

December 10, 2020

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

December 10, 2020 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh, Gainey

Members Absent: None

Staff Present: Walker, Flisram, Clark, Smith Perry, Geiger, Saladna, Grantham, Morgan, Miller, Hage, Fedorek, Loutitt, Mathews, Trainor, Edwards, Sausedo, Teclay, Bohince and Schacht.

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

1. Roll Call
2. Public Comment
3. General
  - a. Approval of Meeting Minutes of the Regular Board Meeting of November 12, 2020
4. RFPs, RFQs, RFIs, & Bids
  - a. East End Housing Development Program (EEHDP) RFP Release - January 6, 2021
5. Announcements
  - a. Catapult Update – one slide, including the following info:
    - i. East Liberty Cohort 2 graduation
    - ii. East Liberty Cohort 3 chosen
    - iii. Hill District Cohort applications
    - iv. Gallery on Centre update
    - v. Gallery on Penn update
  - b. “Season to Shop Small” Social Media Campaign
  - c. Collette O’Leary’s Retirement
  - d. Impact Dashboards
    - i. Housing Stabilization Program
    - ii. Commercial Lending
  - e. Announcement of EZ Tax Credit Awards for the City of Pittsburgh

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6. Authorization to enter into a Community Development Investment Fund Grant to HARPP, LLC in an amount of up to \$30,000. The commitment expires on April 10, 2021.

Ms. Walker requested Board approval of the above item.

Evan Miller, Housing Policy Manager, of Residential Lending and Investments presented that authorization is requested to enter into a Community Development Investment Fund (CDIF) grant in support of Phase II of the Hazelwood Affordable Rental Preservation Program (HARPP), a three-phased, multi-year rental preservation strategy in Hazelwood being spearheaded by Hazelwood Initiative (HI). HI has a sales agreement with Hazelwood's largest landlord to purchase 63 affordable rental units scattered throughout the Hazelwood neighborhood. The transfer of the 63 units is divided into three phases to allow HI to appropriately fundraise for each phase.

The transfer of the first phase consisted of 22 units and occurred in March 2020. Phase I included a \$400,000 loan from the Housing Opportunity Fund Rental Gap Program. To remain in compliance with the sales agreement, the 22 units in Phase II must be transferred to HARPP by January 31, 2021. HI is in the final stages of fundraising for HARPP Phase II. This CDIF grant is solely to fund acquisition activities related to Phase II.

These 22 units will continue to provide permanently affordable housing to existing low-income residents of Hazelwood. Currently, 11 of the 22 units are occupied by households at or below 50% AMI, and seven are occupied by households between 50% and 80% AMI.

Other sources involved in HARPP Phase II include grants from the Richard King Mellon Foundation, McCune Foundation and John R. McCune Charitable Trust. Bridgeway Capital will be providing permanent financing in the form of an amortizing loan. HI has secured an award from PHFA's PHARE program. Lastly, HI expects to receive a sizable grant award from the Federal Home Loan Bank's (FHLB) Affordable Housing Program in December 2020. This CDIF grant is contingent upon HI securing funding from FHLB for HARPP Phase II.

Grantee:	HARPP, LLC
Developer:	Hazelwood Initiative
Contractor:	TBD – To be approved of and overseen by URA Quality Control Inspections
Location:	Scattered Site Throughout Hazelwood
Council District:	5
Description:	Acquisition and preservation of 22 affordable rental units
Authority Financing for Review:	\$30,000 CDIF Grant
Terms of Affordability:	URA-recorded declaration of restrictive covenants - 11 units at or below 50% AMI for 40 years
Program Sources:	\$30,000 CDIF grant - Paygo Rental 2019

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MWBE	Narrative Submitted – Final plan required by grant closing
Commitment Expiration Date:	April 10, 2021

<b>DEVELOPMENT SOURCES</b>	
Richard King Mellon Foundation	\$50,000
Bridgeway Capital Loan	\$990,000
McCune Foundation Grant	\$395,000
PHFA PHARE	\$150,000
John R. McCune Charitable Trust	\$46,500
Federal Home Loan Bank Affordable Housing Program ( <i>pending</i> )	\$483,100
URA CDIF Grant	\$30,000
<b>Total Project Sources</b>	<b>\$2,144,600</b>
<b>DEVELOPMENT USES</b>	
Acquisition	\$1,650,000
Unit Improvements	\$318,600
Closing Costs/Financing	\$66,000
Holding Costs	\$22,000
Pre-Funded Operating Reserve	\$22,000
Developer Fee	\$66,000
<b>Total Project Uses</b>	<b>\$2,144,600</b>

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

**RESOLUTION NO. 345 (2020)**

RESOLVED: That a Community Development Investment Fund (CDIF) grant with HARPP, LLC in support of Phase II of the Hazelwood Affordable Rental Preservation Program (HARPP), in an amount of up to \$30,000, payable from Paygo Rental 2019 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. The commitment expires on April 10, 2021.

7. Authorization to enter into the following agreements for the redevelopment of 2145 Centre Avenue in the Hill District:
  - a. Authorization to enter into a Community Development Investment Fund (CDIF) grant with the Hill Community Development Corporation (Hill CDC) in the amount of up to \$24,500 for façade improvements.

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- b. Authorization to enter into a Party Wall grant with Zephaniah Properties, LLC and/or a construction contract with Concrete Rose Construction, LLC in the amount of up to \$33,000 for the construction of a party wall. The sources are 2019 Paygo Rental and 2020 Paygo Centre Avenue Revitalization.

Ms. Walker requested Board approval of the above items.

Ms. Jessica Smith Perry, Director of Residential & Consumer Lending presented that 2145 Centre Ave. is a structure recently rehabilitated by Zephaniah Properties, LLC a related company to Omicelo, LLC, a Strip District / Hill District-based company. 2145 Centre Avenue has ground-floor commercial space and six (6) upper-floor, affordable apartments rented out to local artists. Zephaniah Properties, LLC rehabilitated the building and entered into a Master Lease with the Hill Community Development Corporation (Hill CDC). The Hill CDC is subleasing the residential units and plans to sublease the ground floor commercial space to a to-be-identified commercial tenant. Authorization is requested to enter into a Community Development Investment Fund (CDIF) grant with the Hill CDC in the amount of \$24,500 to make façade improvements to the building.

Additionally, Zephaniah Properties recently approached the URA regarding the need to repair the side wall of the building because the URA recently demolished the adjacent property and left pieces of the prior building attached to the exposed side wall. Zephaniah Properties requested that the URA provide financing for a party wall. The URA is requesting Board approval to enter into a Party Wall Grant with Zephaniah Properties, LLC and/or a construction contract with Concrete Rose Construction, LLC in the amount of \$33,000.

CDIF Grantee:	Hill CDC
Owner / developer of the building:	Zephaniah, LLC (Joshua Pollard, President & CEO of Omicelo, LLC)
Contractors:	Concrete Rose Construction, LLC
Location:	2145 Centre Avenue
Council District:	6
Description:	Façade and Party Wall Work
Authority Financing for Review:	\$24,500 CDIF Grant; \$33,000 Partywall Contract/Grant
Program Sources:	\$28,750 2020 Paygo - Centre Avenue Revitalization \$28,750 2019 Paygo - Rental
MWBE	N/A
Commitment Expiration Date:	April 10, 2021

DEVELOPMENT SOURCES	
Bank Debt	\$500,000
Equity	\$731,860

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Private Grant	\$10,000
URA Partywall Grant / Contract	\$33,000
URA CDIF Grant	\$24,500
<b>Total Project Sources</b>	<b>\$1,299,360</b>

<b>DEVELOPMENT USES</b>	
Acquisition and Rehab	\$1,299,360
<b>Total Project Uses</b>	<b>\$1,299,360</b>

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted:

**RESOLUTION NO. 346 (2020)**

RESOLVED: That a Community Development Investment Fund (CDIF) grant with Hill Community Development Corporation (Hill CDC) for façade improvements, in an amount of up to \$24,500, payable from 2019 Paygo Rental and 2020 Paygo Centre Avenue Revitalization is hereby approved, and the Executive Director, Deputy Executive Director and/or the Business Solutions Director on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 347 (2020)**

RESOLVED: That a Party Wall grant with Zephaniah Properties, LLC and/or a construction contract with Concrete Rose Construction, LLC for the construction of a party wall, in an amount of up to \$33,000, payable from 2019 Paygo Rental and 2020 Paygo Centre Avenue Revitalization 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.

8. Authorization to enter into the follow agreements for the redevelopment of 215 Schenley Manor Drive:

- a. Authorization to enter into a Pittsburgh Housing Construction Fund Loan with East Liberty Development, Inc (ELDI) in the amount of up to \$30,300. The commitment expires on April 10, 2021.
- b. Authorization to enter into a Pittsburgh Housing Construction Fund Grant with East Liberty Development, Inc (ELDI) in the amount of up to \$50,000. The commitment expires on April 10, 2021.

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- c. Authorization to enter into a Housing Recovery Program – Developer (HRP-D) Agreement with East Liberty Development, Inc (ELDI) in the amount of up to \$50,000. The commitment expires on April 10, 2021.

Ms. Walker requested Board approval of the above items.

Mr. Brett Morgan, Lending Analyst, of Residential Lending and Investment presented that authorization is requested to enter into the above-mentioned loan and grant agreements for the rehabilitation and sale of 215 Schenley Manor Dr. in the Stanton Heights neighborhood of the City of Pittsburgh. 215 Schenley Manor is a 1,196 square foot, three-bedroom, one-bath home that ELDI plans to rehabilitate and sell to a homebuyer at or below 80% Area Median Income. The sales price is approximately \$185,000.

