Pittsburgh, Inc. to Rising Tide Partners.
  - i. Assumption of the entire PHCF loan for a total amount of \$37,500 and with a balance of \$8,100.
  - ii. Assumption of the subcontractor role of the PHCF grant for \$37,500 and with a balance of \$7,631.56
- g. Easement agreement in favor of Columbia Gas of Pennsylvania, Inc., for Block 13-B, Lots 20 and 21, in the 17<sup>th</sup> Ward.
- h. Amendment of intergovernmental agreement with the City of Pittsburgh, dated March 11, 2020, for the inclusion of City-owned properties in the LandCare program to extend the term from November 16, 2020 to November 16, 2021.



- i. Amendment of Agreement with Mackin Engineering to complete the scope of services for construction management/construction inspection services for the Liberty Green Park Project for an increase of \$31,000 for total contract amount of \$396,000.
- j. Amendment of Contract with Baily Raabe Associates for insurance advisor services for a monthly payment increase from \$1,000 to \$1,150.
- k. Amendment of Agreement with Marvin Miller Architect for an increase of \$15,000, for a total Agreement amount of \$38,000.

2. Applications

- a. Authorization to apply to the Pennsylvania Housing Finance Agency's PHARE application in the amount of up to \$500,000 for the HAPI Program.
- b. Authorization to apply for \$100,000 from RK Mellon for Commercial Rent Relief Program.

3. Acquisitions/Conveyance

- a. Acquisition of the following publicly owned property for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13 <sup>th</sup>	174-N-80	608 N. Homewood Avenue
13 <sup>th</sup>	174-N-81	0 N. Homewood Avenue

- b. Acquisition of the following publicly owned property for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
10th	50-E-21	424 N. Mathilda Street
10th	50-F-101	4938 Rosetta Street
10th	50-F-130	5120 Rosetta Street
10th	50-K-89	4921 Broad Street
10th	50-K-94	5001 Broad Street

- c. Authorization to enter an agreement of sale with Esma H. and Tommie L. Small to acquire Block 11-E, Lots 32 and 33, in the 3<sup>rd</sup> Ward for \$400,000 plus costs using the Real Estate General Fund.
- d. Conveyance of Block 92-D, Lots 32 and 34, or portions thereof, in the 31<sup>st</sup> Ward, to Commonwealth of Pennsylvania, Department of Transportation, for \$1.00.



4. Certificate of Completion

- a. Certificate of Completion for Hill Community Development Corporation for Block 10-J, Lot 170, in the 3<sup>rd</sup> Ward and authorization to return the Good Faith Deposit (residential rehabilitation – 1919 Webster Avenue).

5. Guidelines

- a. Authorization to amend the Minority Business Recovery & Growth Loan program guidelines to allow for:
  - I. Businesses whose primary activity is income producing real estate development to use the program;
  - II. Program capital to be used for real estate development and leasehold improvements which supports business growth;
  - III. The URA to request a personal guarantee as loan security or collateral, as necessary.

6. Exclusive Negotiations

- a. Authorization to extend Exclusive Negotiations with Allegheny Land Trust, for a period of six (6) months, for the sale of the 6 parcels known as the Former St. John's Hospital Site, Block 75-L, Lots 270, 275, 276, 277 and 314; Block 75-M, Lot 83.

