

September 10, 2020

Minutes of the Virtual Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

September 10, 2020 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh

Members Absent: Gaaney

Staff Present: Walker, Flisram, Clark, Smith Perry, Geiger, Saladna, Link, Alcorn, Sausedo, Wilhelm, Grantham, Bohince and Schacht.

Mr. Williamson called the Regular Meeting to order and declared a quorum present.

1. Roll Call
2. Public Comment, See attached.
3. General
 - a. Approval of Meeting Minutes of the Regular Board Meeting of August 13, 2020.
4. RFPs, RFQs, RFIs & Bids
 - a. Request for Proposals (RFP) to assemble a panel of tree service providers.
 - b. Request for Proposals (RFP) for projects to be funded with the East Liberty Housing Fund (ELTRIDA).
 - c. Biz Buzz 2020
 - i. Request for Proposals (RFP) to business district groups to provide up to 10 grants for small business promotion activities.
5. Announcements
 - a. COVID-19 Impacts
 - i. Housing Support
 - ii. Small Business Support
 - iii. Commercial Lending Dashboard
 - b. Recap of 4% and 9% LIHTC Preliminary Commitments.
 - c. 2020 RGP Application Funding Cycle Closed.

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- d. Homeowner Assistance Program – update of successes; Announcement about temporarily closing the application process.
 - e. 2021 HOF Allocation Plan Public Outreach Process.
 - f. Allegheny Dwellings Choice Neighborhood Planning Application.
 - g. Centre Ave. RFQ Round 1 Community Meeting - September 29, 2020, at 6 p.m.
 - h. Former Fairywood School Site – Extended due diligence period with Tryko Partners, LLC.
 - i. Woods Village – Extended due diligence period with Oak Moss Associates.
 - j. Get Online and Grow Online: Round 1 participant update; Round 2 general update.
6. Minority Business Recovery and Growth Loan Program
- a. Ratification of updated Recovery Loan guidelines.

Ms. Walker requested Board approval of the above item.

Ms. Jennifer Wilhelm, Commercial Lending Director presented that the URA is dedicated to assisting businesses affected by COVID-19 and those that are trying to grow in this difficult economic environment. Since March, the URA has provided loan capital to 277 local businesses, 123 of which are minority-led. Minority-owned businesses are some of the most deeply affected. Already operating in a climate of inequality and lower access to capital, COVID-19 has amplified these struggles.

In an effort to deepen assistance to minority-led businesses, the URA is increasing its commitment by adjusting the current COVID-19 Recovery Loan Program to focus entirely on businesses owned by minorities. Through support from the PNC Foundation, the updated program - the Minority Business Recovery and Growth Loan Program - will enable the URA to expand its assistance of minority-owned businesses across the city.

Program Terms and Conditions:

Loan Amount: Up to \$100,000
Interest rate: 0% for first year, 2% for balance of loan term
Loan payment deferral period: One year
Loan Terms: 7 years
Fees: None
Pre-payment penalties: None

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Collateral/security: Personal guarantees not required, business and corporate guarantees as appropriate.

Use of funds: Hiring and payroll, inventory, sales/marketing, e-commerce, rent, utilities, equipment, and other approved fixed costs related to business recovery or growth

Funding Source: Community Development Block Grant funding, private corporate contributions, foundations, and other local, state, and federal monies, as appropriate

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Hirsh, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 271 (2020)

RESOLVED: That the updates to the Minority Business Recovery and Growth Loan Program Guidelines are hereby ratified.

7. Hill District – Granada Square Apartments

- a. Amended and restated disposition contract for the sale of Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, 290, in the 5th Ward to Granada Apartments LP for \$125,000.

Ms. Walker requested Board approval of the above item.

Mr. Chuck Alcorn, Project Development Manager, URA Neighborhood Development Department presented that in March 2020, the Board approved URA financing and final drawings, final evidence of financing, and authorization to execute a deed for the sale of the above property to Granada Apartments LP, a partnership between Hill Community Development Corporation (Hill CDC) and CHN Housing Partners (CHN). The project as originally conceived included a five-story mixed-use commercial and residential building and surface parking on the historic New Granada Theater block in the Middle Hill.