ELDI, as Conservator of the property, has obtained a \$136,000 primary first mortgage from Landmarks Capital and requires a \$30,300 PHCF loan and \$50,000 PHCF grant from the URA to complete the restoration of the property. The PHCF loan will have a 0% interest rate and an 18-month term. The HRP-D agreement will ensure the unit remains affordable at or below 80% for a period of fifteen years.

Details of the development are as follows:

Borrower/Developer:	East Liberty Development, Inc.
Contractor:	East Liberty Development, Inc.
Location:	215 Schenley Manor Dr., Pittsburgh, Pa 15201
Neighborhood:	Stanton Heights
Council District:	9
Description:	Rehabilitation of a three-bedroom/one-bath attached single-family units in the Stanton Heights neighborhood of the City of Pittsburgh.
Authority Financing for Review:	\$30,300 PHCF loan, 0% interest rate, 18-month term \$50,000 PHCF grant \$50,000 HRP-D loan
Collateral:	URA-recorded mortgage and declaration of restrictive covenants.
Affordability Requirements:	The unit will be sold to a homebuyer at or below 80% AMI and remain affordable for fifteen (15) years.
Required Approvals:	Approved at the Real Estate Loan Review (RELRC) Committee meeting on December 2, 2020.
Program Sources:	\$30,300 PHCF loan – HOME 2019 \$50,000 PHCF grant – NSP4 \$45,000 HRP-D loan – Housing State Loan Program
MWBE	NA
Commitment Expiration Date:	April 10, 2021

**ELDI Scattered Sites (NSP-Eligible)**

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<b>215 Schenley Manor Dr.</b>	
<b>Sources of Funds</b>	<b>Permanent Financing</b>
Permanent Financing – 1 <sup>st</sup> Lien (Landmarks Capital)	\$136,000
Permanent Financing – 2 <sup>nd</sup> Lien (URA PHCF Loan)	\$30,300
URA PHCF Grant	\$50,000
Deferred Developer Equity	\$6,010
Deferred Costs	\$18,500
<b>Total Project Financing</b>	<b>\$240,810</b>
Acquisition	\$7,001
Hard Costs	\$168,913
Fees	\$29,568
Construction & Permanent Loan Financing Charges	\$16,828
Transaction Fees	\$18,500
<b>Total Project Uses</b>	<b>\$240,810</b>

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted:

**RESOLUTION NO. 348 (2020)**

RESOLVED: That a Pittsburgh Housing Construction Fund loan with East Liberty Development, Inc (ELDI) for the rehabilitation and sale of 215 Schenley Manor Dr. in the Stanton Heights neighborhood of the City of Pittsburgh, in an amount of up to \$30,300, payable from HOME 2019 is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Business Solutions, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto. The commitment expires on April 10, 2021.

**RESOLUTION NO. 349 (2020)**

RESOLVED: That a Pittsburgh Housing Construction Fund grant with East Liberty Development, Inc (ELDI) for the rehabilitation and sale of 215 Schenley Manor Dr. in the Stanton Heights neighborhood of the City of Pittsburgh, in an amount of up to \$50,000, payable from Neighborhood Stabilization Program 4 (NSP4) 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. The commitment expires on April 10, 2021.

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**RESOLUTION NO. 350 (2020)**

RESOLVED: That an Housing Recovery Program – Developer (HRP-D) agreement with East Liberty Development, Inc (ELDI) for the rehabilitation and sale of 215 Schenley Manor Dr. in the Stanton Heights neighborhood of the City of Pittsburgh, for an amount up to \$50,000, payable from the Housing State Loan Program is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto. The commitment expires on April 10, 2021.

9. The Pittsburgh Project

- a. Authorization to enter into a Housing Assistance Program contract with the Pittsburgh Project for an amount not to exceed \$250,000.

Ms. Walker requested Board approval of the above item.

Ms. Vethina Hage, Housing Strategy Officer, of Center for Housing Opportunities presented that the main objective of the HOF Homeowner Assistance Program (HAP) is to provide financial and technical assistance to eligible borrowers for rehabilitating and improving residential owner-occupied properties citywide. Through HOF HAP, the URA provides deferred 0% interest loans and grants to assist low-income borrowers to: bring their homes into compliance with city codes; undertake energy efficiency improvements; and undertake eligible general property improvements. The homeowners must have annual household incomes less than 50% AMI. The program has been operating since June 2019. It was recently expanded to include HAP+ which will service households with incomes above 50% AMI but below 80% AMI.

The Program Administrators will work with homeowners to identify the scope of work and prepare bids or cost estimates. The Program Administrators will either perform the construction work themselves or contract with contractors to perform the work. The Program Administrators will coordinate the work with the URA's HOF Department and the Engineering and Construction Department.

The URA will enter into contracts with the Program Administrators and reimburse them for costs incurred on a per house basis upon completion of work. Once Program Administrators are awarded a contract, the URA will assign houses to the Program Administrators. The URA will accept applications from homeowners and work with the Program Administrators to close the loan and grant documents with the homeowners.

Authorization is requested to enter into a contract with The Pittsburgh Project.

The contractor and the requested contract amount are as follows:

**The Pittsburgh Project - \$250,000:** The Pittsburgh Project is a Christian nonprofit community development corporation with a 35-year history of service to the Pittsburgh area. Their Home Repair Ministry has provided services to homeowners in the region since 1985. They will be assisting homeowners in the Northside of Pittsburgh (zip codes 15233, 15212, 15214). Their

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offices are located at 2801 North Charles Street, Pittsburgh PA 15214. Bill Shimko is serving as Interim Executive Director and his phone number is 412-874-9561.

HOF Advisory Board Review: The HOF Advisory Board reviewed and approved the HOF funded awards at the December 4, 2020 HOF Advisory Board Meeting.

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

Charles Chapman, Director of Organizational Development, of the Pittsburgh Project, was present. Mr. Chapman thanked the URA Board for this opportunity.

Mark Paliotta, of the Pittsburgh Project, was present. Mr. Paliotta thanked the URA Board for this opportunity.

Mr. Williamson asked what neighborhoods would be targeted with this program. Mr. Paliotta answered stating that they would target District 1.

Ms. Powell asked what neighborhood groups will be targeted. Mr. Paliotta answered stating that all referrals will go directly through the Pittsburgh Project and will be shared with their constituents. Also, the applications they receive will go through an approval process.

Ms. Hage added that there is a waiting list of one hundred fifty-seven clients. She stated that there are sixteen applications from the Northside waiting for construction to begin. She stated that they will be starting with two homeowners that will go through the orientation process, and if approved, will be assigned to the Pittsburgh Project.

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

**RESOLUTION NO. 351 (2020)**

RESOLVED: That an agreement with the Pittsburgh Project to reimburse Program Administrators for costs incurred on a per house basis upon completion of work, for an amount up to \$250,000, payable from Housing Opportunity Fund Homeowner Assistance Program (HAP) is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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10. 2020/2021 Low Income Housing Tax Credit Applications
- a. Exclusive Negotiations with the following developers for the sale and redevelopment of the following properties, through November 30, 2021, with an automatic nine-month extension if the project receives an LIHTC allocation:
    - i. Hilltop Alliance Scattered Site – Hilltop Alliance and Gatesburg Road Development, or a related entity, for Block 3-N, Lot 171; Block 3-P, Lots 186, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; and Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18<sup>th</sup> Ward.
    - ii. Letsche School – Catalyst Communities, LLC, or a related entity, for Block 9-R, Lots 163, 164, 165, 166, 182, and 187, in the 3<sup>rd</sup> Ward.
    - iii. Cedarwood Homes – Cedarwood Homes Developer LLC, or a related entity, for Block 70-A, Lots 3 and 10, and Block 70-E, Lots 185, 241, and 375, in the 28<sup>th</sup> Ward.
    - iv. 4800 Second Avenue – The Community Builders, Inc., or a related entity, for Block 56-F, Lots 96, 99, 100, 101, 103, 104, 106, 107, 108, 109, and 110, in the 15<sup>th</sup> Ward.

Ms. Walker requested Board approval of the above items.

Ms. Smith Perry presented that all of the above listed developments plan to apply to the Pennsylvania Housing Finance Agency (PHFA) for an allocation of Low-Income Housing Tax Credits (LIHTCs) in February 2021. The LIHTC program allocates federal tax credits for the creation and preservation of affordable housing. PHFA receives an annual allocation of tax credits and allocates them in a competitive process pursuant to a Qualified Allocation Plan. Most proposed LIHTC projects need gap funding from the URA and/or require URA-or City-owned land. In order to understand the pipeline of potential projects and the resultant demand for URA resources, the Authority issued a 2020 LIHTC Pre-Application to be completed and submitted by developers who plan to apply to PHFA in February 2021 for an allocation of 9% tax credits. The pre-application process assists the URA and City in evaluating the potential LIHTC applications relative to each other. The pre-application was due to the Authority on Monday, November 9, 2020. The Authority received five (5) pre-applications for proposed LIHTC projects located within the City of Pittsburgh. Four (4) applications included preliminary URA funding requests and all of the proposed projects require the acquisition of URA- and/or City-owned property.

The URA is currently reviewing all five applications. Full LIHTC applications are due to PHFA by February 5, 2021. Any proposed Authority financial support will be subject to continuing review of project budgets, approval of plans, specifications and projects costs, an allocation of tax credits from PHFA, the developer securing other project sources of funds, future availability of URA funds, and future URA board approval.

