

URA Board Agenda



Date/Time: Thursday, February 11, 2021 at 2:00 PM

Web Access: <https://zoom.us/j/97180337287>

Dial In: 1 (929) 205 6099

Webinar ID:

971 8033 7287

URA Annual/Regular Board Meeting

AGENDA A

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- b) Cal-Bride Place (Northside Properties Residences Phase IV) (pp. 6-8)
 - i. Authorization to enter into a Rental Gap Program loan with Northside Properties Residences IV LLC in an amount up to \$450,000.
 - ii. Authorization to enter into a UDAG Program Income Fund (UPIF) loan with Northside Properties Residences IV LLC in an amount up to \$400,000.

- c) Flats on Forward (pp. 9-11)
 - i. Authorization to increase the approval of the Rental Gap Program loan by \$750,000 from \$1,250,000 to \$2,000,000 and a waiver of the RGP Guidelines.
 - ii. Authorization to transfer PDF debt in the amount of \$250,000 from the Flats at Forward development to the Hazelwood Library Development.

- d) Agreements with Housing Stabilization Program Administrators: (pp. 12-13)
 - i. Authorization to amend a contract by \$450,000 from \$100,000 to \$550,000 for the Urban League of Greater Pittsburgh, using CDBG-CV funds.
 - ii. Authorization to amend a contract by \$350,000 from \$200,000 to \$550,000 for the YWCA of Greater Pittsburgh, using CDBG-CV funds.
 - iii. Authorization to amend a contract by \$100,000 from \$200,000 to \$300,000 for Pittsburgh Community Services, Inc., using CDBG-CV funds.
 - iv. Authorization to amend a contract by \$100,000 from \$100,000 to \$200,000 for Macedonia FACE, using CDBG-CV funds.
 - v. Authorization to approve a contract for an amount up to \$40,000 for NeighborWorks Western Pennsylvania, using Wells Fargo funds.
 - vi. Authorization to approve a contract for an amount up to \$75,000 for NeighborWorks Western Pennsylvania, using Richard K. Mellon Foundation funds.
 - vii. Authorization to approve a contract for an amount up to \$150,000 for the Urban League of Greater Pittsburgh, using PHARE funds.
 - viii. Authorization to approve a contract for an amount up to \$100,000 for the YWCA of Greater Pittsburgh, using PHARE funds.

- e) Approval of HOF Legal Assistance Program guidelines (pp. 14-15)

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- a) Larimer Choice Phase V (page 16)
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- b) The Center That CARES (page 17)
 - i. Final drawings, final evidence of financing, and execution of deed for the sale of Block 9-S, Lots 253 and 275; and Block 10-N, Lots 165, 168, 169, and 170, in the 3rd Ward to The Center That CARES or a related entity to be formed for \$35,733.

- c) Manchester/Chateau Transit Revitalization Investment District (TRID) Planning Study (pp. 18-19)
 - i. Authorization to enter into a contract(s) and related agreements with Interface Studio LLC, or a related entity, for an amount not to exceed \$100,000 for professional services related to the Manchester/Chateau Transit Revitalization Investment District (TRID) Planning Study.
 - ii. Authorization to enter into a Cooperation Agreement(s) with the City of Pittsburgh.
 - iii. Authorization to enter into an Agreement and accept \$50,000 from Millcraft Investments to fund a portion of the study.



- d) Agreement for Hunt Armory Roof Stabilization with Liokareas Construction Company, Inc. in an amount up to \$190,400 (Bids opened 12/23/2020). *(page 20)*
- e) Authorization to enter into an agreement with Omicelo Construction Group in an amount up to \$212,919 for construction services for the property located at 25 Meadow Street and for up to \$339,840 for construction services for the property located at 501 Larimer Avenue. *(page 21)*

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- a) Authorization to enter into an agreement with Catapult Greater Pittsburgh (formerly Circles Greater Pittsburgh) for an amount not to exceed \$200,000 to manage and administer the Catapult: Startup to Storefront program, including the management of the Gallery on Penn and the Gallery on Centre.

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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: February 11, 2021

Re: Agenda Item 7(a): Residential Lending and Investments

Item Overview

7(a) **Lexington Partners of Pittsburgh, LLC - Lexington Technology Park**

- i. Authorization to enter into Exclusive Negotiations with Lexington Partners of Pittsburgh, LLC (“Partners”) for a period to expire December 31, 2021 for the sale of Block 175-A, Lot 111, formerly designated as Block 175-A, Lots 111, 113, and 122 (portion), commonly referred to as the N. Homewood Parcel, in the 14th Ward. This period of Exclusive Negotiations will only remain in effect if Partners submit a preliminary 4% LIHTC application to PHFA by the April 1, 2021 deadline and are invited to submit a full application in the future.

Authorization Details

At its October 2018 meeting, the URA Board of Directors authorized a period of Exclusive Negotiations for an initial 60 days with a possible 10-month extension for Partners to redevelop the existing N. Homewood (residential) parcels into a high-quality transit-oriented development that includes mixed-income housing and quality job opportunities (Resolutions 298 and 299 (2018)). The purpose was to allow the developer to complete due diligence, finalize a communications strategy with the Point Breeze North Development Corporation, prepare a preliminary budget, explore financing sources, and advance the design program.

Partners worked with the Point Breeze North Development Corporation on a communications strategy to engage residents and hosted three design charrettes to help inform the design and programming of the N. Homewood parcel. The process resulted in a mixed-income residential development to include the new construction of 25 for-sale townhomes and a multifamily building composed of 125 rental units. Of the rental units, seven (7) will be affordable at or below 20% AMI, 43 will be affordable at or below 50% AMI, and the remaining 75 will be market rate.

When the original period of Exclusive Negotiations expired, the URA Board authorized a new period of Exclusive Negotiations with Partners in December 2019 for a period of six months with the option of a three-month extension at the discretion of the Executive Director (Resolutions 420 (2019)). However, a 4% Low Income Housing Tax Credit (LIHTC) application was not submitted. As a result, the URA’s preliminary funding commitment and Exclusive Negotiations expired in June 2019.

