

# Regular Board Meeting

**November 12, 2020**

**Today's URA Board meeting will begin at approximately 2:00 p.m.**

**During the meeting, attendees may submit questions to the Board via Zoom Q&A.**



# I. General

- **Roll Call**
- **Public Comment**
- **Approval of the October 8, 2020 Board Meeting Minutes**



# Public Comment

**Submitted via:**

**E-Mail:** [publiccomment@ura.org](mailto:publiccomment@ura.org)

**Website:** <https://tinyurl.com/uraboard>

**Public comments closed at 1:00 p.m.**



## II. RFPs, RFQs, RFIs, & Bids

- **Request for Qualifications (RFQ) – Appraisal Service Providers**
- **RFQ – Title Service Providers**
- **Request for Proposals (RFP) – Invest PGH Tax & Audit Services**
- **925 Technology Drive (South Oakland)**
  - **Invitation for Bids**
  - **RFP – Construction Management/Construction Services (CM/CI)**
- **RFQ – Contractor Equity Program**





# RFQ – Appraisal Service Providers

## What you need to know:

- **URA and its affiliates use appraisals to evaluate potential acquisitions, dispositions, and lending opportunities.**
- **Will be released in late November**
  - **On the URA website**
  - **Circulated to our current providers and MWBE contacts**

# RFQ – Title Service Providers

## What you need to know:

- **URA and its affiliates use title services for acquisitions, dispositions, and lending, with a particular focus on title clearing of City-owned, tax-foreclosed properties.**
- **Will be released in late November**
  - **On the URA website**
  - **Circulated to our current providers and MWBE contacts**

# RFP – Invest PGH Tax & Audit Services

## What you need to know:

- Invest PGH has issued an RFP for Tax & Audit services
- New CDFI in the City of Pittsburgh
  - Core programming includes micro lending and preservation of affordable housing
- Affiliated with PUI, a URA affiliate, but separate
- Due November 30, 2020

The logo for InvestPGH, featuring the word "Invest" in black and "PGH" in blue, set against a light blue background.

# Invitation for Bids – 925 Technology Drive Parking Garage

## What you need to know:

- **The URA will be releasing requests for bids for 4 Prime Contracts:**
  - **General**
  - **Structural**
  - **Mechanical**
  - **Electrical**
- **The release date is yet to be determined, but the aim is for early January 2021**
- **Will remain open for 4 weeks**



# RFP – 925 Technology Drive Construction Management/ Construction Services (CM/CI)

## What you need to know:

- **Release Date: November 16, 2020**
- **Will remain open for 4 weeks**



# RFQ – Contractor Equity Program

## What you need to know:

- Innovative Pilot Program, in partnership with the Massaro Corporation, to **support and develop small, diverse construction companies**
- URA and Massaro will jointly select a Diverse Business Partner to work together in a Joint Venture where the small diverse business will have the lead (51%) and Massaro will have the minority (49%).
- Joint Venture will provide build out construction and tenant fit out services for the initial First Source Center in the Hill District.
- RFQ to be released to source Joint Venture partner to allow selection prior the end of 2020
- **Hill District contractors are highly encouraged to apply**



# III. Announcements

- **Low Income Housing Tax Credit (LIHTC) Pre-Application**
- **Monthly Housing Lending Dashboard**
- **Final COVID Lending Dashboard – Small Business Support**
- **Monthly Commercial Lending Dashboard**
- **Hazelwood Library – Extended due diligence period with HQ, LLC & Pittsburgh Gateways Corp.**
- **Virtual Centre Ave. RFQ Community Meeting – November 14, 2020 at 10 AM**
- **Commercial Rent Relief Update**
- **Business Services Economic Recovery Dashboard**





# 9% Low Income Housing Tax Credit (LIHTC) Pre-application

## What you need to know:

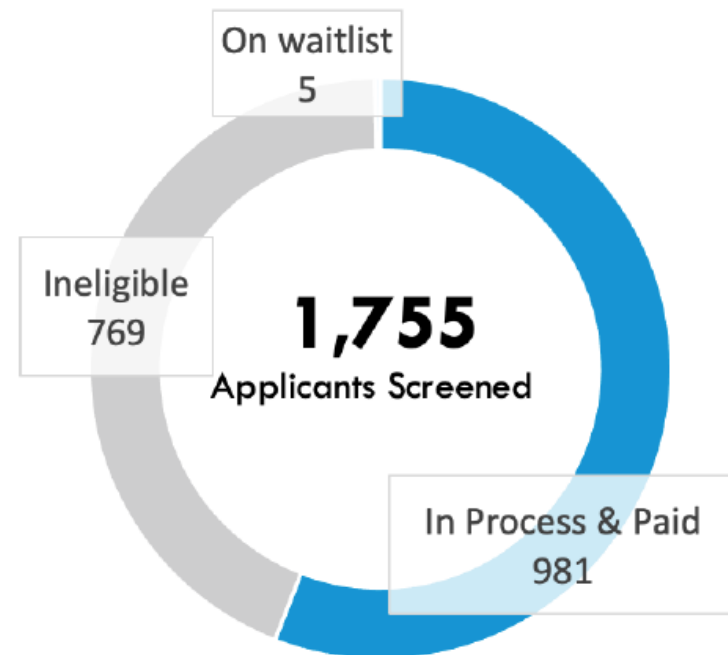
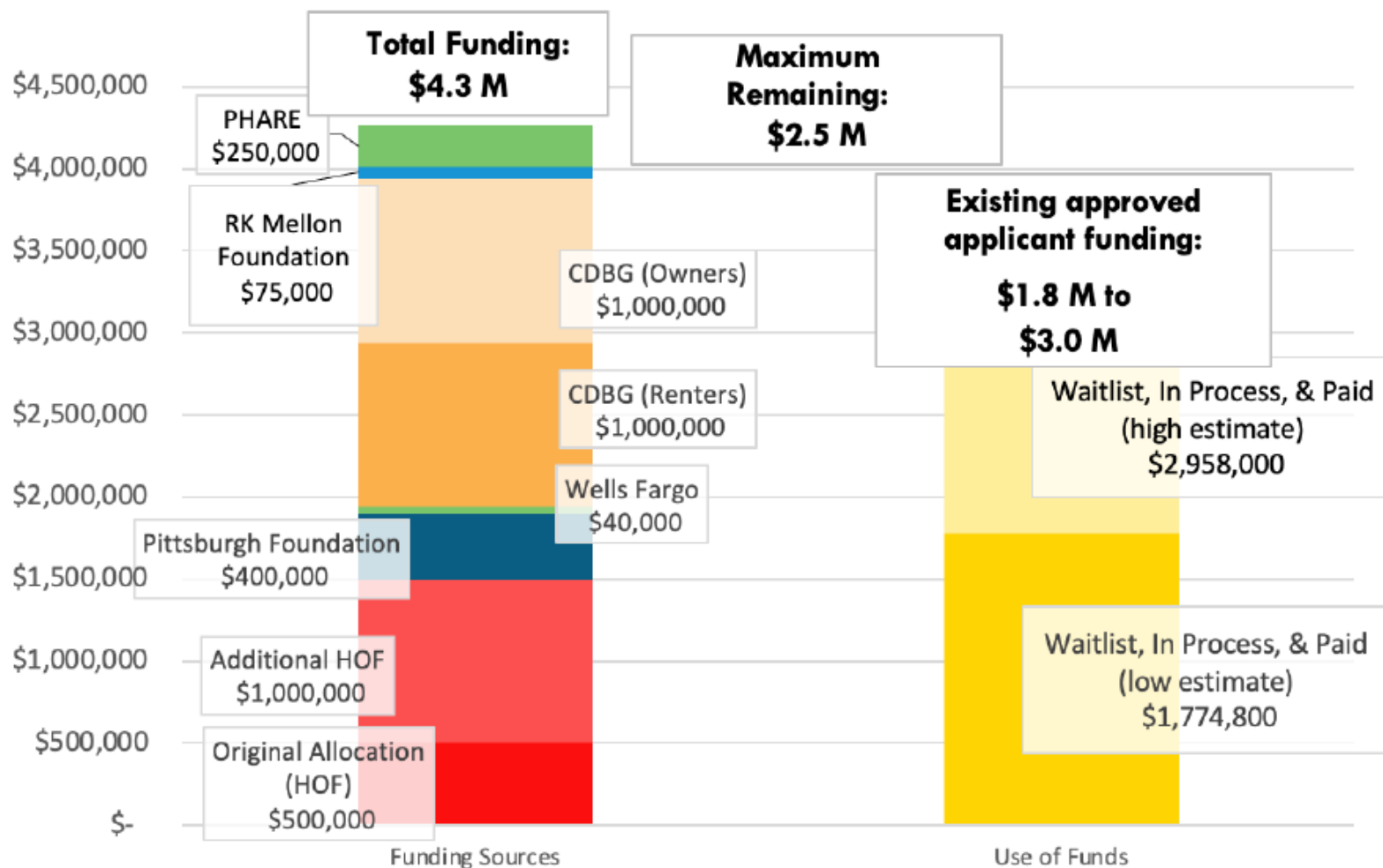
- **URA 9% LIHTC Pre-Application released Friday, October 16, 2020 in response to the PA Housing Finance Agency's (PHFA) draft qualified allocation plan (QAP)**
- **Pre-applications were due Monday, November 9, 2020**
- **Pre-application submission overview and site control requests will be presented to the Board in December**
- **Tentative 2020-21 application deadline: February 5, 2021**