Since that time, the scope of the project has evolved to include construction of a 77-stall parking garage on the Wylie Avenue side of the block adjoining and primarily designed to serve the New Granada Theater, which is owned by Hill CDC and slated for redevelopment. URA still plans to convey the above property to Granada Apartments LP; however, following the conveyance, the property will now be subjected to a condominium regime that will divide it into residential, commercial, and parking units, with the residential unit to be retained by Granada Apartments LP, the commercial unit to be conveyed to NGS Commercial LLC or a related Hill CDC-controlled entity, and the parking unit to be conveyed to Hill CDC. Today's request for authorization to amend and restate the disposition contract will accommodate these changes.

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The preliminary budget for the parking garage is just over \$2 million, and approved MWBE and MWI narratives are on file.

Prior to beginning construction of the garage, Hill CDC will be required to return to the URA board for approval of final drawings and final evidence of financing, which will include a construction schedule, expression of community input, evidence of City approvals and permits, and an approved MWBE plan.

Granada Apartments LP is a Pennsylvania limited partnership between Hill CDC and CHN, with a mailing address of 2015 Centre Avenue #2, Pittsburgh, PA 15219. Granada Square Apartments, LLC is the General Partner.

Hill CDC is a Pennsylvania nonprofit with a mailing address of 2015 Centre Avenue #2, Pittsburgh, PA 15219. Marimba Milliones is President and CEO.

David Serbin, of the Hill CDD, was present. Mr. Serbin thanked everyone involved with this project.

Marimba Milliones, of the Hill CDC, was present. Ms. Milliones thanked everyone involved with this project as well.

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Hirsh, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 272 (2020)

RESOLVED: That the amended Redevelopment Proposal submitted by Granada Apartments LP for the sale of Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, 290, in the 5th Ward, and execution of a restated disposition contract for the sale of the property, are hereby approved, and the Executive Director, Deputy 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.

8. Commercial Rent Relief Matching Program
 - a. Authorization to accept guidelines for the Commercial Rent Relief Matching Program and enter into related agreements.

Ms. Walker requested Board approval of the above item.

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Kryn Sausedo, Business Strategy Officer, presented that authorization is requested to accept the guidelines for the Commercial Rent Relief Matching Program. This program is a new service managed by the Business Solutions team. The goal of this program is to directly reduce fixed costs for small businesses during this challenging time. The funding allocation for this first round would be \$40,000.

The approach is to entice landlords to give their tenants temporary reductions in their rent by committing to match that reduction with a grant to the business (for rent). As a simple example, let's say Store ABC has a monthly rent of \$1,000. The landlord agrees to reduce the rent by \$200. The URA matches that \$200. Store ABC now has a rent of \$600 for that month.

The grant would run for three months and would cap out at \$1,000 of matching funds (so the maximum monthly grant would be \$333). Eligible applicants would be brick and mortar businesses in CDBG-eligible neighborhoods. These businesses would not necessarily need to be in a business district. Only businesses with less than 30 staff are eligible for the program. Technically the funds would go directly to the landlord but should still be considered a grant to the business (i.e. this is not a reimbursement to the landlord for their rent reduction). The landlord would need to make a simple commitment to reduce the rent by a fixed amount over three months.

The program is meant as emergency assistance to small businesses who may otherwise be nearing a point of closure (and applicants will be evaluated as such). The hope is that landlords recognize the dire position of certain tenants and assist in helping them cope while they are dealing with reduced revenues. The program is meant as a pilot and may be adjusted in a second round based on response and feedback.

Funding Source: 2020 CDBG

Ms. Powell asked for a further explanation of the programs tenant benefits. Mr. Sausedo answered that this program will match the landlord subsidy funding.

Mr. Williamson asked about the application process for landlords. Mr. Sausedo answered that the URA will provide materials for landlords to present the program to their tenants.

Ms. Powell asked about the need for an extension after the three-month term. Mr. Sausedo stated that there will be a due diligence process in evaluating the landlords need for this funding.

Ms. Hirsh asked about halting the eviction process after the three month term. Mr. Link stated that they need to find the right process beyond the three-month term to avoid evictions.

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Mr. Nathan Clark, Chief Legal Officer stated that those concerns will be taken into consideration when drafting the grant agreements.

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Powell, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 273 (2020)

RESOLVED: That acceptance of the Commercial Rent Relief Matching Program Guidelines is hereby approved.

AGENDA "B"

The Members reviewed the items on Agenda "B" upon motion made by Mr. Lavelle, seconded by Ms. Hirsh, and unanimously carried, the following resolutions were adopted:

1. Authorization to provide a \$200,000 grant from the URA's LTV fund to Invest PGH for micro lending.

RESOLUTION NO. 274 (2020)

RESOLVED: That a grant with Invest PGH, Inc. for operations for micro lending, in an amount of up to \$200,000, payable from the URA's LTV fund 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.