The proposed authorization to enter into Exclusive Negotiations with Lexington Partners until December 31, 2021 is recommended, based on staff review of updated project documents including community input, financials, evidence of financing, and funding strategy. Should Partners fail to submit a preliminary 4% LIHTC application to PHFA by the April 1, 2021 deadline, or if the preliminary application is rejected, the period of Exclusive Negotiations will be terminated. If Partners submits the 4% preliminary LIHTC application by April and is invited by PHFA to submit a full application, Exclusive Negotiations will remain current until December 31, 2021.



Lexington Partners of Pittsburgh, LLC is an MBE-led corporation comprised of Icon Development and KBK Enterprises. The initial ownership of the company will be 51% KBK enterprises and 49% Icon Development Pittsburgh, LLC. Keith B. Key is KBK Enterprise's sole owner.

Lexington Partners of Pittsburgh, LLC has a mailing address of 5877 Commerce Street, Suite 109, Pittsburgh, PA 15206. Mr. Jason Lardo and Mr. Keith B. Key are co-managing members.



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: February 11, 2021

Re: Agenda Item 7(b): Residential Lending and Investments

Item Overview

7(b) Cal-Bride Place (Northside Properties Residences Phase IV)

- i. Authorization to enter into a Rental Gap Program loan with Northside Properties Residences IV, LLC in an amount up to \$450,000.
- ii. Authorization to enter into a UDAG Program Income Fund (UPIF) loan with Northside Properties Residences IV, LLC in an amount up to \$400,000.

Authorization Details

North Side Associates (NSA) owned/owns 324 units located in 239 separate buildings spread out among the historic Northside. In order to extend the long-term affordability of the development, the principals have created a phased plan for the comprehensive redevelopment of all 324 affordable units. This plan includes full renovations and new construction replacement (where appropriate). Phase I, consisting of 75 units, closed in late December 2017 (construction complete and occupied). Phase II, consisting of 122 units, closed in August 2019 and construction will be complete in Spring 2021. Phase III, consisting of 68 units, will close by December 2021 with construction advancing in 2022.

Authorization is requested to enter into the above-mentioned actions for Cal-Bride Place (also referred to as Northside Properties Residences Phase IV). The development involves the new construction of 42 general occupancy units contained in a 30-unit apartment building and 6 duplex structures. Northside Properties R&S will utilize 47 parcels (including 29 which are URA-owned) to create the approximate 2.1-acre development site. All 42 units will be subject to a 20-year HUD Project Based Section 8 HAP Contract and will be affordable to tenants at various income levels. Five (5) units will be affordable at or below 30% AMI, 20 units at or below 50% AMI, and 17 units at or below 60% AMI. Northside Properties Residences IV, LLC anticipates a financial closing at the end of July 2021 and a 14-month construction period (to end approximately September 2022).

In addition to the proposed \$850,000 in URA funding, the developer received a commitment from PHFA for a first mortgage loan in the amount of \$3,089,719 as well as a reservation of 2020 Federal 9% Low Income Housing Tax Credits (LIHTC) in an amount not to exceed \$1,220,193. With the 2020 reservation, closing, construction benchmarks, and expected placed-in-service date must occur no later than December 31, 2022. Colton Enterprises, Inc., a subsidiary of Dollar Bank, will act as the credit investor contributing \$11,712,681 and acquiring a 99.99% limited partnership interest in the Partnership. LIHTC credits are therefore anticipated to be purchased at \$0.96 each. Dollar Bank will provide Equity Bridge/Construction Financing in the approximate amount of \$9.6 million.



Northside Properties Residences IV, LLC is the ownership entity, created to purchase and construct the Cal-Bride development. Northside Properties R&S LLC is the managing member and Sarah Mistick and Robert Mistick are principals. Ralph A. Falbo, Inc. is acting as the development consultant on behalf of the owner and developers.

Urban Strategies, Inc., the project’s nonprofit applicant, will also act as a service provider to Cal-Bride tenants. Urban Strategies, Inc. has been working in conjunction with North Side Community Services (NSCS), an entity affiliated with the borrower providing services to all NSP residents. Planned services include orientation sessions for all new residents, specialized case management to build individualized roadmaps for personal goals and family-related aspirations, linked coordination to supportive services, financial literacy workshops, and employment and educational readiness workshops among other activities.

Details of the development are as follows:

Borrower/Developer:	Northside Properties Residences IV, LLC
Contractor:	Mistick Construction Company
Location:	California Avenue at Kirkbride Street, Pittsburgh, PA 15212
Neighborhood:	California-Kirkbride
Council District:	6
Description:	New construction of 42 general occupancy units contained in a 30-unit apartment building and six (6) duplex structure. Five (5) units will be affordable at or below 30% AMI, 20 units at or below 50% AMI, and 17 units at or below 60% AMI. Six (6) units will meet UFAS standards and requirements.
Authority Financing for Review:	\$400,000 UPIF loan, 4.5% interest rate, 35-year term \$450,000 RGP loan, 3.0% interest rate, 35-year term
Collateral:	URA-recorded mortgage in second position (UPIF) and third position (RGP) and a Declaration of Restrictive Covenants for five (5) units at or below 30% AMI and 20 units at or below 50% AMI for a period of 40 years.
Required Approvals:	Approved at the Real Estate Loan Review (RELRC) Committee meeting on February 3, 2021 and the HOF Advisory Board on February 4, 2021.
Program Sources:	\$400,000 UPIF loan – UDAG Repayments \$450,000 RGP loan – HOF Rental Gap Program 2020
MWBE:	MWBE Narrative and MWI Letter reviewed and approved by URA’s MWBE Program Office on January 25, 2021.
Commitment Expiration Date:	August 11, 2021 (can be extended for an additional four months at the discretion of the Director of Residential and Consumer Lending)



Northside Properties Residences Phase IV

Sources of Funds	Permanent Financing
Permanent Financing – 1 st Lien (PHFA)	\$3,089,719
Permanent Financing – 2 nd Lien (URA UPIF)	\$400,000
Permanent Financing – 3 rd Lien (URA RGP)	\$450,000
LIHTC Equity (Colton Enterprises, Inc.)	\$11,712,681
Total Project Financing	\$15,652,400
Acquisition	\$414,375
Hard Costs	\$11,547,239
Fees	\$931,400
Construction & Permanent Loan Financing Charges	\$246,308
Reserves & Developer Fee	\$1,642,597
Miscellaneous Development Expenses	\$392,812
Syndication Fees & Expenses	477,669
Total Project Uses	\$15,652,400



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: March 11, 2021

Re: Agenda Item 7(c): Residential Lending and Investments

Item Overview

7(c) Flats on Forward Affordable Apartments

- i. Authorization to increase the Rental Gap Program (RGP) Loan of \$1,250,000 by \$750,000 to \$2,000,000 and a waiver of RGP Guidelines.
- ii. Authorization to transfer Pittsburgh Development Fund (PDF) debt in the amount of \$250,000 from the Flats at Forward development to the Hazelwood Library Development.