# COVID Response: Housing

As of November 6, 2020:

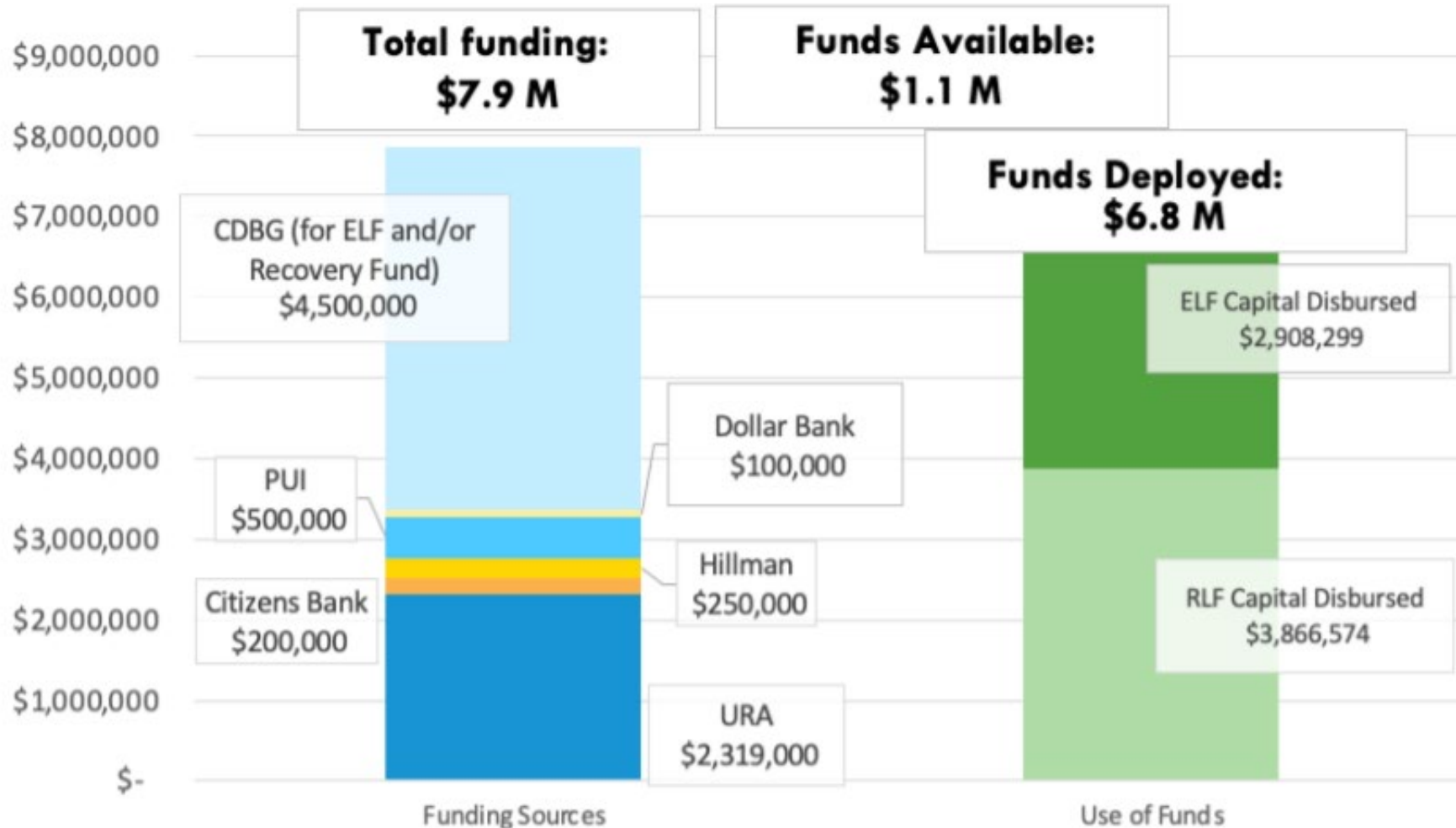


## Who does HSP support?

- Those working in service industries, education (public schools), and the gig economy (e.g. Uber/Lyft drivers)
- 88% of recipients are minority heads of household and 78% are women
- 69% of recipients are at or below 30% AMI

# COVID Lending – Small Business Support

As of November 6, 2020:



**620**

applications received

**270**

women applicants

**252**

minority applicants

**284**

loans closed

# Commercial Lending & Investment Dashboard

## 2019 Numbers

53 loans, 51% to MWBE, \$5.3M invested, \$25M total project costs, 500 jobs, 21 façade renovations, 1200 hours of outreach

## 2020 Production to Date

### Business Financing

- **41** URA loans totaling ~\$3.6M in URA investment leveraging ~\$18.4M in total project costs
  - **17** Micro Loan Fund
  - **6** Minority Business Recovery Fund
  - **18** Other
- **30** MWBE businesses
- Minimum **411** jobs created & retained

(Invest PGH – closed **4** Micro Loans totaling \$60K)

### Façade Programs

- **21** façade renovations totaling ~\$163K in investment leveraging ~\$390K in total project costs.
- **8** MWBE businesses

## Client Spotlight

### Deidra Washington T/A I Dream a World

3104 Avalon Street (Terrace Village)  
\$30,000 Micro-Enterprise Loan Fund



*I Dream A World (IDAW) is a holistic, purpose-driven training organization offering life-changing workshops and professional coaching designed to help individuals build their confidence and tackle personal and professional challenges. The \$30,000 Micro loan was used for working capital, equipment, supplies, marketing, etc.*

## CLI Clients in the news



What's **NEXT** for pittsburgh?