Evidence of site control is a requirement of the PHFA LIHTC application. We are requesting authorization to enter into Exclusive Negotiations in order to provide the developers with the needed site control. Exclusive Negotiations approval is initially being requested through November 30, 2021, which date is expected to allow sufficient time for the PHFA funding decisions to be made. For those developments receiving an allocation of tax credits from PHFA, the Exclusive Negotiations authorization will be able to

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be extended up to an additional nine months. Although a preapplication was submitted for the South Beatty Senior Lofts development, staff and the development team are still discussing the application and are not prepared to request Exclusive Negotiation authorization at the December meeting.

Descriptions of the projects and site control requests are as follows:

#### Hilltop Alliance Scattered Site

This project consists of the new construction of 31 scattered site, lease to purchase affordable units scattered throughout the Allentown neighborhood. All units will be affordable to households at 20%, 50%, or 60% AMI. The project is being developed in partnership between Gatesburg Road Development (formerly S & A Homes) and the Hilltop Alliance.

The developer has requested 17 City-owned properties (Block 3-N, Lot 171; Block 3-P, Lots 186, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; and Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18<sup>th</sup> Ward) that they will acquire from the URA, conditioned on the Authority's ability to successfully acquire them from the City.

The properties are located along Eureka St, Millbridge Street, McLain Street, Renwick Street, Ceres Way, Allen Street, and Excelsior Street and contain a total area of approximately 49,946 square feet.

The preliminary development budget includes a URA RGP loan in the amount of \$1,000,000. If the development is awarded 2020/2021 LIHTC, the developer will submit an RGP application for funding consideration.

#### Letsche School

Catalyst Communities, LLC, is proposing a 46-unit development consisting of the adaptive re-use of the historic former Letsche School located at 1530 Cliff Street in Crawford-Roberts into a 42-unit mixed-income apartment building and accompanying community space and the new construction of four (4) townhomes on two (2) adjacent vacant parcels. The development will consist of 38 affordable (82%) LIHTC-eligible units and eight (18%) market rate units.

The developer has requested four (4) URA-owned parcels (Block 9-R, Lots 163, 164, 165, and 166) and two (2) City-owned parcels (Block 9-R, Lots 182 and 187) for the project; all are located along Cliff Street and contain a total of approximately 12,000 square feet. Conveyance of the City-owned properties will be contingent on the Authority's ability to successfully acquire them from the City.

The preliminary development budget includes a URA RGP loan in the amount of \$543,000. If the development is awarded 2020/2021 LIHTC, the developer will submit an RGP application for funding consideration.

#### Cedarwood Homes

Cedarwood Homes Developer LLC, an affiliate of Tryko Partners, is proposing a new construction, 46-unit development for seniors aged 62 and older. The developer has requested six (6) URA-owned properties: Block 70-A, Lots 3 and 10, and Block 70-E, Lots 185, 241, and 375, in the 28<sup>th</sup> Ward. The properties contain a total of approximately 4.74 acres. The proposed development will consist of 12 buildings and a community center on the former Fairywood School site fronting Broadhead Fording

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Road. All units will be one-bedroom units. Of the 46 units, Five (5) will be reserved for households at or below 20% AMI, 19 will be households at or below 50% AMI, 15 will be for households at or below 60% AMI, and the remaining seven (7) will be unrestricted. Total development costs are estimated at \$13.6 million.

The preliminary development budget includes a URA RGP loan in the amount of \$1,250,000. If the development is awarded 2020/2021 LIHTC, the developer will submit an RGP application for funding consideration.

The requested approval is conditioned upon, and the exclusive negotiations period shall not begin until, the developer and URA agree to a purchase price satisfactory to the URA, at the URA's sole discretion.

#### 4800 Second Avenue

The Community Builders, Inc. (TCB) is proposing the construction of a 44-unit mixed-income mixed-use building at the intersection of Second and Hazelwood Avenues in the Hazelwood neighborhood of the City of Pittsburgh. The development has requested 12 URA-owned properties: Block 56-F, Lots 96, 99, 100, 101, 103, 104, 106, 107, 108, 109, and 110, in the 15<sup>th</sup> Ward. The properties contain a total of approximately 31,091 square feet. The building will contain 38 one-bedroom apartments and six (6) two-bedroom apartments. The apartments will be set aside for households at the following income tiers: five (5) units at or below 20% AMI, two (2) units at or below 30% AMI, 17 units at or below 50% AMI, 13 units at 60% AMI, and seven (7) unrestricted, market units. The building will also contain ground floor retail space, a health and wellness room, a community room for resident gatherings, and on-grade parking beneath the building. Total project costs are estimated at \$16.3 million.

This LIHTC application is part of a larger project that includes the City of Bridges Community Land Trust who is working to develop 12 single family homeownership units and the creation of a public plaza along Hazelwood Avenue.

The preliminary development budget includes a URA RGP loan in the amount of \$800,000 and a \$450,000 loan to support the commercial space. If the development is awarded 2020/2021 LIHTC, the developer will submit an RGP and commercial loan application for funding consideration.

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

#### **RESOLUTION NO. 352 (2020)**

RESOLVED: That exclusive negotiations with Hilltop Alliance and Gatesburg Road Development, or a related entity, for the sale and redevelopment of Block 3-N, Lot 171; Block 3-P, Lots 186, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; and Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18<sup>th</sup> Ward, through November 30, 2021, with an automatic 9-month extension if the project receives an LIHTC allocation at the discretion of the Executive Director, is hereby approved.

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**RESOLUTION NO. 353 (2020)**

RESOLVED: That exclusive negotiations with Catalyst Communities, LLC, or a related entity, for the sale and redevelopment of Block 9-R, Lots 163, 164, 165, 166, 182, and 187, in the 3<sup>rd</sup> Ward, through November 30, 2021, with an automatic 9-month extension if the project receives an LIHTC allocation at the discretion of the Executive Director, is hereby approved. This authorization is subject to the contingency that developer provide a letter of community input to the URA prior to any submissions to the Pennsylvania Housing Finance Agency.

**RESOLUTION NO. 354 (2020)**

RESOLVED: That exclusive negotiations with Cedarwood Homes Developer LLC, or a related entity, for the sale and redevelopment of Block 70-A, Lots 3 and 10, and Block 70-E, Lots 185, 241, and 375, in the 28<sup>th</sup> Ward, through November 30, 2021, with an automatic 9-month extension if the project receives an LIHTC allocation at the discretion of the Executive Director, is hereby approved. This approval is conditioned upon, and the exclusive negotiations period shall not begin until, the developer and URA agree to a purchase price satisfactory to the URA, at the URA's sole discretion.

**RESOLUTION NO. 355 (2020)**

RESOLVED: That exclusive negotiations with The Community Builders, Inc., or a related entity, for the sale and redevelopment of Block 56-F, Lots 96, 99, 100, 101, 103, 104, 106, 107, 108, 109, and 110, in the 15<sup>th</sup> Ward, through November 30, 2021, with an automatic 9-month extension if the project receives an LIHTC allocation at the discretion of the Executive Director, is hereby approved. This authorization is subject to the contingency that developer provide a letter of community input to the URA prior to any submissions to the Pennsylvania Housing Finance Agency.

11. Middle Hill – Greater Hill District Master Plan Update

- a. Authorization to enter into a contract(s) and related agreement(s) with EcoNorthWest, LLC, or a related entity, for an amount not to exceed \$250,000 for professional services related to the Greater Hill District Master Plan Update.
- b. Authorization to enter into a Cooperation Agreement(s) with the City of Pittsburgh.

Ms. Walker requested Board approval of the above items.

Mr. Nick Fedorek, Manager of Planning and Development, of the Neighborhood Development Department presented that the Greater Hill District Master Plan Update (GHDMPU) is an initiative that will update the master plan for the entirety of Pittsburgh's Hill District. This master plan provides guidance for development, design, mobility, and infrastructure work occurring in the neighborhood. The GHDMPU will result in a neighborhood plan that will meet the City of Pittsburgh's neighborhood plan standards and guidelines. This plan will be formally adopted by the Planning Commission as the official neighborhood plan, and will be incorporated into ForgePGH, the City's comprehensive plan. Key components of the plan include an economic development study, an urban design study, and a site activation plan for the strategic Centre-Heldman Plaza, which is owned by the URA.

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The URA issued a Request for Proposals (RFP) to its approved slate of Economic Development and Urban Design Consultants in July 2020. The URA received a total of six (6) proposals. The GHMMPU consultant selection process has been guided by a Selection Committee, chaired by Marimba Milliones, president and CEO of Hill CDC and Councilman R. Daniel Lavelle. Additional subject matter expertise has been provided by staff from the URA and other public agencies and authorities.

The Selection Committee utilized feedback from a larger Steering Committee, which received presentations and reviewed proposals from interviewees. The accepted proposal meets or exceeds the City and URA's M/WBE participation goals. After careful review of all proposals, the Selection Committee recommends EcoNorthWest, LLC. The URA will execute and manage the contract, while staff from the Department of City Planning (DCP) will provide overall project management for the consulting team. Authorization is requested to enter into contract with EcoNorthWest, LLC for an amount not to exceed \$250,000.

The GHMMPU will be implemented by a team of stakeholders, including but not limited to: the URA, DCP, Hill Community Development Corporation (CDC), the Office of Councilman Daniel Lavelle, the Department of Mobility and Infrastructure (DOMI), the Port Authority of Allegheny County, and the Green Building Alliance. The planning process will involve extensive community outreach and a public process.