Authorization Details

On April 16, 2020, the URA Board authorized housing gap financing to Flats on Forward LP (“Developer”) in the amount of \$1,250,000 for the development of a 43-unit affordable housing project on the corner of Forward Avenue and Murray Avenue in the Squirrel Hill neighborhood. The proposed project will redevelop the former Squirrel Hill Theater site and the adjacent vacant parcel. This is the second of a two-phase redevelopment strategy for the intersection. Krause Commons (Phase I) closed in 2018 and consists of 33 affordable rental units, half of which have a preference for those with intellectual and/or mental health disabilities and office space for Jewish Residential Services (JRS).

Flats on Forward was awarded a reservation of 2020 9% Low Income Housing Tax Credits (LIHTC) from Pennsylvania Housing Finance Agency (PHFA) in an amount not to exceed \$1,250,000. Of the 43 units, 25% will have a preference for individuals with disabilities. Of the units, five (5) will be reserved for households at or below 20% AMI, 17 will be for households at or below 50%, and the remaining 21 will be for households at or below 60% AMI. The first floor will have 10,000 square feet of leasable retail/commercial space. Six (6) units will be UFAS compliant. National Equity Fund, Inc. (NEF) is the tax credit syndicator and BNY Mellon will purchase the credits for \$.99. BNY Mellon will also provide a construction bridge loan in the amount of \$8,000,000.

The proposed loan increase request is due to the site location and costs associated with reinforcing and repairing Maeburn Road. The street is structurally compromised due to an underground vault that holds a nonfunctioning heating plant. The cost of the vault repair is priced at \$1,200,000, including expenses related to asbestos remediation, filling the vault with flowable fill, reinforcing the wall dividing the vault from the project property, and scheduling impacts. The project cannot advance to construction without addressing the Maeburn Road infrastructure.

To advance and support Affirmatively Furthering Fair Housing, ACTION-Housing will participate in a pilot Fair Housing Program where they will work with the Housing Opportunity Fund Advisory Committee and the Fair Housing Partnership to document the development’s Fair Housing Marketing efforts and leasing practices. Data will be reported and documented.



Details of the development are as follows:

Borrower/Developer: Flats on Forward LP
c/o ACTION-Housing, Inc.
Lawrence Swanson, Executive Director
425 Sixth Avenue, Suite 950
Pittsburgh, PA 15219

Contractor: PJ Dick
225 North Shore Drive
Pittsburgh, PA 15212

Location: 5824 Forward Avenue, Pittsburgh, PA 15217

Neighborhood: Squirrel Hill

Council District: 5

Description: Construction of a mixed-use affordable housing building with 43 new apartments and 10,000 sq. ft. of commercial retail space in Squirrel Hill.

Authority Financing for Review: RGP Loan Increase by \$750,000 for a total of \$2,000,000; 40 years, 0% interest rate (subject to change based on equity investor negotiations)
Waiver of RGP Guidelines. PDF loan transfer; 20 term, 4% interest rate

Collateral: URA-recorded mortgage and declaration of restrictive covenants.

Affordability Restrictions: 5 units @ 20% AMI
17 units @ 50% AMI
21 units @ 60% AMI for 40 years

Required Approvals: Approved at the Real Estate Loan Review (RELRC) Committee meeting on February 3, 2021. Approved at the Housing Opportunity Fund Advisory Board meeting on February 4, 2021.

Program Sources: \$750,000 RGP loan increase – HOF 2021
\$300,000 HOF 2018
\$285,000 HOF 2019
\$665,000 HODAG Repayments

Waiver Requested: The requested loan increase exceeds program guideline loan maximum amounts at \$1,250,000 and per unit subsidy limits.

MWBE: MWBE Narrative has been submitted and approved. Full plan will be reviewed and approved in the future.

Commitment Expiration Date: June 4, 2021



DEVELOPMENT SOURCES		
URA RGP	\$	2,000,000
Reinvested URA predevelopment loan	\$	\$250,000
LIHTC Equity	\$	12,248,775
DCED Funds CHDO	\$	\$2,500,000
RACP	\$	2,000,000
PHFA PHARE HTF	\$	1,000,000
PHFA Community Revitalization	\$	600,000
FHLB (Pending)	\$	480,000
Philanthropic Support – Action-Housing Legacy Fund	\$	1,300,000
Perm Loan Commercial (Bridgeway)	\$	2,000,000
Developer Fee – Reserve Funding	\$	225,000
Deferred Developer Fee	\$	592,164
Capital Magnet Funds	\$	500,000
Total Project Sources	\$	25,695,939
DEVELOPMENT USES		
Acquisition	\$	2,169,570
Construction Costs	\$	17,548,459
General Development Costs	\$	5,977,910
Total Project Uses	\$	25,695,939



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: March 11, 2021

Re: Agenda Item 7(d): Residential Lending and Investments

Item Overview

7(d) Housing Stabilization Program – Agreements with Housing Stabilization Program Administrators:

- i. Authorization to amend a contract by \$450,000 from \$100,000 to \$550,000 for the Urban League of Greater Pittsburgh, using CDBG-CV funds.
- ii. Authorization to amend a contract by \$350,000 from \$200,000 to \$550,000 for the YWCA of Greater Pittsburgh, using CDBG-CV funds.
- iii. Authorization to amend a contract by \$100,000 from \$200,000 to \$300,000 for Pittsburgh Community Services, Inc., using CDBG-CV funds.
- iv. Authorization to amend a contract by \$100,000 from \$100,000 to \$200,000 for Macedonia FACE, using CDBG-CV funds.
- v. Authorization to approve a contract in an amount up to \$40,000 for NeighborWorks Western Pennsylvania, using Wells Fargo funds.
- vi. Authorization to approve a contract in an amount up to \$75,000 for NeighborWorks Western Pennsylvania, using Richard K. Mellon Foundation funds.
- vii. Authorization to approve a contract in an amount up to \$150,000 for the Urban League of Greater Pittsburgh, using PHARE funds.
- viii. Authorization to approve a contract in an amount up to \$100,000 for the YWCA of Greater Pittsburgh, using PHARE funds.