*“Black Forge Coffee House van hitting the road to help live music venues”*

**Black Forge Coffee House**  
1206 Arlington Avenue (Allentown)

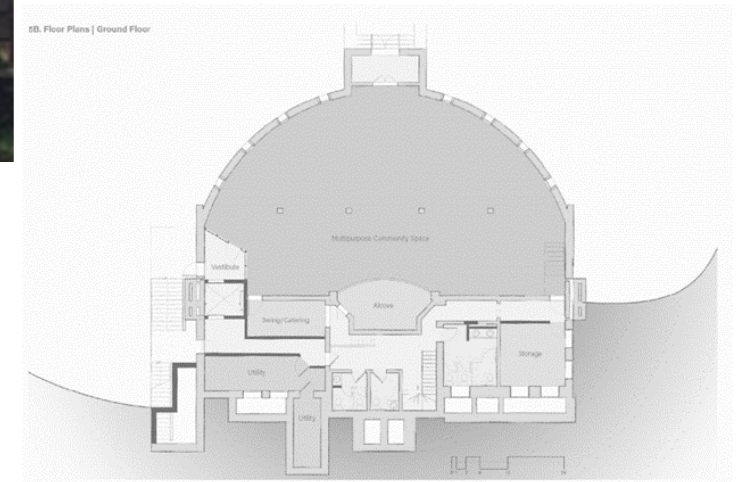
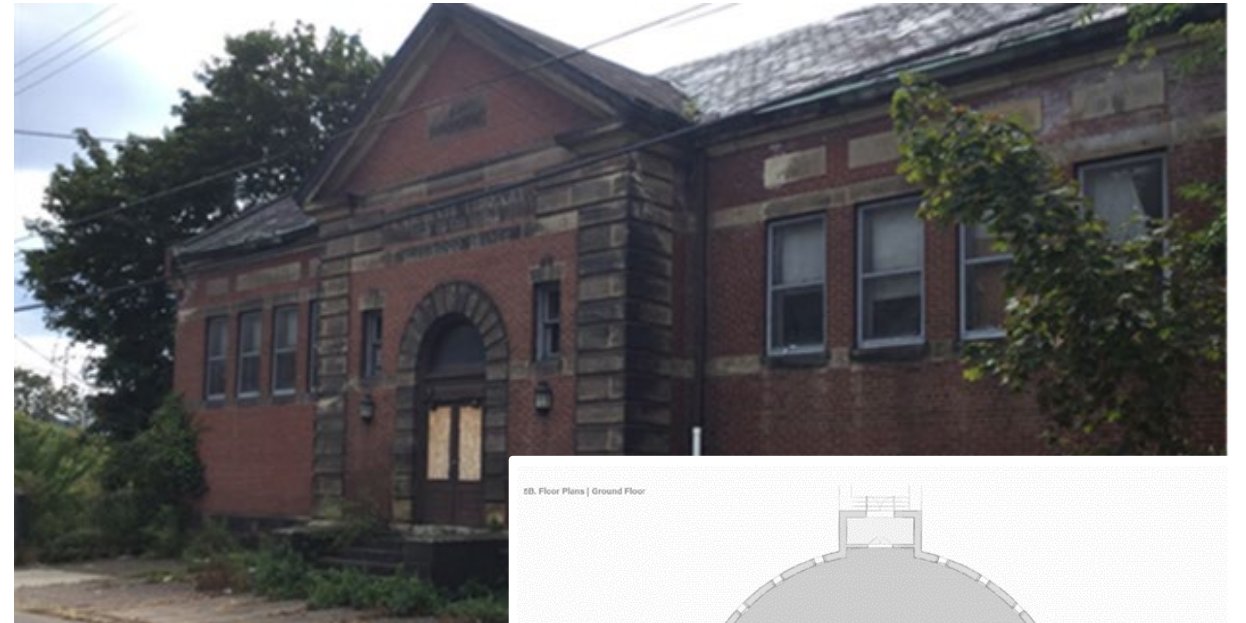


Photo courtesy of Black Forge Coffee House.

# Hazelwood Library – Extended Due Diligence

## What you need to know:

- Block 56-B Lots 240, 247, 248, 252, 254
- Hazelwood Library structure on Lot 240 is owned through a cooperation agreement between the URA and the City
- Three stories includes a ground level auditorium
- Interim roof repairs are necessary
- Historic designation will be a part of the redevelopment, redevelopment team has historic preservation expertise
- 10,300 square feet of non-residential space
- Political support from Councilman O'Connor's office





# Centre Ave Round 1 – Community Meeting Set for November 14



## What you need to know:

- District 6 will host the virtual meeting via Zoom on **Saturday, November 14, 2020 at 10 a.m.**
- The goal of the meeting is to solicit feedback from the Hill District community on Centre Avenue Round 1 proposals before they go to the URA board for final approval.



# Commercial Rent Relief Update

## What you need to know:

- **Launched in October**
- **21 Applicants thus far**
- **14 in Grant Agreement Process**
- **Primarily: Restaurants, Salons, Stores, Bars and Event Spaces**
- **10 Minority-Owned Business Applicants**
- **14 Women-Owned Business Applicants**
- **Looking forward to additional promotion now that administrative process improving**
- **Landlords appear open to higher rent reductions**



# Business Solutions Update

**Technical  
Assistance  
Hours Provided**  
**260**

**Events**  
**10**  
Webinars Hosted

**Funds  
Leveraged**  
**\$65,000**

**Websites  
Improved**  
**19**

## Program Highlights

**Webinar**  
**Safer Spaces - Air Quality  
and Cleaning Tips for Small  
Businesses**

- **CDC Recommendations**
- **Cleaning Best Practices**
- **Indoor Ventilation Best Practices**
- **Indoor Air Quality COVID - related equipment upgrades**





# Business Solutions Update

**Businesses  
Engaged**  
**764**

**Workforce  
Development**  
**2**  
Expungement clinics

**Properties  
Shown**  
**33**

**Business  
Districts  
Served**  
**20**

## Program Highlights

### **Biz Buzz** Events taking place in November/December:

- **Historic Deutschtown:** Outdoor holiday market
- **Mt. Washington:** Sidewalk Chalk Art Contest
- **East Liberty:** Virtual event
- **Beechview:** T-shirt sale/favorite business contest
- **South Side:** Holiday window decorating contest
- **Bloomfield/Garfield/Lawrenceville:** Holiday subscription box

### **Catapult:**

- Small Business Saturday, Virtual Shopping Event at Gallery on Centre



# IV. On Today's Voting Agenda

- **Administration**
- **Residential Lending & Investments**
- **Development Services**
- **Business Solutions**
- **Agenda B**