Funding for the GHMMPU will come from the URA's CDBG allocation, which has been allocated specifically for planning efforts in the Hill District. Additional funding will come from the Lower Hill District parking revenues, a portion of which is received by the URA.

EcoNorthWest, LLC  
222 SW Columbia Street, Suite 1600  
Portland, OR 97201  
Tyler Bump, Project Manager

There was a question in the chat regarding the LIHTC application. Ms. Walker and Mr. Nathan Clark, Chief Legal Officer for the URA explained the community process that a developer needs to follow.

Mr. Lavelle thanked Marimba Milliones, of the Hill CDC, the Hill CDC, the community, the URA and City Planning for their hard work.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted:

**RESOLUTION NO. 356 (2020)**

RESOLVED: That agreement with EcoNorthWest, LLC for professional services related to the Greater Hill District Master Plan Update, for an amount up to \$250,000, payable from URA's CDBG allocation, which has been allocated specifically for planning efforts in the Hill District. Additional funding will come from the Lower Hill District parking revenues, a portion of which is received by the URA is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of

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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. 357 (2020)**

RESOLVED: That cooperation agreement(s) with the City of Pittsburgh is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

12. Pittsburgh Technology Center – Elmhurst

- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 28-N, Lot 315, in the 4th Ward to Elmhurst Development, LLC, or an entity to be formed for \$1,027,500.00 plus costs.

Ms. Walker requested Board approval of the above item.

Amanda Loutitt, Project Development Manager, of Development Services presented that in October 2018, the Board of this Authority authorized entering into a Disposition Contract with Elmhurst development, LLC (Elmhurst), for Block 28-N, Lot 315, also known as Parcel 3, an approximately 4.055-acre parcel at 511-575 Technology Drive in Pittsburgh Technology Center in the South Oakland neighborhood.

Authorization is now requested to accept the final drawings, final evidence of financing and authorization to execute the deed for \$1,027,500 plus costs.

Elmhurst plans to construct a 175,000-square-foot two phase building on a speculative basis. Construction on phase two will begin within either 12 months of phase one construction being 65% leased or within 36 months from occupancy issuance for phase one construction. Approximately 60 percent will be office and 40 percent will be flex tech, light manufacturing, or research. Elmhurst plans to construct 116 enclosed parking spaces on site. Total project costs are estimated at \$47.5M.

The MWBE Program Coordinator has received and reviewed Preliminary MWBE Plan that projects 4.7% MBE and 4.6% WBE participation on the project. The developer has been asked to submit a Good Faith Effort waiver request along with any updates in MWBE percentages that have occurred since the preliminary plan was submitted. Due to the financing used, which requires union labor, there have been challenges to the requirements related to providing opportunities for MWBEs. Prior to closing, the Redeveloper will obtain all necessary approvals from the Department of Permits, Licenses, and Inspections, will need to receive approval of the Good Faith Effort waiver, and will submit any other documentation necessary to the URA to confirm final evidence of financing.

The Redeveloper intends to form a new special purpose entity to acquire and develop the facility. Elmhurst Development, LLC, is a Pennsylvania corporation with a mailing address of One Bigelow Square, Suite 630, Pittsburgh, PA 15219. William E. Hunt is President and CEO.

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Brian Miller, Director of Development, of the Elmhurst Group, was present. Mr. Miller stated that they are thankful for this opportunity. He stated that this will be the first development for this type of space in the park. He explained the project in detail.

Mr. Lavelle asked about the projected MWBE figures. Mr. Miller stated that they have their preliminary reports issued. Ms. Walker confirmed that they submitted their MWBE reports. Mr. Lavelle stated that he would like to see higher MWBE numbers.

Mr. Lavelle stated that he can give assistance regarding MWBE and union workers. Mr. Miller explained his challenges.

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

### **RESOLUTION NO. 358 (2020)**

RESOLVED: That the final drawings and evidence of financing submitted by Elmhurst Development, for the sale of Block 28-N, Lot 315, in the 4th Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### 13. Middle Hill – Centre Avenue Extension of Exclusive Negotiations

- a. Authorization to extend exclusive negotiations with Amani Christian Community Development Corporation for a period of six (6) months for the sale of the following publicly owned parcels:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-P-25*	2163 Centre Avenue	URA
5 <sup>th</sup>	10-P-26	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-27	0 Centre Avenue	URA

\*Designates structure

- b. Authorization to extend exclusive negotiations with Salon XO and Bridging the Gap Development for a period of six (6) months for the sale of the following publicly owned parcels:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-K-1	0 Mahon Street	URA
5 <sup>th</sup>	10-K-2	10 Mahon Street	URA
5 <sup>th</sup>	10-K-3	0 Mahon Street	URA
5 <sup>th</sup>	10-K-4	2215 Centre Avenue	URA
5 <sup>th</sup>	10-K-5	0 Hallett Street	URA
5 <sup>th</sup>	10-K-6	2219 Centre Avenue	URA
5 <sup>th</sup>	10-K-7	2221 Centre Avenue	URA

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5th	10-P-119*	2209 Centre Avenue	CITY
5th	10-P-120	2211 Centre Avenue	URA
5th	10-P-121	2213 Centre Avenue	URA
5th	10-P-122-A	2217 Centre Avenue	URA

\*Designates structure

- c. Authorization to extend exclusive negotiations with Studio Volcy for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block/Lot	Address	Owner
5 <sup>th</sup>	10-K-8	2223 Hallett Street	URA
5 <sup>th</sup>	10-K-9	10 Hallett Street	URA
5 <sup>th</sup>	10-K-10	12 Hallett Street	URA
5 <sup>th</sup>	10-K-11	14 Hallett Street	URA
5th	10-K-12	16 Hallett Street	URA
5th	10-P-121-5	2223 Centre Avenue	URA
5th	10-P-122*	2225 Centre Avenue	URA
5th	10-P-124	2227 Centre Avenue	URA
5th	10-P-125	2229 Centre Avenue	URA
5th	10-P-126	2233 Centre Avenue	URA
5th	10-P-127	2235 Centre Avenue	URA
5th	10-P-128*	2239 Centre Avenue	URA

\*Designates structure

- d. Authorization to extend exclusive negotiations with The Sankofa Group for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block/Lot	Address	Owner
5 <sup>th</sup>	10-P-102	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-104	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-105	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-106	2156 Centre Avenue	URA
5th	10-P-107	0 Centre Avenue	URA
5th	10-P-108	0 Centre Avenue	URA
5th	10-P-154	0 Hemans Street	URA
5th	10-P-155	0 Hemans Street	URA
5th	10-P-156	0 Hemans Street	URA
5th	10-P-158	2154 Hemans Street	URA
5th	10-P-159	0 Fetus Way	URA
5th	10-P-159-A	0 Hemans Street	URA
5th	10-P-160	0 Hemans Street	URA
5th	10-P-161	0 Hemans Street	URA
5th	10-P-165	0 Hemans Street	URA
5th	10-P-192-B	2141 Elmore Street	URA
5th	10-P-192-D	14 Elmore Street	URA

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5th	10-P-196	2137 Rose Street	URA
5th	10-P-203	0 Rose Street	URA
5th	10-P-204	0 Kirkpatrick Street	URA
5th	10-P-205	0 Kirkpatrick Street	URA
5th	10-P-206	0 Kirkpatrick Street	URA
5th	10-P-207	0 Kirkpatrick Street	URA
5th	10-P-208	0 Kirkpatrick Street	URA

- e. Authorization to extend exclusive negotiations with Thomas Boyd for a period of six (6) months for the sale of the following publicly owned parcels:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-P-113	2174 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-A	2176 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-B*	2178 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-C	2173 Hemans Street	URA

\*Designates structure

- f. Authorization to extend exclusive negotiations with The Communion Place for a period of six (6) months for the sale of the following publicly owned parcels:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	27-A-125	0 Wylie Avenue	CITY
5 <sup>th</sup>	27-A-126*	0 Wylie Ave	CITY

\*Designates structure

Ms. Walker requested Board approval of the above items.

Ms. Laya Mathews, Community Development Manager, of the Neighborhood Development Department presented that In July 2019, the URA released a Request for Qualifications (RFQ) seeking multiple developers to purchase and redevelop any portion of 170 publicly owned parcels along the Centre Avenue Corridor in the Middle Hill neighborhood. The goal of the RFQ was to select developers to work to implement uses and further concepts articulated by the community as described in the 2015 Centre Avenue Corridor Redevelopment and Design Plan and the 2011 Greater Hill District Master Plan. Central to the plans are the following priorities:

- Creating opportunities for minority and local developers;
- Revitalizing Centre Avenue as the neighborhood's primary retail, institutional, and cultural node as well as a strong residential neighborhood;
- Building upon the African American cultural legacy;
- Creating family-friendly housing without displacement;
- Fostering economic empowerment; and
- Producing comprehensive sustainability and quality design.

In order to lower barriers and encourage responses from local developers, small businesses, and existing community institutions, several resources were made available to interested and eligible respondents

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including the pilot of the Equitable Empowerment Program. Education and technical assistance were provided through the Building CapaCITY workshop series and Neighborhood Allies Shared Real Estate program.