Authorization Details

Authorization is requested to enter into contracts with Housing Stabilization Program Administrators. The administrators and the requested contract amounts are as follows:

- **Urban League of Greater Pittsburgh - \$450,000:** The Urban League of Greater Pittsburgh serves to enable African Americans to secure economic self-reliance, parity and power, and civil rights. Their president and CEO is Esther Bush and their offices are located at 332 Fifth Ave, Fourth Floor, Pittsburgh, PA 15222. This award is sourced from CDBG-CV.
- **Urban League of Greater Pittsburgh - \$150,000:** The Urban League of Greater Pittsburgh serves to enable African Americans to secure economic self-reliance, parity and power, and civil rights. Their president and CEO is Esther Bush and their offices are located at 332 Fifth Ave, Fourth Floor, Pittsburgh, PA 15222. This award is sourced from PHARE.



- **Young Women’s Christian Association (YWCA) - \$350,000**: YWCA Greater Pittsburgh is a member of a nationally recognized movement with a mission to eliminate racism, empower women, and promote peace, justice, freedom, and dignity for all. Their CEO is Angela Reynolds, Ph.D., and their offices are located at 305 Wood Street, Pittsburgh, PA 15222. This award is sourced from CDBG-CV 3.
- **Young Women’s Christian Association (YWCA) - \$100,000**: YWCA Greater Pittsburgh is a member of a nationally recognized movement with a mission to eliminate racism, empower women, and promote peace, justice, freedom, and dignity for all. Their CEO is Angela Reynolds, Ph.D., and their offices are located at 305 Wood Street, Pittsburgh, PA 15222. This award is sourced from PHARE.
- **Pittsburgh Community Services, Inc. (PCSI) - \$100,000**: PCSI serves as the anti-poverty agency for the city. The goal of a CAA is to encourage and support families to make life-altering changes, which can reduce barriers preventing them from moving beyond poverty. Their executive director is Odell Richardson. The offices are located at 249 N. Craig Street, Pittsburgh, PA 15213. This award is sourced from CDBG-CV 3.
- **Macedonia Family and Community Enrichment Center (Macedonia FACE) - \$100,000**: Macedonia FACE is a faith-based non-profit community outreach of Macedonia Church in the Hill District of Pittsburgh, PA. As an organization, Macedonia FACE is committed to living out its mission by supporting families in the community. Their executive director is Trisha Gadson, Ph.D. and their offices are located at 1835 Centre Avenue, Suite #285, Pittsburgh, PA 15219. This award is sourced from CDBG-CV 3.
- **NeighborWorks Western Pennsylvania - \$40,000**: Neighborhood Housing Services, Inc. dba NeighborWorks Western Pennsylvania (NWWPA) is a HUD-certified housing counseling agency with a mission of promoting stable, vibrant communities by providing their neighbors with comprehensive financial empowerment and homeownership services. Their CEO is Colin Kelly and their offices are located at 710 Fifth Ave., Suite 1000, Pittsburgh, PA 15219. This award is sourced from Wells Fargo Foundation.
- **NeighborWorks Western Pennsylvania - \$75,000**: Neighborhood Housing Services, Inc. dba NeighborWorks Western Pennsylvania (NWWPA) is a HUD-certified housing counseling agency with a mission of promoting stable, vibrant communities by providing their neighbors with comprehensive financial empowerment and homeownership services. Their CEO is Colin Kelly and their offices are located at 710 Fifth Ave., Suite 1000, Pittsburgh, PA 15219. This award is sourced from Richard King Mellon Foundation.

HOF Advisory Board Review:

The HOF Advisory Board reviewed and approved the HOF funded awards at its February 4, 2021 meeting.

MWBE 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.



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: March 11, 2021

Re: Agenda Item 7(e): Residential Lending and Investments

Item Overview

7(e) Final approval of program guidelines for the Tenant & Homeowner Legal Assistance Program

- i. Authorization to approve final guidelines for the Housing Opportunity Fund Legal Assistance Programs for Tenants and Homeowners

Authorization Details

In 2021, the Housing Opportunity Fund (HOF) Advisory Board voted to create a new HOF Program called Legal Assistance. They allocated \$250,000 to the program. Additionally, Council District 5 allocated additional funds to HOF in 2021 including \$550,000 for legal assistance. The federal eviction moratorium is scheduled to end on March 31, 2021. It is anticipated that there will be a large wave of evictions at that time and the creation of a legal assistance program will help tenants address the evictions. Additionally, the Legal Assistance Program has two sets of guidelines: one set for tenants and one set for homeowners. Authorization is being requested to approve program guidelines for both the tenant and homeowner programs.

Legal Assistance Program – Tenants: This program will provide legal services to tenants residing in the City of Pittsburgh for economic related housing issues and to avoid evictions and homelessness. The Tenant Legal Assistance Program will be composed of: Coordinated Entry, Mediation Services, Limited Legal Consultation and Full Legal Representation.

Legal Assistance Program – Homeowners: This program will provide legal services to homeowners residing in the City of Pittsburgh who are at risk of losing their homes. The program will be composed of Tangled Title services and Foreclosure prevention assistance.

Outreach: The Housing Opportunity Fund staff performed a series of nine roundtable discussions to solicit feedback from various stakeholders in the legal assistance and eviction prevention space. Groups that provided feedback on what should be included in this program include:

- Just Mediation Pittsburgh
- The Community Justice Project
- Tenant Advocates
- Legal Housing Advocates (Neighborhood Legal Services)
- HOF Advisory Board
- Pittsburgh Commission on Human Relations
- Fair Housing Partnership
- Welcoming Pittsburgh
- Allegheny County Bar Assoc./ Pittsburgh Pro Bono Center

HOF Advisory Board Review: The HOF Advisory Board reviewed and approved the HOF program guidelines at its February 4, 2021 meeting.