# Administration

- **Savvior Technology Solutions Contract Expansion**



# Savvior Technology Contract Expansion



## Action(s)

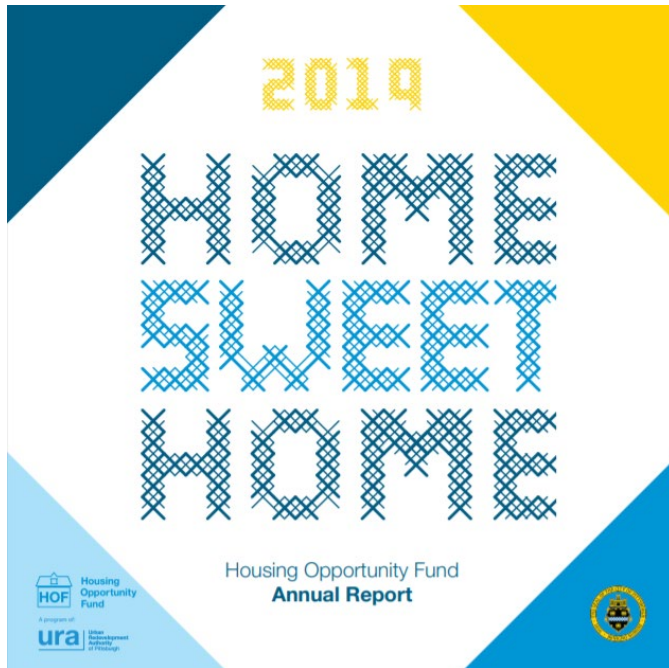
- Authorization of an increase to the Professional Services contract with Savvior Technology Solutions by up to \$50,000
- Authorization to increase the Professional Services contract with Savvior Technology Solutions up to an additional \$150,000

# Residential Lending & Investments

- **Approval of the final 2021 Housing Opportunity Fund (HOF) Allocation Plan**
- **Financing – Observatory Hill Development Corporation**
- **Financing – Preservation of Bry Mard affordable apartments**
- **Program-Related Investment (PRI) from UPMC for the Small Landlord Fund**



# HOF Highlights



Without the help we received from the HOF, we would have had to sell our house and move. And it would have been devastating. This is our home. This program allowed to us to stay in our home, the home that my wife's family has owned since her grandparents purchased it. I hope they can help so many more people – their help changed our lives.”

– Housing Repair Assistance Homeowner



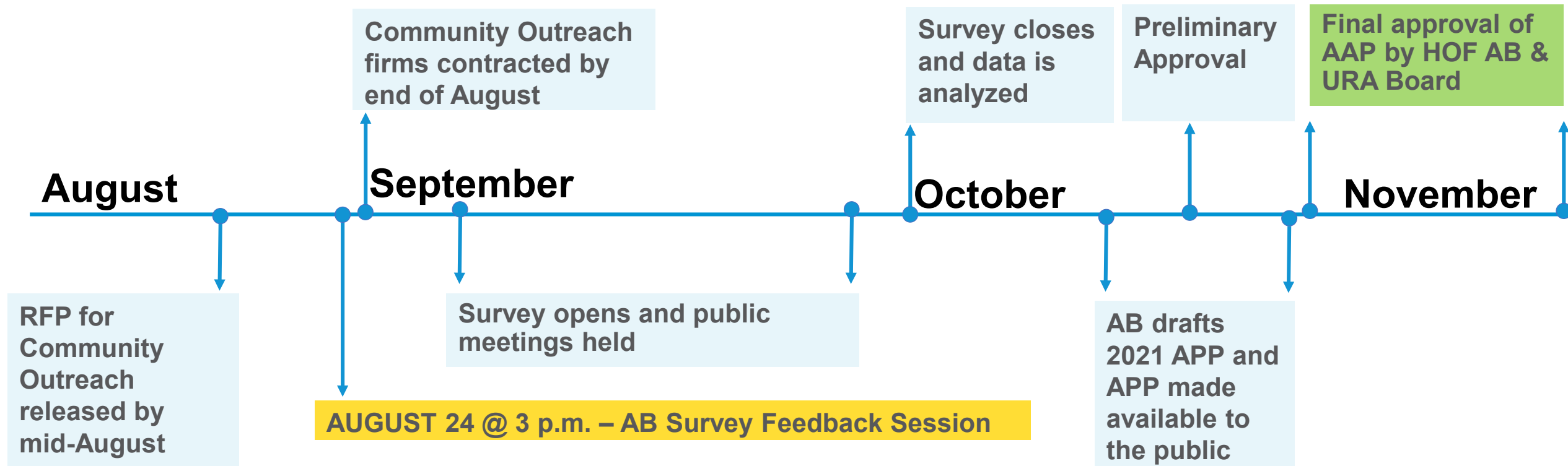
“They have made something possible for us that we couldn't have done on our own.”

– Housing Repair Assistance Homeowner

The Housing Opportunity Fund makes me feel more attached to the city. The fact that someone was willing to say, ‘we'd like you to buy a house here, and we don't care if you didn't grow up here, and aren't from here' meant a lot to me. It's heartwarming to feel like Pittsburgh wants us in the community.”

– First-Time Homebuyer

# 2021 Annual Allocation Plan (AAP) Timeline



# 2021 AAP Outreach

- URA staff utilized several marketing/outreach methods
  - Social media email distribution groups,
  - Online commercials
  - Press releases
  - Virtual community presentations
- Partnered with the City of Pittsburgh and Welcoming Pittsburgh to ensure equitable distribution of the survey throughout the city



THE FORBES FUNDS



# 2020 Affordable Housing Public Survey Responses

Survey Component	Data Type	Results
<b>Demographics</b>	% Black or African American	33.33%
	% White	54.63%
	% Latinx or Hispanic	5.25%
	% Asian	2.78%
	% Other	3.40%
	Top 3 Income Levels	1. Under \$25,000 2. \$50,001 - \$75,000 3. \$35,001 - \$50,000
	Top 5 Neighborhoods	1. Garfield 2. Bloomfield 3. Hill District 4. North Side 5. Homewood
	% Renter	54.72%
	% Homeowner	45.25%



# 2020 Affordable Housing Public Survey Responses (cont.)

Survey Component	Data Type	Results
<b>Housing Need</b>	<b>Top 5 Current HOF Programs</b>	<b>Ranking</b>
	• Rental Gap Program	1
	• Housing Stabilization Program	2
	• Down Payment/Closing Cost	3
	• For-Sale Development	4
	• Homeowner Assistance Program	5
	<b>Top 5 Possible HOF Programs</b>	<b>Ranking</b>
	• Making Affordable Housing Permanent	1
	• Accessibility Modifications	2
	• Foreclosure Prevention	3
	• Homeownership Classes	4
	• Saving Money on Utility Bills	5
<b>Most Important Housing Issue to Pittsburghers</b>	<b>In 10 words or less, what is the most important housing issue in Pittsburgh?</b>	<b>Top Answers:</b> <ul style="list-style-type: none"> <li>• Housing affordability (both cost and available stock)</li> <li>• Keeping up with home repairs for low/fixed-income households</li> <li>• Dealing with slum, blight, vacant houses &amp; “slumlords”</li> </ul>
<b>Impacts of COVID-19</b>	<b>Have you or someone close to you experienced any housing crisis during COVID-19?</b>	56% - No 19% - Unable to afford home repairs 14% - Even more difficult to find affordable housing 11% - Fell behind on rent or mortgage