In February 2020, the URA authorized Exclusive Negotiations for six (6) respondents. At its July board meeting, due to COVID-19, the URA authorized an extension of Exclusive Negotiations for all six projects and the current due date for proposal package submissions is December 31, 2020. These projects comprise 54 URA-owned parcels, including four (4) structures, and one (1 ) City-owned structure, totaling 103,692 square feet.

Due to the stoppage of site visits, construction, and other professional services as a result of the COVID-19 pandemic, key predevelopment tasks such as obtaining architectural drawings, obtaining development cost estimates, and conducting outreach to funders has taken more time than expected. These external factors have lengthened the timeline of all respondents. Authorization is being sought to extend the period of Exclusive Negotiations for the six respondents for a period of six (6) months, until June 2021. This will provide extra time for the respondents to continue making progress on predevelopment activities.

**Amani Christian Community Development Corporation (Amani)** is proposing a catalytic project utilizing three (3) parcels. Amani seeks to construct an 18,000 square foot mixed-use building across the site. There would be 4,500 square feet per each of four floors, with the first floor being commercial space and the upper three floors being 12 affordable residential units (4 one-bedroom and 8 two-bedrooms). This project has the opportunity to transform a vacant site into a much-needed commercial space for community business and/or entrepreneur to lease space.

This will open the door for a business(es) to market their product or services in a professional space in a revitalized part of Centre Avenue with growth potential. In addition, the site will provide 12 affordable units of housing where there is much needed demand for affordable housing. As low-income and moderate-income households struggle to find quality housing to meet their needs, this project will be part of the solution.

The Amani team has made progress towards advancing their project design and building their capital stack. The team recently presented their development concept to community groups and at a District 6 Community Meeting. The team continues to work on securing financing conducting pre-development activities. Amani Christian Community Development Corporation is a Pennsylvania nonprofit corporation with a mailing address of P.O. Box 7192, Pittsburgh, PA 15213. Reverend Lee Walls is the Executive Director.

**Salon XO and Bridging the Gap Development** is proposing to rehabilitate the existing structure into a new upscale salon with a spa and wellness center on the first floor with up to six apartments above (4 two-bedroom and 2 one-bedroom units which will accept housing choice vouchers and rents of 50% AMI), plus indoor and outdoor workshop space for community events. Salon XO and Bridging the Gap plan to include an apprenticeship program and advanced services such as one on one meetings and community workshops and family therapy. Salon XO and Bridging the gap are partnering on this project.

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The Salon XO and Bridging the Gap development team has made significant progress toward advancing their design and solidifying their capital stack, despite challenges related to debris and animal infestation inside the structure. While the development team was unable to conduct all due diligence because of the inability to access to parts of the building, they have been able to acquire preliminary schematics for the site and plan for civil engineering services. They have also obtained verbal and written commitments of support from both First National Bank and Hill District Federal Credit Union, while advancing applications for the Pennsylvania Housing and Finance Agency (PHFA) Community Revitalization Fund Program and the URA's Façade Improvement Loan program.

Salon XO Pittsburgh DBA Salon XO is a limited liability corporation with a mailing address of 1901 Centre Avenue, Suite 104, Pittsburgh, PA 15219. Monica Tillman-Smith is the owner-operator. Bridging the Gap Development, LLC is a Pennsylvania limited liability corporation with a mailing address of 1435 Bedford Avenue Pittsburgh, PA 15219. Derrick Tillman is President & CEO.

**Studio Volcy, LLC** plans to redevelop the site into Rhythm Square: a mixed-use development with gallery space, micro-restaurants, live-work space, and affordable housing units. Site features include an outdoor courtyard and off-street vehicle and bicycle parking available to residents and commercial tenants. The two warehouse structures will be renovated as part of the development project. The Centre Builders Lumber Supply warehouse will be an adaptive reuse project featuring 3-4 micro-restaurants, a bar, a shared event space, and indoor and outdoor seating. The Home Improvement warehouse will be renovated into commercial space which will become the new headquarters for Studio Volcy Design & Development.

The Studio Volcy development team has made significant progress in completing their architectural design in house and ensuring that they can maximize space to build more opportunities for small businesses. They are currently working on a remediation plan for the necessary removal of hazardous materials. This extension will allow Studio Volcy to continue to build their project capital stack.

Studio Volcy, LLC is a Pennsylvania limited liability corporation with a mailing address of 7711 Waverly Street, Pittsburgh, PA 15211. Alicia Volcy is Chief Design Officer/Owner. Riccardy Volcy is Chief Construction Officer.

**The Sankofa Group, Inc. (Sankofa)** plans to develop the site in two phases: Sankofa Square and Sankofa Estates. Sankofa Square is located on the property fronting Centre Avenue and will include the construction of a three-story commercial structure and parking lot. Sankofa Estates is located on Hemans and Rose Street. Sankofa is proposing an 8-12 unit mixed-income, multi-family development which will include on-site parking and open floor plans.

To date, the Sankofa Group, Inc. has made significant progress on their project's site drawings, community outreach, and the completion of pre-development activities for Phase 1: Sankofa Square. This extension will allow the Sankofa Group team to continue to build the capital stack for Phase 1 of the development.

The Sankofa Group, Inc. is an S Corporation with a mailing address of 1801 Centre Avenue, Suite 305, Pittsburgh, PA 15219. Irv Williams is Principal and Managing Member.

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**Thomas Boyd** has operated Big Tom's Barber Shop in the Hill District for 14 years. He has been renting at his current location all this time. He has a strong and loyal clientele that has provided him with consistent revenues. Mr. Boyd seeks to purchase 2178 Centre Ave – the former Hamm's Barber Shop - and the adjacent lots. Mr. Boyd plans to rehabilitate the first floor and relocate his existing business to that building, as well as a waiting room lounge space and a flex space with a separate entrance. The upper two floors are tentatively scheduled to be renovated as 2, two-bedroom apartments that would be marketed as affordable to 50-80% AMI households. The adjacent lots would be used for outdoor deck/lounge space that would be utilized by the community at times and at other times be utilized by neighborhood home-based businesses for pop-up sales and demonstrations.

Mr. Boyd has made significant progress in building the capital stack for this development. Mr. Boyd has been working with Neighborhood Allies through their Equitable Empowerment Program to continue to move his pre-development activities forward. The URA recently provided a \$50,000 matching grant to assist with pre-development expenses. This extension will allow Mr. Boyd and his team to continue to advance their project's preliminary site design.

Thomas Boyd is a sole proprietorship with a mailing address of P.O. Box 53043, Pittsburgh, PA 15219. Thomas Boyd is the owner-operator.

**Communion Place** is an architecture and urban design studio based in the Hill District. Communion Place plans to develop a work/live space of 1800 square foot studio/office space, and five (5) apartments, including one (1) unit priced at affordable levels anchored in the neighborhood and powered by the Future ArchitectsTM program.

The Communion Place team has made significant progress towards building a complete capital stack for their development. The team has begun to plan preliminary site design and plan the required zoning process. Communion Place plans to submit a full redevelopment proposal package in early 2021.

Communion LLC DBA Communion Place is a Pennsylvania limited liability corporation with a mailing address of 2144 Wylie Avenue Fl 3, Pittsburgh, PA 15219. Lakeisha Byrd is founder.

MWBE narratives are on file for all the projects.

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

### **RESOLUTION NO. 359 (2020)**

RESOLVED: That the extension of exclusive negotiations with Amani Christian Community Development Corporation, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-P-25*	2163 Centre Avenue	URA
5 <sup>th</sup>	10-P-26	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-27	0 Centre Avenue	URA

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**RESOLUTION NO. 360 (2020)**

RESOLVED: That the extension of exclusive negotiations with Salon XO and Bridging the Gap Development, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-K-1	0 Mahon Street	URA
5 <sup>th</sup>	10-K-2	10 Mahon Street	URA
5 <sup>th</sup>	10-K-3	0 Mahon Street	URA
5 <sup>th</sup>	10-K-4	2215 Centre Avenue	URA
5 <sup>th</sup>	10-K-5	0 Hallett Street	URA
5 <sup>th</sup>	10-K-6	2219 Centre Avenue	URA
5 <sup>th</sup>	10-K-7	2221 Centre Avenue	URA
5 <sup>th</sup>	10-P-119*	2209 Centre Avenue	CITY
5 <sup>th</sup>	10-P-120	2211 Centre Avenue	URA
5 <sup>th</sup>	10-P-121	2213 Centre Avenue	URA
5 <sup>th</sup>	10-P-122-A	2217 Centre Avenue	URA

**RESOLUTION NO. 361 (2020)**

RESOLVED: That the extension of exclusive negotiations with Studio Volcy, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-K-8	2223 Hallett Street	URA
5 <sup>th</sup>	10-K-9	10 Hallett Street	URA
5 <sup>th</sup>	10-K-10	12 Hallett Street	URA
5 <sup>th</sup>	10-K-11	14 Hallett Street	URA
5 <sup>th</sup>	10-K-12	16 Hallett Street	URA
5 <sup>th</sup>	10-P-121-5	2223 Centre Avenue	URA
5 <sup>th</sup>	10-P-122*	2225 Centre Avenue	URA
5 <sup>th</sup>	10-P-124	2227 Centre Avenue	URA
5 <sup>th</sup>	10-P-125	2229 Centre Avenue	URA
5 <sup>th</sup>	10-P-126	2233 Centre Avenue	URA
5 <sup>th</sup>	10-P-127	2235 Centre Avenue	URA
5 <sup>th</sup>	10-P-128*	2239 Centre Avenue	URA

**RESOLUTION NO. 362 (2020)**

RESOLVED: That the extension of exclusive negotiations with Sankofa Group, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-P-102	0 Centre Avenue	URA