MWBE 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.



Director's Report

To: URA Board of Directors

From: Julie Edwards, Assistant Director of Neighborhood Development

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

Date: February 11, 2021

Re: Agenda Item 8(a): Development Services

Item Overview

8(a) Larimer Choice Phase V – Housing Authority and PHDC

- i. Proposal and form of contract for the sale of Block 83-M, Lots 186, 187, and 188, and Block 124-N, Lots 12, 14, and 15, in the 12th Ward to the Housing Authority of the City of Pittsburgh for \$1,500 (the Block 83-M properties) and \$1.00 plus costs (the Block 124-N properties).

Authorization Details

Authorization is requested to approve the proposal and form of disposition contract for the sale of Block 83-M, Lots 186, 187, and 188, and Block 124-N, Lots 12, 14, and 15, in the 12th Ward to the Housing Authority of the City of Pittsburgh (HACP) for \$1,500 (the Block 83-M properties) and \$1.00 plus costs (the Block 124-N properties).

Using URA affiliate Pittsburgh Housing Development Corporation (PHDC) as turn-key developer, HACP plans to improve the above vacant lots, which include approximately 7,920 square feet on Mayflower Street and approximately 7,000 square feet on Auburn Street in Larimer, with three (3) new affordable rental units, including a 5-bedroom single family home and two, 3-bedroom duplex units. The units will provide housing for returning residents for Larimer Choice.

The project is 100% financed by a HUD Choice Neighborhood Initiative Grant, with total project expenses estimated at approximately \$836,721. An approved MWBE narrative is on file for the project.

The HACP is a public-housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the executive director.



Director's Report

To: URA Board of Directors

From: Julie Edwards, Assistant Director of Neighborhood Development

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

Date: February 11, 2021

Re: Agenda Item 8(b): Development Services

Item Overview

8(b) The Center That CARES Campus Expansion – Parking and Green Space

- i. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 9-S, Lots 253 and 275, and Block 10-N, Lots 165, 168, 169, and 170, in the 3rd Ward to The Center That CARES or a related entity to be formed for \$35,733.

Authorization Details

At its July 2020 meeting, the URA Board approved the proposal submitted by The Center That CARES (“Center”) to purchase the properties listed above, which are located along Enoch and Granville Streets and contain a total of approximately 11,911 square feet, for an expansion of its campus at 1852 Enoch Street in the Crawford-Roberts neighborhood of the Hill District.

Center plans to enlarge its Enoch Street parking lot to the west; provide a safe ingress to the campus from Granville Street by constructing a sidewalk between Granville Street and the campus; and preserve the green space around the three-story brick building it owns at 613 Granville Street.

The budget for the project is \$266,466. An approved MWBE narrative for the project is on file and an approved MWBE plan will be required prior to closing.

One of the properties to be conveyed (Block 9-S, Lot 253) is being transferred from the City to the URA, and contingent on URA’s receipt of the deed for that property, authorization is now requested to approve final drawings and final evidence of financing, and to execute a deed for the sale of the property for \$35,733.

The Center That CARES is a Pennsylvania nonprofit corporation with a mailing address of 2701 Centre Avenue, Pittsburgh, PA 15219. Reverend Glenn Grayson is founder and executive director.



Director's Report

To: URA Board of Directors

From: Julie Edwards, Assistant Director of Neighborhood Development

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

Date: February 11, 2021

Re: Agenda Item 8(c): Development Services

Item Overview

8(c) Manchester/Chateau – Transit Revitalization Investment District (TRID) Planning Study

- i. Authorization to enter into a contract(s) and related agreements with Interface Studio LLC, or a related entity, for an amount not to exceed \$100,000 for professional services related to the Manchester/Chateau Transit Revitalization Investment District (TRID) Planning Study.
- ii. Authorization to enter into a Cooperation Agreement(s) with the City of Pittsburgh.
- iii. Authorization to enter into an Agreement and accept \$50,000 from Millcraft Investments to fund a portion of the study.

Authorization Details

A planning study is the first step in implementing a Transit Revitalization Investment District (TRID). The purpose of a TRID is: (1) Spur transit-oriented development and community revitalization; (2) Enhance character around public transit facilities in neighborhoods; (3) Establish “value capture” areas in order to collect incremental tax revenues within the TRID; and (4) Apply the increased tax revenue toward public transportation capital improvements, public infrastructure, related site development improvements, and maintenance. Similar to Tax Increment Financing (TIF), a TRID uses a portion of the tax increment to help pay for substantial up-front capital development costs.

The Manchester-Chateau TRID planning study will explore the use of this financing mechanism to catalyze equitable transit-oriented development (eTOD) near the Allegheny Station. The public infrastructure improvements will be identified within a yet to-be-determined study area, creating affordable, reliable, and equitable mobility modes. The study will emphasize strategic use of vacant land located in the North Shore, Chateau, Manchester, and other areas that could be included in the value capture, including parcels such as the envisioned Esplanade site. Emphasis will be given to leveraging the T as a preexisting asset and bridging the psychological and physical barriers created by the elevated highway, State Route 65, and the adjacent streets Beaver and Chateau Avenues.

The URA released a Request for Proposals (RFP) on November 9, 2020 seeking proposals from transportation, economic development and urban planning consultants to author a study that examines the feasibility of creating a TRID within the vicinity of the Port Authority of Allegheny County's Allegheny Light Rail “T” Station. On December 4, 2020, the URA received responses from eight firms.

The URA engaged in an extensive consultant selection process to recommend a consultant team to the Board of the URA. A consultant review team was formed including representatives from Manchester Citizens Corporation (MCC), City of Pittsburgh Department of City Planning (DCP), City of Pittsburgh Department of Mobility and Infrastructure (DOMI), Port Authority, Millcraft Investments, and URA staff.



The consultant review team reviewed all of the proposals, convened to create a shortlist, and interviewed the top three firms. The team unanimously recommends Interface Studio LLC as the best firm to complete the TRID Planning Study.