2. Authorization to amend the loan term for the Larimer IV RHDIP and HOF loans to 50 years.

RESOLUTION NO. 275 (2020)

RESOLVED: That amendment of Loan Agreement (s) with Larimer IV, to extend the loan term to 50 years, payable from RHDIP and 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 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.

3. Crawford Roberts - 1843 Webster Stabilization

- a. Authorization to amend the professional services contract dated June 18, 2020, with Hilltop Rising (MBE) by \$3,375 for a new not to exceed amount of \$22,062.

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RESOLUTION NO. 276 (2020)

RESOLVED: That amendment of agreement with Hilltop Rising, dated June 18, 2020, for an increase of \$3,735, for a total agreement amount not to exceed \$22,062, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, on behalf of the Authority, is 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.

4. Agreement with Grunau Company, Inc. for the URA Server Room Pre-Action System proposal for 412 Boulevard of the Allies, for an amount of up to \$43,900.

RESOLUTION NO. 277 (2020)

RESOLVED: That an agreement with the Grunau Company Inc. for the URA Server Room Pre-Action System proposal for 412 Boulevard of the Allies, for an amount up to \$43,900, is hereby approved, and the Executive Director, Deputy Executive Director and/or the 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.

5. Authorization to add the following firms to the list of preapproved Community Outreach firms for Housing Opportunity Fund outreach:

- Zoltun Design – MWBE firm
- Trailblaze Creative
- Scenius Strategies
- McCormick Taylor
- KRNLS – MWBE firm

RESOLUTION NO. 278 (2020)

RESOLVED: That the addition of the below firms to the list of preapproved Community Outreach firms for Housing Opportunity Fund outreach is hereby approved:

- Zoltun Design – MWBE firm
- Trailblaze Creative
- Scenius Strategies
- McCormick Taylor
- KRNLS – MWBE firm

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6. Garfield – Future Infill Residential Development

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
10 th	50-G-60	0 Rosetta Street
10 th	50-G-62	0 Rosetta Street
10 th	50-G-63	0 Rosetta Street
10 th	50-G-65	0 Rosetta Street
10 th	50-G-66	0 Rosetta Street
10 th	50-G-68	0 Rosetta Street
10 th	50-G-69	0 Rosetta Street
10 th	50-G-70	0 Rosetta Street
10 th	50-K-172	0 Broad Street
10 th	50-K-173	0 Broad Street

RESOLUTION NO. 279 (2020)

RESOLVED: That the acquisition of the following publicly owned properties for \$1.00 plus cost, payable from Strategic Site Acquisition 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 all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
10 th	50-G-60	0 Rosetta Street
10 th	50-G-62	0 Rosetta Street
10 th	50-G-63	0 Rosetta Street
10 th	50-G-65	0 Rosetta Street
10 th	50-G-66	0 Rosetta Street
10 th	50-G-68	0 Rosetta Street
10 th	50-G-69	0 Rosetta Street
10 th	50-G-70	0 Rosetta Street
10 th	50-K-172	0 Broad Street
10 th	50-K-173	0 Broad Street

7. Larimer – Steel City Squash

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 th	124-K-123	0 Joseph Street

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12th 124-K-124 0 Rapidan Way**RESOLUTION NO. 280 (2020)**

RESOLVED: That the acquisition of the following publicly owned properties for \$1.00 plus cost, payable from Strategic Site Acquisition 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 all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 th	124-K-123	0 Joseph Stree
12 th	124-K-124	0 Rapidan Way

8. Homewood – 7907 Susquehanna Street

- 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 th	175-H-49	7907 Susquehanna Street

RESOLUTION NO. 281 (2020)

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition 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 all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13 th	175-H-49	7907 Susquehanna Street

9. Upper Hill – PHDC Parking

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5 th	27-B-200	0 Anaheim Street
5 th	27-B-352	821 Shawnee Street

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RESOLUTION NO. 282 (2020)

RESOLVED: That the acquisition of the following publicly owned properties for \$1.00 plus cost, payable from Strategic Site Acquisition 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 all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5 th	27-B-200	0 Anaheim Street
5 th	27-B-352	821 Shawnee Street

10. Chateau – Western Avenue

- a. Conveyance by quit claim deed of Block 7-B, Lot 501, in the 21st Ward, to Western Avenue Associates, for \$1.00.