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5 <sup>th</sup>	10-P-104	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-105	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-106	2156 Centre Avenue	URA
5 <sup>th</sup>	10-P-107	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-108	0 Centre Avenue	URA
5 <sup>th</sup>	10-P-154	0 Hemans Street	URA
5 <sup>th</sup>	10-P-155	0 Hemans Street	URA
5 <sup>th</sup>	10-P-156	0 Hemans Street	URA
5 <sup>th</sup>	10-P-158	2154 Hemans Street	URA
5 <sup>th</sup>	10-P-159	0 Fetus Way	URA
5 <sup>th</sup>	10-P-159-A	0 Hemans Street	URA
5 <sup>th</sup>	10-P-160	0 Hemans Street	URA
5 <sup>th</sup>	10-P-161	0 Hemans Street	URA
5 <sup>th</sup>	10-P-165	0 Hemans Street	URA
5 <sup>th</sup>	10-P-192-B	2141 Elmore Street	URA
5 <sup>th</sup>	10-P-192-D	14 Elmore Street	URA
5 <sup>th</sup>	10-P-196	2137 Rose Street	URA
5 <sup>th</sup>	10-P-203	0 Rose Street	URA
5 <sup>th</sup>	10-P-204	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-205	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-206	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-207	0 Kirkpatrick Street	URA
5 <sup>th</sup>	10-P-208	0 Kirkpatrick Street	URA

**RESOLUTION NO. 363 (2020)**

RESOLVED: That the extension of exclusive negotiations with Thomas Boyd, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	10-P-113	2174 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-A	2176 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-B*	2178 Centre Avenue	URA
5 <sup>th</sup>	10-P-113-C	2173 Hemans Street	URA

**RESOLUTION NO. 364 (2020)**

RESOLVED: That the extension of exclusive negotiations with The Communion Place, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<b>Ward</b>	<b>Block/Lot</b>	<b>Address</b>	<b>Owner</b>
5 <sup>th</sup>	27-A-125	0 Wylie Avenue	CITY
5 <sup>th</sup>	27-A-126*	0 Wylie Ave	CITY

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14. Proposal and form of contract for the sale of Block 125-B, Lot 116-1 in the 12<sup>th</sup> Ward, to Urban Academy of Greater Pittsburgh Charter School for \$1.00 plus costs.

Ms. Walker requested Board approval of the above item.

John Trainor, Transactions and Data Specialist, of the Central Operations Unit presented that authorization is requested to approve the proposal and form of disposition contract for the sale of Block 125-B, Lot 116-1, in the 12<sup>th</sup> Ward to Urban Academy of Greater Pittsburgh Charter School (“Urban Academy”) for \$1.00 plus costs. This City-owned parcel is in the process of being transferred to the URA, and eventual conveyance to Urban Academy will be contingent on successful completion of that transfer. Located at the northeast corner of Meadow Street and Xenia Way, the parcel contains approximately 11,291 square feet.

Urban Academy is located on the adjoining parcel and plans to expand its campus by creating a green space that will help enrich academic, social and emotional learning opportunities for its students and an attractive, nurturing space for the Larimer community. The campus green, which will include the property that is the subject of this authorization along with an adjoining 5,303-square-foot parcel at the northwest corner of Meadow and Turrett streets that Urban Academy is acquiring directly from the City, will include 15 new trees, outdoor classroom amphitheatres with log seating, open play space, and a manicured landscaped area.

Total project costs are budgeted at approximately \$153,854, to be funded entirely by redeveloper equity. Because of the size of the project, it is not subject to MWBE requirements.

Urban Academy of Greater Pittsburgh Charter School is a Pennsylvania nonprofit organization with a mailing address at 437 Turrett Street, Pittsburgh, PA 15206. K. Chase Patterson is Chief Executive Officer.

Chase Patterson, CEO, of the Urban Academy of Greater Pittsburgh Charter School, was present. Mr. Patterson thanked the URA Staff and the Larimer Consensus Group for their hard work.

Mr. Gainey congratulated Mr. Patterson and the school in working with the Larimer Consensus Group.

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

**RESOLUTION NO. 365 (2020)**

RESOLVED: That the Redevelopment Proposal submitted by Urban Academy of Greater Pittsburgh Charter School, for the sale of Block 125-B, Lot 116-1 in the 12<sup>th</sup> Ward, and execution of a disposition contract by sale to Urban Academy of Greater Pittsburgh Charter School, for \$1.00 plus costs, are hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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15. Amendment of Resolution No. 179 (2020) to extend the preliminary approval of Lower Hill Developer LLC (or an affiliated entity) as a redeveloper and preliminary approval of a Conceptual Development Plan for the take down of Block E (Block 2-C, Lot 406), in the 3rd Ward (“Take Down Tract #7”) with no future expiration date.

Ms. Walker requested Board approval of the above item.

Ms. Julie Edwards, Assistant Director of Neighborhood Development presented that In October 2019, PAR and Lower Hill Developer, LLC submitted a Take Down Notice for Take Down Tract #7, also known as Block E. Block E (Block 2-C, Lot 406) comprises 2.56 acres bounded by Bedford Avenue to the north, Fullerton Street to the east, Wylie Avenue to the south, and Logan Street to the west. The property is owned by the Sports & Exhibition Authority of Pittsburgh and Allegheny County (“SEA”), which has asked the URA to act as lead seller for this transaction.

Lower Hill Developer LLC, which is an affiliate of The Buccini/Pollin Group, Inc. (“BPG”), plans to construct a mixed-use project that will include a 97,000-square-foot live entertainment venue, with adjacent outdoor amphitheater capacity; approximately 17,800 square feet of ground-floor commercial space; approximately 285,000 square feet of subterranean parking; and approximately 34,000 square feet of entertainment/retail space on floors 2 and 3. Project costs are budgeted at approximately \$127.5 million. This includes space for a proposed public safety facility.

At its October 18, 2019 Special Board Meeting, the URA Board passed resolution Nos. 356 and 357 (2019) granting the preliminary approval of Lower Hill Developer LLC as a redeveloper for the take down of Block E and the preliminary approval of a Conceptual Development Plan for the take down of Block E. The URA’s original resolutions stated if Take Down did not occur by May 10, 2020. At its May 21, 2020 Special Board meeting, the Board of this Authority passed resolution No. 179 (2020) which extended the expiration dates from May 10, 2020 to December 10, 2020. Authorization is now requested to extend resolution no. 179 (2020) with no future expiration date to be consistent with other Lower Hill disposition board items.

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

**RESOLUTION NO. 366 (2020)**

RESOLVED: That Resolutions No. 179 (2020) is hereby amended to extend the preliminary approval of Lower Hill Developer LLC (or an affiliated entity) as a redeveloper and preliminary approval of a Conceptual Development Plan for the take down of Block E (Block 2-C, Lot 406), in the 3rd Ward (“Take Down Tract #7”) with no future expiration date.

16. Childcare Curriculum Development
- i. Authorization to enter into an agreement with Wright Childcare Solutions for an amount not to exceed \$20,000 for curriculum development services.

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Ms. Walker requested Board approval of the above item.

Aster Teclay, Business Strategy Officer presented that the URA is expected to launch two (2) online childcare classes hosted by Chatham University. One course is for entrepreneurs seeking to enter the childcare industry. No prior background or experience in the childcare field is required for this course. The second course is designated for current childcare providers or childcare centers seeking to expand or improve their business. These courses will allow entrepreneurs to receive training from subject matter experts and upon completion have access to funding opportunities.

On April 27, 2020, the URA released a Request for Proposals (RFP) for childcare consulting services to provide pre-loan and post-loan assistance to businesses going through the URA's loan process. Respondents were also required to have experience assisting businesses that are growing or starting a home-based childcare business; and expertise in Pennsylvania state childcare licensing process, state inspection process and requirements, and Keystone STARS initiative. The URA received one (1) response to this RFP. On July 13, 2020, the RFP was reissued, and zero (0) responses were received. The sole response was reviewed and evaluated using the following criteria:

- Experience of the respondent;
- Experience of the respondent's proposed staff;
- Proposed fee;
- Methodology; and
- Minority and Women Owned Business Enterprise (MWBE) participation.

Based on these criteria, Wright Childcare was selected and entered a contract for consulting services. Upon further review of the respondent's credentials, including current Keystone STAR accreditation and demonstrated history as a childcare provider, the URA seeks to enter a contract for Curriculum Development for Childcare entrepreneurs. The URA will own the rights to the curriculum and has the authority to change, adapt or monetize the product.

Wright Childcare Solution is 100% WBE (Women Business Enterprise)

The total cost of the office relocation is not to exceed \$20,000.

Funding Source: PNC grant funds

Wright Childcare Solutions is a Pennsylvania Corporation with a mailing address of 437 Turrett St, Pittsburgh, PA 15206

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

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**RESOLUTION NO. 367 (2020)**

RESOLVED: That an agreement with Wright Childcare Solutions for curriculum development services, for an amount not to exceed \$20,000, payable from PNC grant funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefore, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

17. Southside Works

- a. Proposal, authorization to enter into a lease, and form of Contract for the Disposition by Lease of Block 29-J, Lots 135 (Furnace Garage), 160 (Hot Metal Garage), and 175 (Ingot Garage), Block 12-M, Lot 340 (Ladle Garage), and Block 12-H, Lot 265-2 (Open Hearth Garage Public Parking Unit) in the 16<sup>th</sup> Ward to Somera Road, Inc. or a related entity.
- b. Authorization to enter into an Option Agreement for the conveyance of Block 29-J, Lots 135 (Furnace Garage), 160 (Hot Metal Garage), and 175 (Ingot Garage), Block 12-M, Lot 340 (Ladle Garage), and Block 12-H, Lot 265-2 (Open Hearth Garage Public Parking Unit) in the 16th Ward to Somera Road, Inc. or a related entity.