Interface Studio LLC will lead a multidisciplinary team of consultants to explore the feasibility and potential implementation of a TRID for the Manchester and Chateau neighborhoods. A larger Steering Committee made up of a variety of stakeholders will be developed to oversee and guide the TRID planning study. The URA will execute and manage the contract, while staff from DCP will provide overall project management for the consulting team.

This contract will be funded through a Neighborhood Initiatives Fund (NIF) grant and funding from Millcraft Investments.

Interface Studio, LLC is a limited liability corporation with a mailing address of 340 N 12th Street #419 Philadelphia, PA 19107. Scott Page is founder & principal.



Director's Report

To: URA Board of Directors

From: Julie Edwards, Assistant Director of Neighborhood Development

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

Date: February 11, 2021

Re: Agenda Item 8(d): Development Services

Item Overview

8(d) Hunt Armory (Roof) Stabilization

- i. Agreement for Hunt Armory Roof Stabilization with Liokareas Construction Company, Inc. for an amount up to \$190,400.

Authorization Details

Authorization is being requested to enter into an agreement with Liokareas Construction Company, Inc. for the Hunt Armory Roof Stabilization in the City of Pittsburgh. The project was competitively bid, and bids were opened on December 23, 2020. Four bids were received for the work. Liokareas Construction Company, Inc. was the lowest responsible bidder.

The work will include, but is not limited to, partial roof demolition and material removal; asbestos abatement/containment; new partial roofing system where needed, repair/reinforcement of roof decking; repair/replacement of flashing; new roof membrane where needed; removal of vines and vegetation from building exterior; limited repair and inspection of terra cotta cornice work; and spot repair of roof by patching. This project is not the entire roof replacement, but rather a repair to compromised areas of the existing roof to prevent further water intrusion and damage.

The funding source for this agreement is the URA General Fund with reimbursement from a Redevelopment Assistance Capital Program (RACP) Grant.



Director's Report

To: URA Board of Directors

From: Corey Derico, Assistant Director of Facilities Management

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

Date: February 11, 2020

Re: Agenda Item 8(e): Development Services

Item Overview

8(e) 25 Meadow Street & 501 Larimer Avenue

- i. Authorization to enter into an agreement with Omicelo Construction Group in an amount up to \$212,919 for construction services for the property located at 25 Meadow Street and for \$339,840 construction services for the property located at 501 Larimer Avenue.

Authorization Detail

In August 2018, the URA purchased three properties at the corner of Larimer Avenue and Meadow Street as strategic site assemblage to help advance the neighborhood goal of revitalizing the Larimer Avenue Business District. The site is comprised of two vacant lots, and one lot with two commercial buildings. Currently, the southern building (501 Larimer Avenue) has a tenant who leases the first floor for a lottery business. The northern building (25 Meadow Street) is a former state inspection garage. The previous tenant left the former state inspection garage and the URA was able to terminate the lease. Both commercial buildings are in need of repair. The tenant of the lottery business will move into the former state inspection garage once repairs are completed, to minimize any lapse in their business activity. Because this business is highly utilized by the community, the Larimer Consensus Group is supportive of keeping the business open through the phased construction. Once the tenant is relocated, construction will commence at the southern building with the long-term goal of leasing both spaces. Larimer Avenue is included in the URA's Avenues of Hope initiative.

The services needed in the former state inspection garage include asbestos abatement; clean out; painting; roof repair; new electrical and HVAC; sidewalks; floors; and restroom and plumbing system improvements. These construction activities are expected to take three months to complete. The services needed in the lottery store include asbestos abatement; flooring; framing; painting; new electrical and HVAC service; gas lines; and sprinkler and fire alarm system improvements. These construction activities are expected to take three months to complete. Funding source is Inventory Management and/or Real Estate General Fund.

Omicelo Construction Group is a MWDBE certified construction firm with a mailing address of 1435 Bedford Avenue, Pittsburgh, PA 15219. Joshua Pollard is president and CEO. Omicelo was awarded both rehabilitation projects because they were the low bidder of the three MWBE contractors selected, have the capacity to perform the work, have performed quality workmanship in the past, and have a vested interest in the revitalization of the City of Pittsburgh.

25 Meadow (State Inspection)

- \$212,919 (Omicelo)
- \$269,417.50 (Concrete Rose)
- Bid not submitted (Low Country)

501 Larimer Lottery Store

- \$339,840 (Omicelo)
- Bid not submitted (Concrete Rose)
- Bid not submitted (Low Country)



Director's Report

To: URA Board of Directors

From: Nathan Clark, Chief Legal Officer

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

Date: February 11, 2021

Re: Agenda Item 9(a): Business Solutions

Item Overview

9(a) Catapult: Startup to Storefront Program

- i. Authorization to enter into an agreement with Catapult Greater Pittsburgh (formerly Circles Greater Pittsburgh) for an amount not to exceed \$200,000 to manage and administer the Catapult: Startup to Storefront program, including the management of the Gallery on Penn and Gallery on Centre.

Authorization Details

Catapult is a 12-month business incubation program funded in part by the URA and administered by Catapult Greater Pittsburgh (formally Circles Greater Pittsburgh), which aims to support new and growing minority-led businesses in the City of Pittsburgh. Through educational seminars and one-on-one mentoring consultations, businesses accelerate their growth and achieve sustainable outcomes. The program completed its second cohort at the end of 2020, bringing to 30 the number of program alumni.

All entrepreneurs improved their businesses, and several positioned themselves to receive a URA Micro-Enterprise loan, or to become a part of the Get Online/Grow Online program. The success of the Catapult program led to the opening of a retail incubator storefront, Gallery on Penn, where six of the Catapult businesses are established and selling their goods to customers.

In the fall of 2020, recruitment began for the third East Liberty cohort, as well as the first Hill District Cohort. In January 2021, 15 businesses began the third East Liberty cohort; an additional 15 businesses began the first Hill District cohort. The Hill District cohort will be based in the new Gallery on Centre, located in the Centre Heldman Plaza. The Gallery on Centre is scheduled to open in the second quarter of 2021.