RESOLUTION NO. 283 (2020)

RESOLVED: That the conveyance of Block 7-B, Lot 501, in the 21st Ward, to Western Avenue Associates, for \$1.00, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Business Solutions Director, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. East Liberty – Station Euclid Two-Way Conversion

- a. Authorization to apply for a Department of Community and Economic Development (DCED) Multimodal Funding Program grant in an amount up to \$2,000,000 and, if required, enter into related grant contracts, subgrant and fee agreements.

RESOLUTION NO. 284 (2020)

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Multimodal Funding Program grant, for an amount not to exceed \$2,000,000, for the East Liberty – Station Euclid Two-Way Conversion project, 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 application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

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RESOLVED FURTHER: That acceptance of a Multimodal Funding Program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$2,000,000, for the for the East Liberty – Station Euclid Two-Way Conversion project, 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 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. 285 (2020)

RESOLVED: That a Multimodal Funding Program subgrant, for the for the for the East Liberty – Station Euclid Two-Way Conversion project, for an amount not to exceed \$2,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

12. Citywide – Pittsburgh Housing Development Corporation

- a. Memorandum of Understanding with Pittsburgh Housing Development Corporation providing for streamlined conveyance of URA properties to this affiliate.

RESOLUTION NO. 286 (2020)

RESOLVED: That a Memorandum of Understanding with Pittsburgh Housing Development Corporation providing for streamlined conveyance of URA properties to this affiliate is hereby approved.

13. Citywide – Hillman Family Foundations

- a. Authorization to apply to the Hillman Family Foundations for a \$500,000 grant to assist Neighborhood and Small Business support efforts.
- b. Authorization to ratify an application to the Hillman Family Foundations for a \$100,000 grant to assist Neighborhood and Small Business support efforts.
- c. Authorization to accept a \$100,000 grant from the Hillman Family Foundations to assist Neighborhood and Small Business support efforts.

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RESOLUTION NO. 287 (2020)

RESOLVED: That application to the Hillman Family Foundations for a grant, for an amount not to exceed \$500,000, to assist Neighborhood and Small Business support efforts, 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 application therefor, 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 acceptance of a Hillman Family Foundations grant, for an amount not to exceed \$500,000, to assist Neighborhood and Small Business support efforts, 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 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. 288 (2020)

RESOLVED: That application to the Hillman Family Foundations for a grant, for an amount not to exceed \$100,000, to assist Neighborhood and Small Business support efforts, is hereby ratified, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an application therefor, 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 acceptance of a Hillman Family Foundations grant, for an amount not to exceed \$100,000, to assist Neighborhood and Small Business support efforts, is hereby ratified, 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 and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

There being no further actions to come before the Members, the Meeting was adjourned.

DocuSigned by:
Theresa Schacht
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Assistant Secretary



Public Comment
September 10, 2020 Regular Board Meeting

Name: Megan Confer-Hammond

Which URA Board agenda item are you commenting on today?: 5a and 6

Comment: My name is Megan Confer-Hammond and I am the interim executive director of the Fair Housing Partnership of Greater Pittsburgh. I have 2 comments. 1. Directed at 5a., the COVID-19 Impacts on Housing Support. Given the pandemic and the current state of evictions, will the URA have additional funds quickly accessible for the HSP if needed to continue providing rent relief in the absence of further federal assistance? Additionally, will the URA consider whether to provide funds to continue the landlord/tenant assistance now available within The City of Pittsburgh due to The CARES Act upon the expiration of The CARES Act timeline? As a reminder, Pittsburgh's renters are disproportionately Black, Brown, households with disabilities and single parent households with minor aged children. 2. Directed at 6. What, if any, fair housing considerations are being included in the process of applying for HUD Choice Neighborhood funds? Particularly, given the evidence that private funds follow public expenditures in the Choice Neighborhood outcomes of Larimer, is there a consideration to ensure that inclusionary zoning is in place at Allegheny Dwellings and the surrounding neighborhoods prior to Choice Neighborhood application? Thank you.

Name: Lower Hill Executive Management Committee (EMC)

Subject: August Progress Report

Comment: During these challenging times of COVID, the EMC board is working diligently with all Lower Hill stakeholders and the community to reach the best efforts to align CCIP and the Community Impact Plan.