Ms. Walker requested Board approval of the above items.

Kryn Sausedo, Assistant Director of Business Solutions presented that the URA developed and owns four parking garages in the South Side Works, known as Hot Metal Garage, Ingot Garage, Ladle Garage, and Furnace Garage. In addition, the URA is the owner of the public parking spaces located within the Open Hearth Garage.

At this time, we are requesting authorization to execute an up-to 99-year lease with Somera Road (or a related entity) for the URA's Southside Works structured parking portfolio. Terms of the proposed lease are as follows:

- The combined lease for the five garages will be \$1,308,629 until 1/1/2025 and then \$1,556,088 afterwards with a 1.5% annual growth.
- Somera Road will maintain and operate all garages and pay any related taxes.
- Approximately \$330,000 in deferred maintenance will be split by the URA and Somera Road.

We are also requesting authorization to execute an option to purchase the property with Somera Road. The terms of the Option Agreement are as follows:

- Somera Road has an option to purchase all garages for \$19.5M. Rising 1% per year until 1/1/2025 and then 2% afterwards. If option executed prior to 1/1/2025, an additional amount will be paid by Somera Road to offset the prepayment penalty on the PNC loan related to the garages.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted:

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**RESOLUTION NO. 368 (2020)**

RESOLVED: That the Redevelopment Proposal submitted by Somera Road, Inc. or a related entity, for the Lease of Block 29-J, Lots 135 (Furnace Garage), 160 (Hot Metal Garage), and 175 (Ingot Garage), Block 12-M, Lot 340 (Ladle Garage), and Block 12-H, Lot 265-2 (Open Hearth Garage Public Parking Unit) in the 16<sup>th</sup> Ward, and execution of a disposition contract by lease to Somera Road, Inc. or a related entity, are hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said lease, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 369 (2020)**

RESOLVED: That an Option agreement with Somera Road, Inc. or a related entity for the conveyance of Block 29-J, Lots 135 (Furnace Garage), 160 (Hot Metal Garage), and 175 (Ingot Garage), Block 12-M, Lot 340 (Ladle Garage), and Block 12-H, Lot 265-2 (Open Hearth Garage Public Parking Unit), in the 16<sup>th</sup> Ward, is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

AGENDA "B"

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

1. Engagement with Clark Hill PLC to provide bond counsel for the Northside Properties Residence Phase III 4% Low Income Housing Tax Credit/Volume Cap transaction in an amount up to \$40,000.

**RESOLUTION NO. 370 (2020)**

RESOLVED: That an agreement with the Clark Hill PLC to provide bond counsel for the Northside Properties Residence Phase III 4% Low Income Housing Tax Credit/Volume Cap transaction, for an amount up to \$40,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

2. Ratification of an expansion of CEEVA, Inc. contract to provide managed technology services at a cost of up to \$110,000 annually.

**RESOLUTION NO. 371 (2020)**

RESOLVED: That the renewal of the Contract with CEEVA, Inc., to provide managed technology services, for an amount of \$110,000 annually, is hereby ratified.

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3. Extension through March 31, 2021, of the terms of the title services agreements with the following providers:
  - a. Chicago Title Insurance Company
  - b. Coon & Company
  - c. Dickie, McCamey & Chilcote, P.C.
  - d. Financial Dimensions, Inc.
  - e. First American Title Insurance Company
  - f. The Law Offices of Edward L. Kochuba, Jr., P.C.
  - g. Oxford Settlement Services Company
  - h. Papernick & Gefsky, LLC
  - i. Pioneer Land Settlement, Inc.
  - j. Tri-State Paralegal Service, LLC
  - k. Vitti Law Group, Inc.

**RESOLUTION NO. 372 (2020)**

RESOLVED: That amendment of Agreement with Chicago Title Insurance Company to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 373 (2020)**

RESOLVED: That amendment of Agreement with Coon & Company to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 374 (2020)**

RESOLVED: That amendment of Agreement with Dickie, McCamey & Chilcote, P.C. to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 375 (2020)**

RESOLVED: That amendment of Agreement with Financial Dimensions, Inc. to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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**RESOLUTION NO. 376 (2020)**

RESOLVED: That amendment of Agreement with First American Title Insurance Company to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 377 (2020)**

RESOLVED: That amendment of Agreement with The Law Offices of Edward L. Kochuba, Jr., P.C. to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 378 (2020)**

RESOLVED: That amendment of Agreement with Oxford Settlement Services Company to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 379 (2020)**

RESOLVED: That amendment of Agreement with Papernick & Gefsky, LLC to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 380 (2020)**

RESOLVED: That amendment of Agreement with Pioneer Land Settlement, Inc. to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 381 (2020)**

RESOLVED: That amendment of Agreement with Tri-State Paralegal Service, LLC to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute

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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. 382 (2020)**

RESOLVED: That amendment of Agreement with Vitti Law Group, Inc. to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

4. Extension through March 31, 2021, of the terms of the appraisal services agreements with the following providers:
  - a. Bodnar Real Estate Services, Inc.
  - b. Howard Hanna Appraisal Services
  - c. Integra Realty Resources
  - d. Newmark Knight Frank Valuation & Advisory, LLC
  - e. Kelly-Rielly-Nell-Barna Associates, Inc.
  - f. Landmark Appraisal Services
  - g. P.C. Kaufman Appraisal Services, LLC
  - h. Valbridge Property Advisors | Barone Murtha Shonberg & Associates

**RESOLUTION NO. 383 (2020)**

RESOLVED: That amendment of Agreement with Bodnar Real Estate Services, Inc. to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 384 (2020)**

RESOLVED: That amendment of Agreement with Howard Hanna Appraisal Services to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 385 (2020)**

RESOLVED: That amendment of Agreement with Integra Realty Resources to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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**RESOLUTION NO. 386 (2020)**

RESOLVED: That amendment of Agreement with Newmark Knight Frank Valuation & Advisory, LLC to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 387 (2020)**

RESOLVED: That amendment of Agreement with Kelly-Rielly-Nell-Barna Associates, Inc. to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 388 (2020)**

RESOLVED: That amendment of Agreement with Landmark Appraisal Services to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 389 (2020)**

RESOLVED: That amendment of Agreement with P.C. Kaufman Appraisal Services, LLC to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 390 (2020)**

RESOLVED: That amendment of Agreement with Valbridge Property Advisors | Barone Murtha Shonberg & Associates to extend the Agreement term to March 31, 2021, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Agreement with Concrete Rose for Anne Steele Roof repair at 224 Mayflower in an amount not to exceed \$28,525. The funding Source is LLEA. Including without limitation all materials, labor costs and expenses as follows:
  - a. Staff work on this project shall be charged at the hourly rate.
  - b. All direct cost including printing, reproduction, long distance telephonic communication and travel other than by automobile shall be reimbursed at actual cost.

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- c. All direct cost incurred due to subcontracting of work to others shall be reimbursed at actual cost.

**RESOLUTION NO. 391 (2020)**

RESOLVED: That an agreement with Concrete Rose for Roof repairs on property located at 224 Mayflower Street, Pittsburgh, PA 15206, for an amount up to \$28,525, is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- 6. Authorization is being requested to amend the program guidelines for the Small Landlord Program to increase the total project cost maximum from \$60,000 to \$100,000. Interest rate, loan terms and affordability deed restrictions will remain unchanged.

**RESOLUTION NO. 392 (2020)**

RESOLVED: That amendment of the Small Landlord Program guidelines to increase the total project cost maximum from \$60,000 to \$100,000 is hereby approved.

- 7. Ratification of amendment of Agreement with Fox Rothschild LLC for legal services regarding Bankruptcy matters in the amount of \$20,000. -393

**RESOLUTION NO. 393 (2020)**

RESOLVED: That amendment of Agreement with Fox Rothschild LLC for legal services regarding Bankruptcy matters, with an increase of \$20,0000, hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- 8. Ratification of Agreement with Ken Reilly Contracting, to provide Emergency Tuck Point Repairs to 429 Wood Street, Pittsburgh, PA per agreement dated November 24, 2020. This includes additional work requested and outlined by Gateway Engineers as C-19931-0011 dated November 25, 2020- 394
  - a. Total cost of repairs is \$46,500.

**RESOLUTION NO. 394 (2020)**

RESOLVED: That an agreement with Ken Reilly Contracting for emergency tuck point repairs on property located at 429 Wood Street, Pittsburgh, Pennsylvania 15222 for an amount up to \$46,500, is hereby ratified, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- 9. Citywide – URA Property Stabilization: Agreements with three (3) firms—Chatman Properties LLC; City Source Associates, Inc.; and One Call Handles It All Landscaping and

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Trucking, LLC—for as-needed tree services in an amount that will collectively not exceed \$60,000 over a three-year contract period.