# 2021 HOF Allocation Plan

## Ranking of Existing Programs

Rank	Use	Existing Program
1	Building more affordable housing for rent	Rental Gap Program (RGP)
2	Short-term financial help for renters in an emergency	Housing Stabilization Program (HSP)
3	Helping people buy their first homes	Down Payment & Closing Cost Assistance (DPCC)
4	Building more affordable housing for sale	For Sale Development Program (FSDP)
5	Helping people make home repairs	Homeowner Assistance Program (HAP)
6	Responding to large-scale emergencies, like mass evictions or natural disasters	Demonstration Dollars

## Other Eligible Uses

Rank	Other Eligible Uses
1	Making affordable housing more permanent
2	Accessibility for seniors and people with disabilities
3	Avoiding Foreclosure
4	Home ownership
5	Saving money on utility bills
6	Housing with social services on location
7	Helping renters share ownership of a building
8	Legal help

# 2021 HOF Allocation Plan

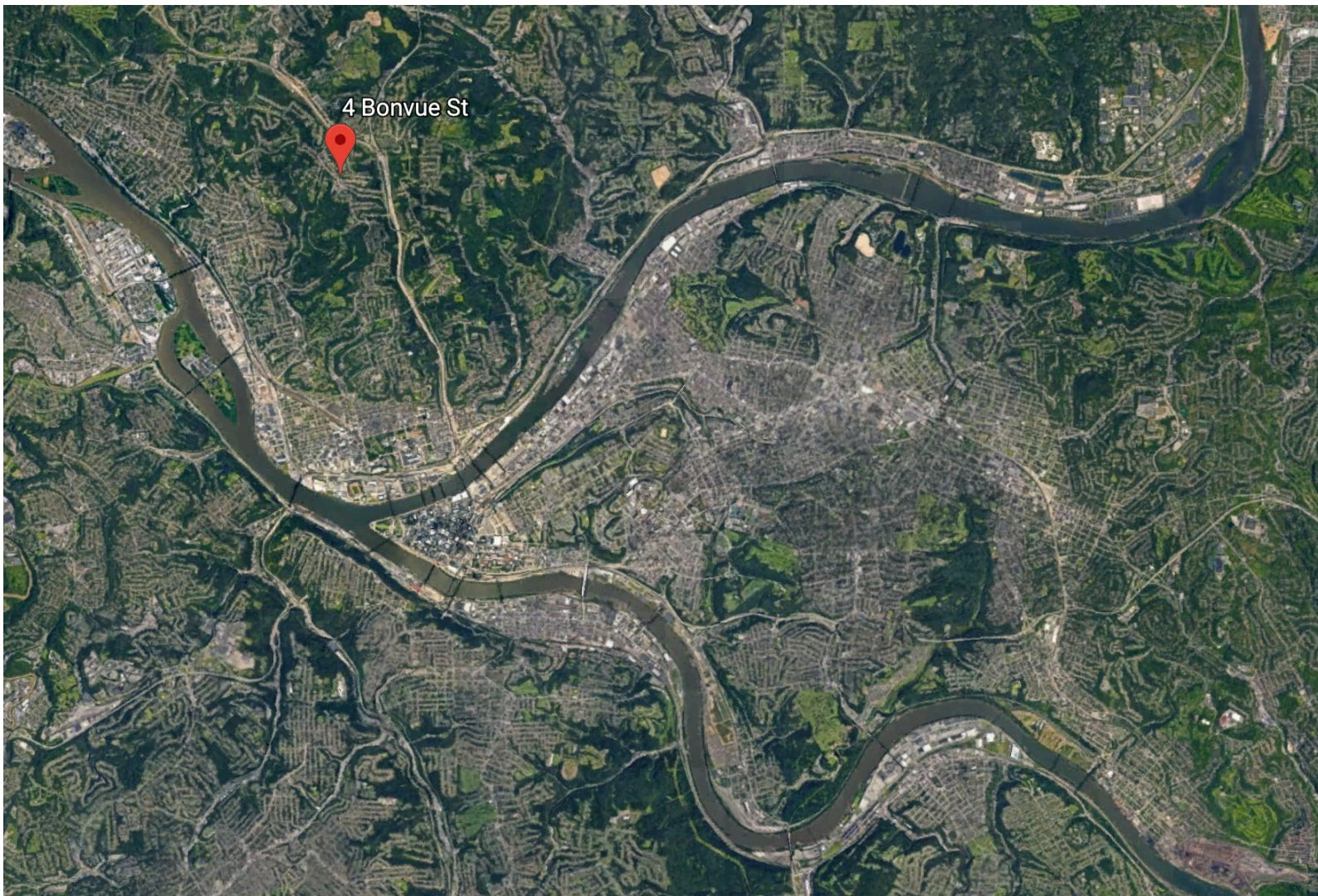
	2018 AAP	2019 AAP	2020 AAP	<b><u>DRAFT 2021</u> AAP</b>	Total AAPs
<b>RGP</b> <i>Rental Gap Program</i>	\$3,875,000	\$3,750,000	\$4,500,000	\$4,100,000	\$16,225,000
<b>FSDP</b> <i>For-Sale Development Program</i>	\$1,250,000	\$ 1,250,000	\$500,000	\$735,000	\$3,735,000
<b>HAP</b> <i>Homeowner Assistance Program/+</i>	\$2,375,000	\$ 2,200,000	\$2,485,000	\$2,340,000	\$9,400,000
<b>DPCC</b> <i>Down Payment/Closing Cost</i>	\$750,000	\$ 500,000	\$500,000	\$600,000	\$2,350,000
<b>HSP</b> <i>Housing Stabilization Program</i>	\$750,000	\$800,000	\$1,015,000	\$575,000	\$3,140,000
<b>Demonstration</b> <i>Assistance with housing crises</i>	-	\$500,000	-	\$400,000	\$900,000
<b>Legal Help</b> <i>Helping renters and homeowners with legal assistance</i>				\$250,000	\$250,000
<b>Admin</b>	Up to \$1,000,000	Up to \$1,000,000	Up to \$1,000,000	Up to \$1,000,000	\$4,000,000
<b>Total</b>	<b>\$10,000,000</b>	<b>\$10,000,000</b>	<b>\$10,000,000</b>	<b>\$10,000,000</b>	<b>\$40,000,000</b>

# 2021 HOF Allocation Plan

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



# Financing with Observatory Hill Development Corp.



## Action(s)

**Financing with Observatory Hill Development Corp. for the Bonvue St. Phase II redevelopment of 5 for-sale houses**

- **\$200,510 HOF For-Sale Development Program (FSDP) Grant**
- **\$150,409 Pittsburgh Housing Construct Fund (PHCF) Grant**
- **\$185,945 Pittsburgh Housing Construction Fund (PHCF) Loan**
- **\$120,000 Housing Recovery Program – Development (HRP-D) Agreement**