The Clean Slate and Expungement Clinic, partnered by Duquesne University School of Law, URA, PAR, and Partners for Work, was a success. The August 27th webinar was well received by about 61 participants all of whom plan to follow up Duquesne University School of Law.

We are close to launching an RFQ for Lower Hill pre-development opportunities. Our goal is to release the RFQ by the end of next week on multiple platforms, such as the Hill CDC, URA, SEA, Penguins, and the LowerHillRedevelopment.com website. PAR is the sole judge as to which respondents met the evaluation criteria, and PAR reserves the right, in their discretion, to reject any or all applicants.

It will take a joint effort from all key parties to reach the Lower Hill 45% minority participation. This effort needs support from top-down management to bring equal employment opportunities within the skilled labor sector. Our next EMC board meeting, we are pleased to have Thomas Melcher, Business Manager of the Pittsburgh Regional Building & Construction Trades Council, and Jeff Nobers, President of Builders Guild of Western PA. Working with the unions and union prep training is one way we can bring economic growth for Hill District residence and residence throughout Pittsburgh.

It was recently brought to our attention that several vested parties in the Lower Hill site applied for the Redevelopment Assistance Capital Program (RACP) funding. Per the CCIP pursuant of all federal, state, and local funding should be jointly applied with CDC or Hill District organizations. The EMC board nor Hill District organizations was aware of these submissions.

The EMC is committed to assuring the implementation of the CCIP and full disclosure to the Urban Redevelopment Authority that thoughtful and informed decisions are made.

Please direct all inquiries to Lance Harrell, CCIP Project Administrator, for the Lower Hill EMC at lharrell@hilldistrict.org or by phone at 412-589-5154

**Note: This memo was received after the August 2020 Board Meeting.*

Name: Lower Hill Executive Management Committee (EMC)

Subject: July Progress Report

Comment: During these challenging times of COVID, the EMC board is working diligently with all Lower Hill stakeholders and the community to reach the best efforts to align CCIP and the Community Impact Plan.

A great deal of progress was made with the URA and Partners4Work towards the Hill District First Source Hiring Center. Special thanks to the Pittsburgh Penguins, Duquesne Law, and the URA for the Clean Slate and Expungement Clinic, scheduled to kick-off on August 27th. The expungement clinic is needed for residents who want to clear their background.

On the national and local levels, everyone is feeling the impact of COVID, and the same goes for the Lower Hill project. Our talks with PAR are moving forward, but at a pace little less than anticipated. We were expecting to receive a counteroffer from PAR on August 1st to the Community Impact Plan. PAR has kept us abreast of their revisions efforts to the Community Impact Plan, and that they are working towards fulfilling the goals of the CCIP.

Buccini Pollin Group as well is dealing with the market downturn due to COVID. With the uncertainty of the markets, it is even more critical for all stakeholders to keep communication channels open. We recently contacted the proposed general contractor,

PJ Dick, to build a personal and working relationship. Having conversations sooner than later with PJ Dick will allow us to strategize ways to reach the 45% minority participation. Our talk with PJ Dick was cut short due to the request of BPG, but BPG advised that once PJ Dick is under contract, they will support all levels of engagement.

The EMC is committed to assuring the implementation of the CCIP and full disclosure to the URA staff and board of directors such that thoughtful and informed decisions that support our end goal can be made.

Please direct all inquiries to Lance Harrell, CCIP Project Administrator, for the Lower Hill EMC at lharrell@hilldistrict.org or by phone at 412-589-5154

Megan Confer-Hammond 02:37 PM

HAP - Thank you for the demographic information Jessica. Understanding if the home repairs increases housing value as a means of increasing Black and Brown wealth would be of interest. Particularly as it relates to concerns of racial bias in the appraisal process.

This question has been answered live

Felicity Williams, Esq. 03:04 PM

What is the level of affordability on this project?

This question has been answered live

Felicity Williams, Esq. 03:05 PM

The AMI, not percentage of affordability

This question has been answered live

Deborah Knox 03:16 PM

Councilman Lavelle, I just sent you an email through Daniel Wood since I didn't see a direct email for you. Thank you!!

Diamonte Walker 03:18 PM

Noted.

NBagherynejad 03:20 PM

Please indicate the total budget needed for this automated parking?

Diamonte Walker 03:22 PM

Private answer

Hi Nazin, This can be discussed internally. Emily and Jessica are the likely contacts.