These funds will be used for the management and administration of the cohorts and the Galleries on Penn and Centre. This project will be funded by PNC Foundation, URA, and City of Pittsburgh funds.



Regular Board Meeting

AGENDA "B"

1. Agreements/Amendments

- a) Authorization to amend Resolutions #137 (2020) and #138 (2020) to combine the Rental Housing Development Improvement Program (RHDIP) loan in the amount of \$585,000 and the Rental Gap Program (RGP) loan in the amount of \$665,000 into one Rental Gap Program loan for the Flats on Forward Development.
- b) Reauthorization of Resolution 142 (2019) for the Official Action to Register the Intent to Issue Multifamily Debt for the Northside Properties Residences Phase III Redevelopment bond issuance in an amount of up to \$16,000,000.
- c) Engagement with Clark Hill PLC to provide bond counsel for the Northside Properties Residences Phase III Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction in an amount up to \$40,000.
- d) Engagement with Clark Hill PLC to provide bond counsel for the URA Single Family Bond Issuance in an amount up to \$75,000.
- e) Engagement with PNC Capital Markets LLC to provide underwriting services for the URA Single Family Bond Issuance in an amount up to \$167,068.80.
- f) Authorization for Loan Assumption of debt from Women's Christian Association of Pittsburgh and Allegheny to Iota Phi Foundation of Pittsburgh, Inc in the amount of \$174,108.50
- g) Authorization for Loan Assumption of debt from Artspace Pittsburgh LP to Artists and Cities, Inc in the amount of \$231,912.54
- h) Amendment of Resolutions Nos. 210, 211, and 213 (all of 2019), as previously amended by Resolutions Nos. 432 (2019) and 200 (2020), to extend City's Edge/Lot F approval expiration dates from January 14, 2021, to April 30, 2021, or until the date in 2021 when Pennsylvania Housing Finance Authority (PHFA) officially accepts or rejects the application for 9% Low Income Housing Tax Credit awards, whichever shall come later. If the City's Edge/Lot F project receives a PHFA award, the approval expirations shall be extended through December 31, 2021.
- i) Amendment of Resolutions Nos. 352, 353, 354, and 355 (all of 2020) to extend the initial exclusive negotiations periods with Hilltop Alliance and Gatesburg Road Development; Catalyst Communities, LLC; Cedarwood Homes Developer LLC; and The Community Builders, Inc., through December 31, 2021.
- j) Authorization for a three-month extension and contract amendment of Community Engagement Ambassador services for the Housing Stabilization Program.
- k) Authorization to enter into a professional services agreement with Enel North America to assist in brokering electricity supply contracts as related to the Western Pennsylvania Energy Consortium (WPEC).



- l) Authorization to enter into a Cooperative Agreement with City of Pittsburgh to accept Community Development Block Grant Coronavirus Round 3 (CDBGCV-3) funding for the Housing Stabilization Program.
- m) Approval of a Down Payment and Closing Cost Assistance loan to April Taylor in the amount of \$7,500. Ms. Taylor is a City of Pittsburgh employee.
- n) Authorization to execute a Second Amendment to the Pittsburgh Development Fund (PDF) Cooperation Agreement dated January 24, 1995 between the City of Pittsburgh and the URA, to terminate the District Improvement Fund (DIF), authorize the use of former DIF funds for the Avenues of Hope Program, and set forth revised PDF guidelines.

2. Acquisitions

- 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>
11 th	83-A-32 (part)	0 N. Aiken 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>
5 th	10-L-26	2333 Centre Avenue
5 th	10-L-27	2331 Centre Avenue

3. Certificates of Completion

- a) Ratification of Certificate of Completion for Habitat for Humanity of Greater Pittsburgh for Block 125-B, Lot 145, in the 12th Ward (406 Lowell Street – residential rehabilitation)
- b) Ratification of Certificate of Completion for Module Development, LLC, for Block 83-A, Lots 264 and 266, in the 11th Ward, and authorization to return the Good Faith Deposit (5454 Black Street and 5456 Black Street – residential new construction)
- c) Ratification of Certification of Completion for Mistick, Inc., for Block 22-P, Lot 32, in the 21st Ward (1249 Liverpool Street – residential new construction)

4. Appointments

- a) The Appointment of Danielle Graham Robinson, Jennifer Cash Wade, Chris Eberlein, and Rebecca Davidson-Wagner, to the Board of the Pittsburgh Housing Development Corporation (3-year terms).

5. Dispositions

- a) Transfer proposal, form of contract, and authorization to execute a deed for the sale of Block 27-B, Lot 72, in the 5th Ward to Pittsburgh Housing Development Corporation for \$500 plus costs.
- b) Authorization to extend Exclusive Negotiations with Steel City Squash for a period of 90 days with a possible 90-day extension for the sale of Block 124-K Lots 65, 66, 68, 69, 71, 72, 73, 74, 75, 76, 77, 78, 78-A, 78-B, 123, 123-A, 124, 127, 128, 129, 130, 131, 132, 133, 147, and 149 in the 12th Ward.



- c) Authorization to enter into a lease and/or license agreement with Pittsburgh SSW Public Spaces, LLC for the use and maintenance of Block 12-H, Lot 260; Block 29-E, Lot 3; Block 29-J, Lot 197; Block 29-J, Lot 193; Block 29-J, Lot 105; and Block 29-J, Lot 205 located in the South Side Works development in the 16th Ward of the City of Pittsburgh.

6. Side Yard Sale

- a) Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Bree Piper for the sale of Block 50-M, Lot 208, in the 11th Ward for \$7,500 plus costs (Hillcrest Street – side yard sale).

7. Transfer of Funds

- a) Requesting authorization for the transfer of \$2M from Leased Land to the Commercial Loan Lending Source to be used for commercial lending.



Appendix - February 2021 Resolutions

7. RESIDENTIAL LENDING & INVESTMENTS

Item 7(a)

RESOLUTION NO. ____ (2021)

RESOLVED: That Exclusive Negotiations with the Lexington Partners of Pittsburgh, LLC for the sale of Block 175-A, Lot 111, formerly designated as Block 175-A, Lots 111, 113, and 122 (portion), and commonly referred to as the N. Homewood Parcel, in the 14th Ward, for a period to expire December 31, 2021 are hereby approved, provided that the Exclusive Negotiations Period shall expire if Lexington Partners of Pittsburgh, LLC fails to submit a preliminary 4% Low Income Housing Tax Credit application to PHFA by the April 1, 2021 deadline or if Lexington Partners of Pittsburgh, LLC is not invited to submit a full application by PHFA upon review of the preliminary application.