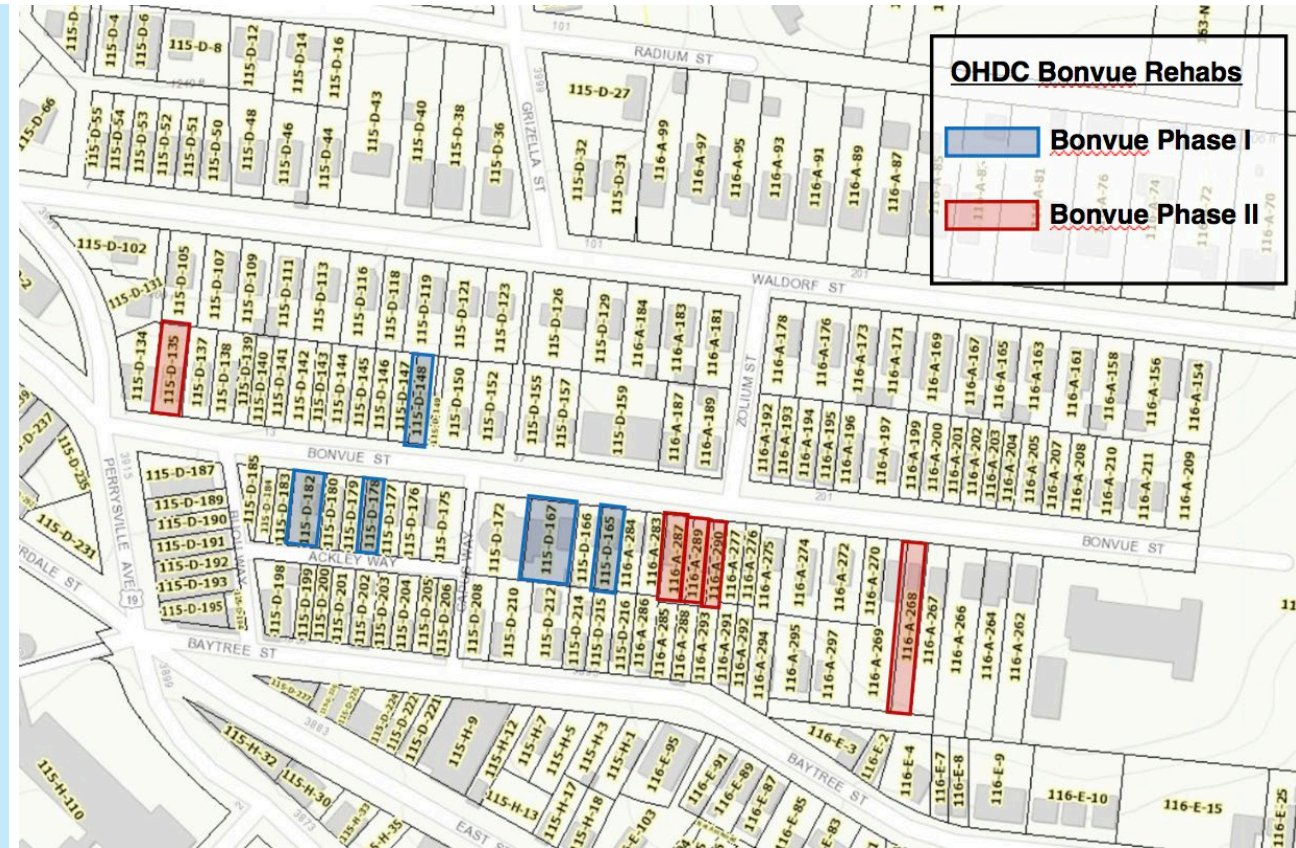
**Total: \$656,864**



# Financing with Observatory Hill Development Corp.

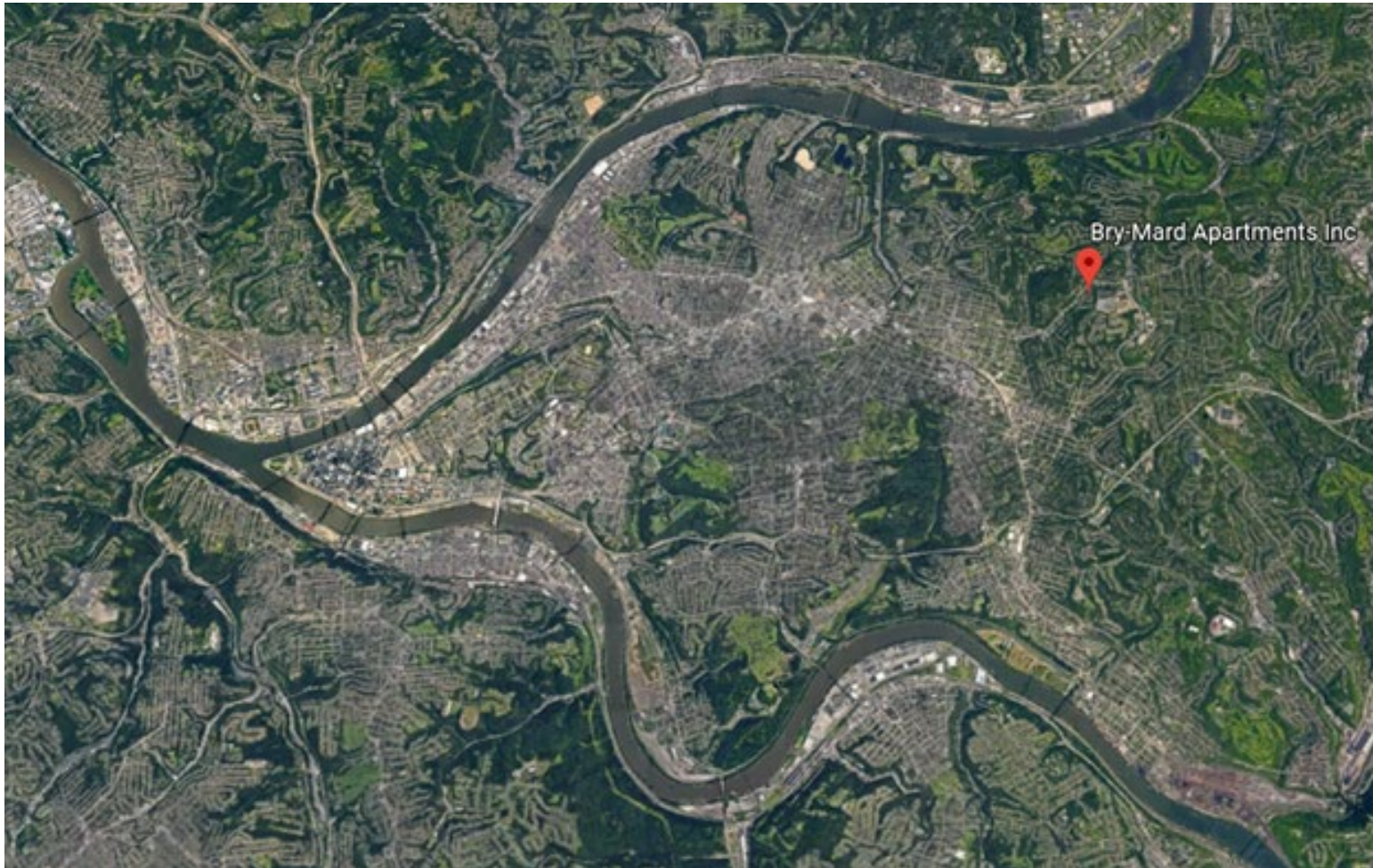
## Additional Info:

- **Total Project Costs: \$1,360,919**
- **Rehabilitation of 4, 121, 125, 127, & 217 Bonvue St. as a continuation of OHDC's efforts to increase affordable homeownership and stabilize housing values in the neighborhood**
- **121, 127, & 217 Bonvue St. to be sold to homebuyers at or below 80% AMI**
- **4 & 125 Bonvue St. to be sold at market rate**
- **Each 80% unit to receive \$40,000 deferred second mortgage from the URA through HRP-D Agreement to ensure affordability for period of 99 years**