Item 7(b)

RESOLUTION NO. _____ (2021)

RESOLVED: That a loan with Northside Properties Residences IV, LLC for full renovations and new construction replacement of Cal-Bride Place (also referred to as Northside Properties Residences Phase IV), in an amount of up to \$450,000, payable from the Housing Opportunity Fund Rental Gap Program is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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. _____ (2021)

RESOLVED: That a loan with Northside Properties Residences IV, LLC for full renovations and new construction replacement of Cal-Bride Place (also referred to as Northside Properties Residences Phase IV), in an amount of up to \$400,000, payable from the UDAG Program Income Fund (UPIF) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, 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.

Item 7(c)

RESOLUTION NO. _____ (2021)

RESOLVED: That amendment of Rental Gap Program Loan Agreement with Flats on Forward LP, for costs associated with reinforcing and repairing Maeburn Road, for an increase of \$750,000 for a total amount of \$2,000,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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; and it is

RESOLVED FURTHER: That a waiver of the Rental Gap Program Administrative guidelines is hereby approved to Flats on Forward LP.

RESOLUTION NO. _____ (2021)

RESOLVED: That the transfer of Pittsburgh Development Fund (PDF) debt in the amount of \$250,000 from the Flats at Forward development to the Hazelwood Library Development is hereby approved.

Item 7(d)

RESOLUTION NO. (2021)

RESOLVED: That amendment of Agreement with the Urban League of Greater Pittsburgh for an increase of \$450,000 for a total Agreement amount of \$550,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an



Item 7(d) [continued]

amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2021)

RESOLVED: That the amendment of Agreement with the YWCA of Greater Pittsburgh for an increase of \$350,000 for a total amount of \$550,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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. ____ (2021)

RESOLVED: That the amendment of Agreement with Pittsburgh Community Services, Inc. for an increase of \$100,000 for a total Agreement amount of \$300,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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. ____ (2021)

RESOLVED: That the amendment of Agreement with Macedonia FACE for an increase of \$100,000 for a total Agreement amount of \$200,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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. ____ (2021)

RESOLVED: That an agreement with NeighborWorks Western Pennsylvania to serve as a Housing Stabilization Program Administrator, for an amount up to \$40,000, payable from Wells Fargo funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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. ____ (2021)

RESOLVED: That an agreement with NeighborWorks Western Pennsylvania to serve as a Housing Stabilization Program Administrator, for an amount up to \$75,000, payable from Richard K. Mellon Foundation funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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. ____ (2021)

RESOLVED: That an agreement with Urban League of Greater Pittsburgh to serve as a Housing Stabilization Program Administrator, for an amount up to \$150,000, payable from PHARE funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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. ____ (2021)

RESOLVED: That an agreement with YWCA of Greater Pittsburgh to serve as a Housing Stabilization Program Administrator, for an amount up to \$100,000, payable from PHARE funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.



Item 7(e)

RESOLUTION NO. ____ (2021)

RESOLVED: That final guidelines for the Housing Opportunity Fund Legal Assistance Programs for Tenants and Homeowners are hereby approved.

8. DEVELOPMENT SERVICES

Item 8(a)

RESOLUTION NO. ____ (2021)

RESOLVED: That the Redevelopment Proposal submitted by the Housing Authority of the City of Pittsburgh for the sale Block 83-M, Lots 186, 187, and 188, and Block 124-N, Lots 12, 14, and 15, in the 12th Ward to the Housing Authority of the City of Pittsburgh for \$1,500 (the Block 83-M properties) and \$1.00 plus costs (the Block 124-N properties), and execution of a disposition contract by sale to Housing Authority of the City of Pittsburgh are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

Item 8(b)

RESOLUTION NO. ____ (2021)

RESOLVED: That the final drawings and evidence of financing submitted by The Center That CARES, or a related entity to be formed, for the sale of Block 9-S, Lots 253 and 275, and Block 10-N, Lots 165, 168, 169, and 170, in the 3rd Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

Item 8(c)

RESOLUTION NO. ____ (2021)

RESOLVED: That an agreement(s) with Interface Studio LLC, or a related entity for professional services related to the Manchester/Chateau Transit Revitalization Investment District Planning Study, for an amount up to \$100,000, payable from a Neighborhood Initiatives Fund grant and funding from Millcraft Investments is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2021)

RESOLVED: That a cooperation agreement(s) with the City of Pittsburgh, related to the Manchester/Chateau Transit Revitalization Investment District Planning Study is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an cooperation agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2021)

RESOLVED: That an agreement with Millcraft Investments to accept \$50,000 to fund a portion of the Manchester/Chateau Transit Revitalization Investment District Planning Study is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.



Item 8(d)

RESOLUTION NO. _____ (2021)

RESOLVED: That an agreement with the Liokareas Construction Company, Inc., for the Hunt Armory Roof Stabilization, for an amount up to \$190,400, payable from URA General Fund with reimbursement from a Redevelopment Assistance Capital Program (RACP) Grant, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

Item 8(e)

RESOLUTION NO. ____ (2021)

RESOLVED: That an agreement with Omicelo Construction Group for construction services for the property located at 25 Meadow Street, for an amount up to \$212,919, payable from the Inventory Management and/or Real Estate General Fund, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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. ____ (2021)

RESOLVED: That an agreement with Omicelo Construction Group for construction services for the property located at 501 Larimer Avenue, for an amount up to \$339,840, payable from the Inventory Management and/or Real Estate General Fund, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

9. BUSINESS SOLUTIONS

Item 9(a)

RESOLUTION NO. ____ (2021)

RESOLVED: That an agreement with Catapult Greater Pittsburgh (formerly Circles Greater Pittsburgh) to manage and administer the Catapult Startup to Storefront program, for an amount up to \$200,000, payable from PNC Foundation funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