# Financing for the preservation of Bry Mard affordable apartments



## Action(s)

**Financing for the preservation of  
Bry Mard affordable apartments**

- **\$100,000 Community Development Investment Fund (CDIF) Grant to Rising Tide Partners**
- **Amend and restructure existing Rental Housing & Improvement Development loan and conversion to Rental Gap Program loan to Bry Mard Apartments, Inc., and loan increase of \$100,000 for emergency roof replacement**

**Totals: \$200,000**

# Financing for the preservation of Bry Mard affordable apartments

## Additional Info:

- **Total project costs: \$249,600**
- **36 unit affordable apartment building in East Hills for people with disabilities and seniors**
- **Emergency roof replacement, common area upgrades, and HVAC upgrades needed to preserve the property**
- **CDIF grant to be sourced by CDBG Cares Act 3 funding, contingent on City Council approval**





# UPMC Small Landlord Fund Borrowing



The Small Landlord Fund (SLF) provides financing to landlords who need to make repairs to five (5) or less rental units in the City of Pittsburgh.

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

## Action(s)

Authorization to borrow up to \$150,000 from UMPC, in the form of a Program-Related Investment (PRI) at 0% for 10 years, for the Small Landlord Fund

# Development Services

- **Bluff – Project Cares**
- **Larimer – Habitat for Humanity**
- **Homewood – Operation Better Block**



## Bluff – Project Cares



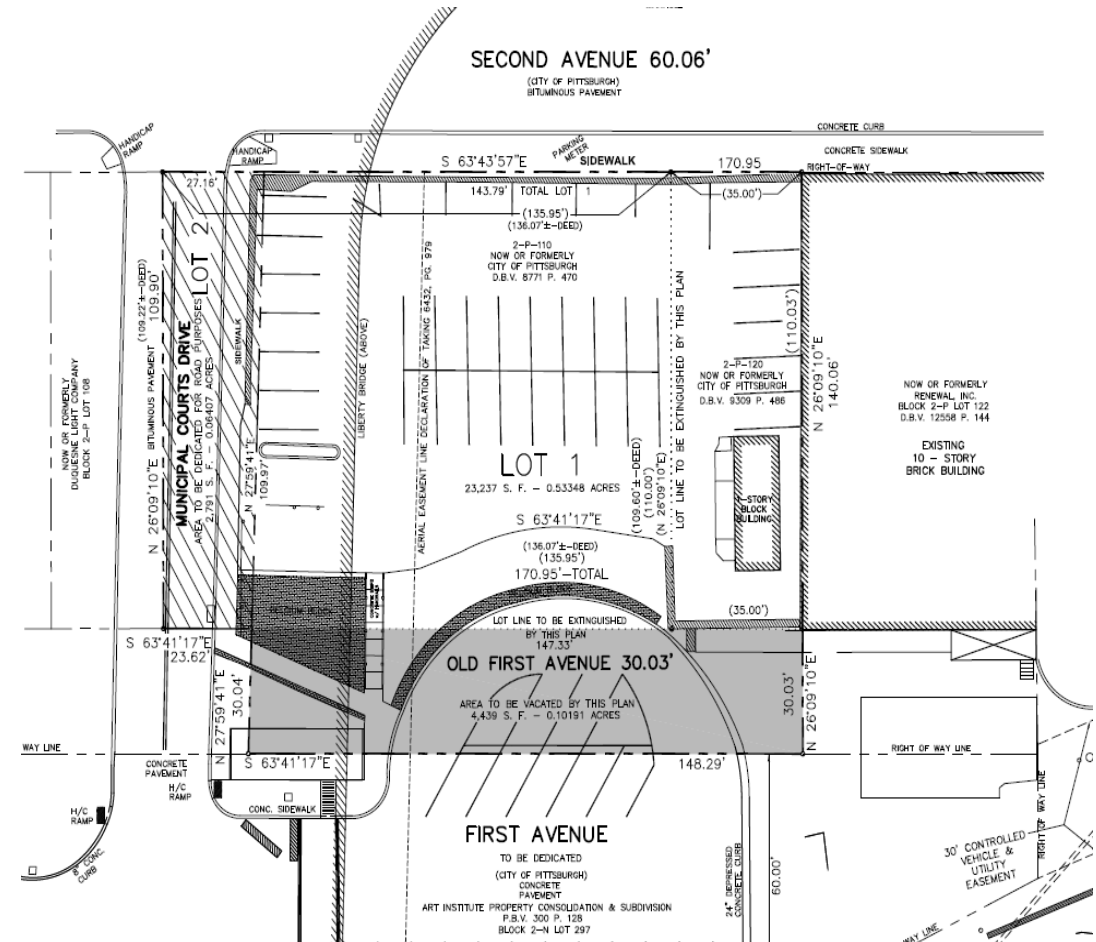
## Action(s)

- **Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for sale of to 2P110 Cares**
- **Acceptance of vacation of a portion of old First Avenue**
- **Dedication of existing First Avenue (Block 2-N, Lot 297)**
- **Dedication of the eastern portion of Municipal Courts Drive**
- **Amendment of Resolution No. 247 (2016), which authorized acquisition of Block 2-P, Lots 110 and 120, among other publicly owned properties to add Strategic Site Acquisition funds as a funding source**

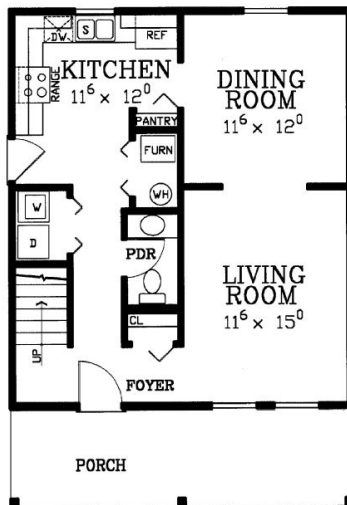
# Bluff – Project Cares

## Additional Info:

- Construction of a 5-story, ~ 45,000 SF, 95-bed, low-barrier shelter serving the homeless population
- Also includes 41 SRO beds and will accommodate pets
- The \$21M project is a collaboration between City and County government, businesses, and foundations, with PNC taking the lead in implementation.
- In order to open the shelter in early 2022, Project Cares desires to break ground and begin foundation work before the end of 2020.
- Closing, and then future vertical construction, will be contingent on receipt and staff approval of complete redevelopment proposal documentation, including MWBE and MWI plans and evidence of financing.

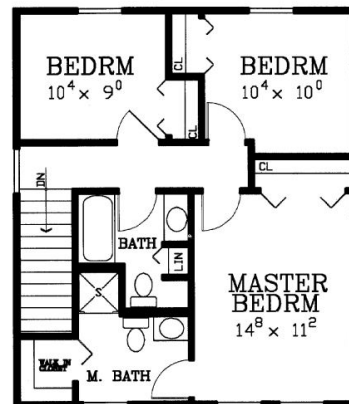


# Larimer – Habitat for Humanity



Total Living Area: 1,344 Sq. Ft.

Width 24'-0"  
Depth 28'-0"



## Action(s)

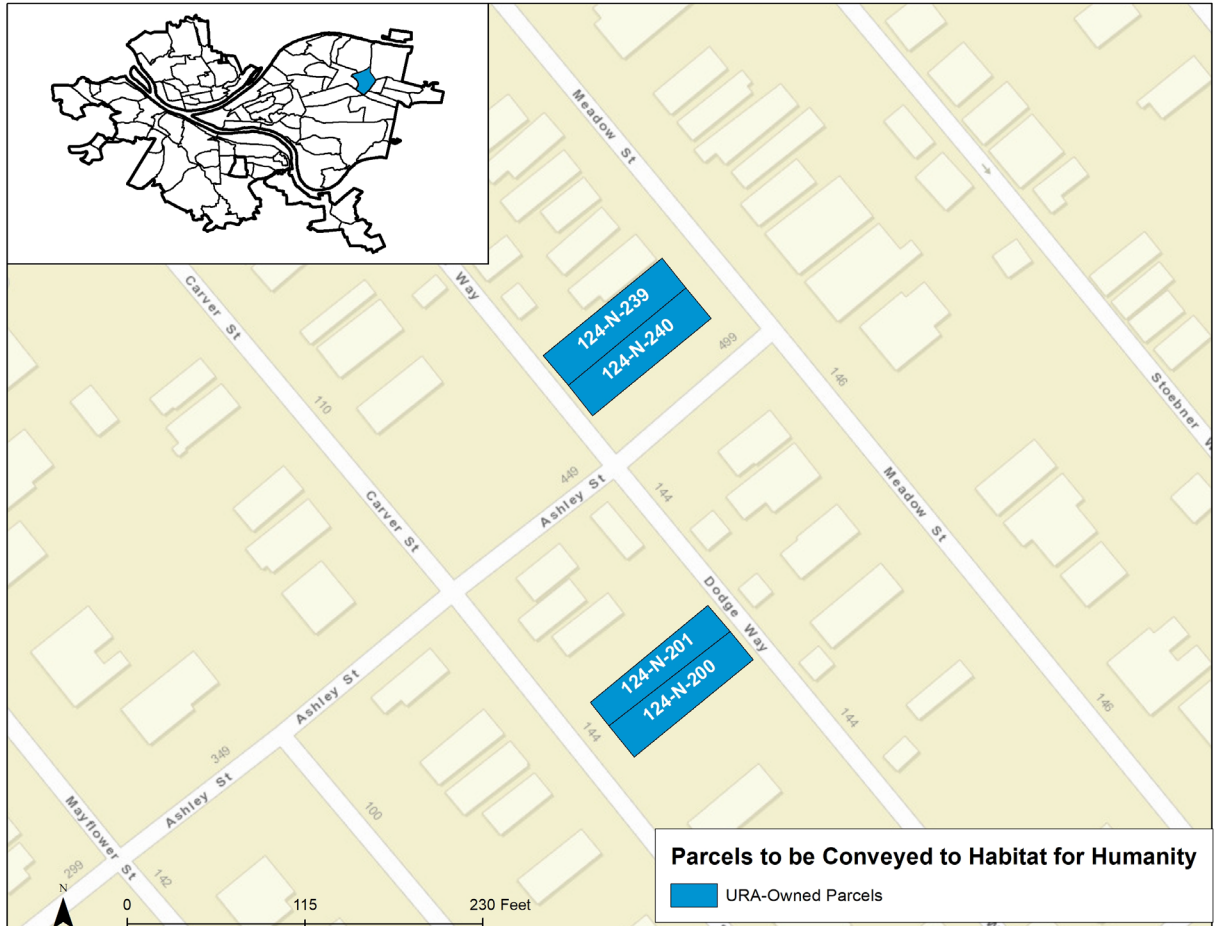
- Approval of proposal, form of disposition contract, final drawings and final evidence of financing
- Authorization to execute a deed for the sale to Habitat for Humanity for \$3,000, contingent on approval of MWBE plan



# Larimer – Habitat for Humanity

## Additional Info:

- **Construction of 2 for-sale, single-family homes for 35% - 60% AMI households (first time homebuyers)**
- **Affordability achieved through Habitat for Humanity's subsidized price and flexible mortgage and second mortgages.**
- **Estimated sale price to be \$160,000 each**
- **4 URA-owned parcels (=9,966 SF)**
- **Total project costs are \$695,900**
- **Habitat's MWBE & MWI goals will be achieved through volunteer workforce and subcontractors for more technical work (electrical; plumbing; HVAC; etc.)**



# Homewood – Operation Better Block



## Action(s)

- Approval of proposal, form of disposition contract, final drawings and final evidence of financing
- Authorization to execute a deed for sale to Operation Better Block, Inc., for \$1,500, contingent on approval of MWBE Plan before closing

# Homewood – Operation Better Block

## Additional Info:

- Operation Better Block is seeking to build a 2,400 square-foot duplex on 1 URA-owned parcel and the adjoining OBB-owned parcel on Hermitage St.
- Each unit will be 2 BR / 2 B and equipped with in-unit washing machines and dryers, AC, and furnace
- Tenant families will be those at or below 50% AMI (average monthly rent of \$750)
- Project costs are estimated to be \$433,150
- OBB is committed to meeting the City's standard of 18% MBE and 7% WBE, with a finalized MWBE Plan to be approved before closing





# Business Solutions

- **Homewood – Homewood Coliseum Roof Replacement**



# Homewood Coliseum Roof Replacement



## Action(s)

- **Entrance into an Agreement with Liokareas Construction Company, Inc. for the Homewood Coliseum Roof Replacement in the City of Pittsburgh for \$867,400.**
- **Funding source for this agreement is Real Estate General**
- **Work is tentatively scheduled to start in January 2021**

# Homewood Coliseum Roof Replacement

## Additional Info:

- **Agreement for Construction Management and Construction Inspection Services with RIG Consulting, Inc.**
- **RFPs received 10/1/2020**
- **Funding source for this agreement is: City Wide PayGo 2017**



# Agenda B



# Agenda B Items

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## Agreements

- 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 affected 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 the Housing Authority of the City of Pittsburgh 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 the Housing Authority of the City of Pittsburgh 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**

# Agenda B Items

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## Agreements (continued)

- 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 17th 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**



# Agenda B Items

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## Agreements (continued)

- 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 \$15,000, for an increase of \$23,000 for a total amount of \$38,000.**

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

Acquisitions/Conveyance

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

WARD	BLOCK/LOT	ADDRESS
13 <sup>th</sup>	174-N-80	608 N. Homewood Avenue
13 <sup>th</sup>	174-N-81	0 N. Homewood Avenue

# Agenda B Items

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## Acquisitions/Conveyance (continued)

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

WARD	BLOCK/LOT	ADDRESS
10 <sup>th</sup>	50-E-21	424 N. Mathilda Street
10 <sup>th</sup>	50-F-101	4938 Rosetta Street
10 <sup>th</sup>	50-F-130	5120 Rosetta Street
10 <sup>th</sup>	50-K-89	4921 Broad Street
10 <sup>th</sup>	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 31st Ward, to Commonwealth of Pennsylvania, Department of Transportation, for \$1.00

# Agenda B Items

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## Certificate of Completion

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

## 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**

## 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. Johns Hospital Site, Block 75-L, Lots 270, 275, 276, 277 and 314; Block 75-M, Lot 83.**