**RESOLUTION NO. 395 (2020)**

RESOLVED: That an agreement with Chatman Properties LLC for as-needed tree services for Citywide properties, for an amount up to \$20,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 396 (2020)**

RESOLVED: That an agreement with City Source Associates, Inc., for as-needed tree services for Citywide properties, for an amount up to \$20,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 397 (2020)**

RESOLVED: That an agreement One Call Handles It All Landscaping and Trucking, LLC for as-needed tree services for Citywide properties, for an amount up to \$20,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10. Amendment of Agreement with Whitman, Requardt & Associates, LLP (WRA) to complete the scope of services for construction management/construction inspection services for the East Liberty Harvard Beatty Site Preparation Contract No. 5 for an increase of \$50,000 for total contract amount of \$200,000.

**RESOLUTION NO.398 (2020)**

RESOLVED: That amendment of the Agreement with Whitman, Requardt & Associates, LLP (WRA), to complete the scope of services for construction management/construction inspection services for the East Liberty Harvard Beatty Site Preparation Contract No. 5, for an increase up to \$50,000, for a total Agreement amount of 200,000, and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Amendment of Resolutions Nos. 255, 256, 257,258 (2020) to add Director of Finance as an authorized signatory of all URA documents.

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**RESOLUTION NO. 399 (2020)**

RESOLVED: That Resolution Nos. 255, 256, 257,258 (2020) are hereby amended, to add the Director of Finance as an authorized signatory of all URA documents.

12. Acceptance of revised guidelines to the Commercial Rent Relief Program allowing for up to \$3,000 per grant mad and removing the restriction to only CDBG eligible areas.

**RESOLUTION NO. 400 (2020)**

RESOLVED: That the revision to the Commercial Rent Relief Program Guidelines to allow for up to \$3,000 per grant mad and to remove the restriction to only CDBG eligible areas are hereby approved.

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13 <sup>th</sup>	174-J-308	803 N. Homewood Avenue

**RESOLUTION NO. 401 (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 <sup>th</sup>	174-J-308	803 N. Homewood Avenue

14. 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>
25 <sup>th</sup>	23-B-196	0 Perrysville Avenue
25 <sup>th</sup>	23-B-198	0 Perrysville Avenue
25 <sup>th</sup>	23-B-199	0 Perrysville Avenue
25 <sup>th</sup>	23-B-220	0 Perrysville Avenue
25 <sup>th</sup>	23-B-223	0 Federal Street
25 <sup>th</sup>	23-B-224	0 Federal Street

**RESOLUTION NO. 402 (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

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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>
25 <sup>th</sup>	23-B-196	0 Perrysville Avenue
25 <sup>th</sup>	23-B-198	0 Perrysville Avenue
25 <sup>th</sup>	23-B-199	0 Perrysville Avenue
25 <sup>th</sup>	23-B-220	0 Perrysville Avenue
25 <sup>th</sup>	23-B-223	0 Federal Street
25 <sup>th</sup>	23-B-224	0 Federal Street

15. 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>
5th	26-P-156	0 Adelaide Street
5th	26-P-157	0 Adelaide Street

**RESOLUTION NO. 403 (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>
5th	26-P-156	0 Adelaide Street
5th	26-P-157	0 Adelaide Street

16. Appointment of Joe Karlovits, Director of Finance, to the Pittsburgh Urban Initiatives (PUI) Board of Directors.

**RESOLUTION NO. 404 (2020)**

RESOLVED: That the appointment of Joe Karlovits, URA Director of Finance, to the Pittsburgh Urban Initiatives (PUI) Board of Directors, is hereby approved.

17. Certificate of Completion for Produce Terminal Holdings, LLC, for Block 9-D, Lot 200, in the 2<sup>nd</sup> Ward and authorization to return the Good Faith Deposit (commercial rehabilitation – 1615-2001 Smallman Street).

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**RESOLUTION NO. 405 (2020)**

RESOLVED: That issuance of a Certificate of Completion to Produce Terminal Holdings, LLC for Block 9-D, Lot 200, in the 2<sup>nd</sup> Ward, and return of the Good Faith Deposit (commercial rehabilitation – 1615-2001 Smallman Street) are hereby approved and the Executive Director, Deputy Executive Director and/or Business Solutions Director, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

18. Dedication of existing Liberty Green Park (Block and Lot Nos. 83-S-146, 83-S-190, 83-S-196, & 83-S-202) in the 11th Ward.

**RESOLUTION NO. 406 (2020)**

RESOLVED: That the dedication of existing Liberty Green Park (Block and Lot Nos. 83-S-146, 83-S-190, 83-S-196, & 83-S-202) in the 11th Ward, is hereby approved.

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**  
**December 10, 2020 Regular Board Meeting**

A public comment was received from Daniel Perla regarding Homeowner Assistance Program-funded work that was performed on Mr. Perla's home. The matters raised in the comment have been addressed, and the comment is withdrawn.

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**Name:** Myrna Newman

**Comment:** It was recently brought to my attention by a Hazelwood resident that the URA is considering selling lots along Chance Way to Oak Moss Associates, LLC. While I am grateful for their efforts to renovate the historical Woods House into a pub and support the idea of development in Hazelwood, I am concerned about the location of this particular development project due to its location in a proposed Greenway.

Between 2010-2015, our organization spent quite a bit of time in this area of Hazelwood, removing a total of 15.6 tons of trash and 300 tires from the green space between Sylvan Avenue and Monongahela St./Chance Way and another 7.7 tons of trash and 269 tires from the wooded green space between Gladstone and Sylvan Ave. We were actually under the (apparently mistaken) impression that the wooded area between Chance and Sylvan had already been designated as part of the Greenway. Regardless of the official designation, it was clear that the community valued and wanted help in cleaning and preserving this green space.

It seems that the interest in preserving green space in Hazelwood has only increased in recent years. In the 2019 Neighborhood Plan, strengthening the quality of greater Hazelwood's green spaces was a primary infrastructure goal. Developing this wooded green space that is adjacent to an existing Greenway and was identified by the city as proposed Greenway is counter to the community's plan.

Developing this green space is counter to city-wide and regional plans, as well. The city's Climate Action Plan calls for increasing tree canopy by 60% and halting tree canopy loss due to development. The city, greater Pittsburgh area, state of Pennsylvania, and the US all have goals to increase tree canopy, understanding that forested green space is vital to the health and well-being of communities. Cutting down existing hardwood trees for this development would be inconsistent with these goals.

Hazelwood has no shortage of vacant/abandoned lots (we cleaned many of those in 2015, also!). Wouldn't it be better to build on existing vacant lots that aren't forested? Not only would that fit with community and regional goals for tree canopy and green space, but it would also help fill in the "missing teeth" of the neighborhood, aiding in general revitalization.

Our organization spends much of our time, energy, and other resources on removing trash from the wooded hillsides of Pittsburgh because they are iconic to Pittsburgh, provide opportunities for recreation and enjoyment, serve as critical wildlife corridors, and are vital to the health and well-being of our residents. Please help preserve these woodland spaces by agreeing to halt the sale of lots along Chance Way for development by Oak Moss Associates, LLC.

Sincerely,

Myrna Newman  
Executive Director  
Allegheny CleanWays  
412-381-1301  
[www.alleghenycleanways.org](http://www.alleghenycleanways.org)

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**Name:** Megan Confer-Hammond

**Board Item:** Overall comment and 6E

**Comment:** My name is Megan Confer-Hammond, I am the interim executive director of the Fair Housing Partnership of Greater Pittsburgh. For the last URA Board meeting of 2020, my comment is generally applied to the URA as a whole. Pittsburgh is at a crossroads. As we await the federal transition and the new HUD leadership, including locally, fair housing groups nationwide convened in the past month discussing Affirmatively Furthering Fair Housing and anticipated HUD policy changes. As always, I ask the URA to understand how its development decisions impacts our City's inequity. Over 50 years ago, our country was at a civil rights crossroads. Our Congress wrote the AFFH provisions to compel meaningful change within our decision-making. We're still awaiting our regional governments and other decision-makers to make good on that commitment. For example, in 6E. the Low Income Housing Tax Credit Applications, a new construction project is proposed for those who are 62 years of age and older that is entirely 1-bedrooms. Within Housing for Older Persons, housing for those who are 62 and older is much more restrictive than housing for those who are 55 and older. Additionally, the project's siting is in the neighborhood with the lowest, by far, Black alone population, as per the Census, of the 4 proposals. Again, such a development strategy is historically known to maintain or deepen pre-existing racial segregation.

Additionally, the purse strings are needed to impact affordable housing management that is in place after construction. The privatization of the region's affordable housing is resulting in private companies cherry-picking the impoverished population that they serve. For 2021, I ask for equity in our affordable housing development.

**(Continued next page)**

# LOWER HILL EXECUTIVE MANAGEMENT COMMITTEE

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## MEMO

Date: December 10th, 2020

To: URA Board of Directors

From: Lower Hill Executive Management Committee (EMC)

Subject: November Progress Report

During these challenging times of COVID, the EMC board is working diligently with all Lower Hill stakeholders and the community to achieve the goals of the CCIP. At this time, best efforts have not been demonstrated. Here are some of the EMC challenges.

### **Community Reinvestment Plan**

Since May, the EMC has been waiting to receive FNB and PAR's counteroffer to the Community Reinvestment Plan for Block. Still pending, no update.

### **Stop Gap Protection**

On August 21st, the EMC requested from PAR a Stop Gap Protection that would require PAR before any takedown proceedings to give the EMC eight weeks to consider community benefits, specifically the Community Reinvestment Plan. EMC is waiting on PAR's response. Still pending, no update.

### **Lower Hill Development Team**

On November 19th, 2020, Mayor Peduto, Councilman Lavelle, and BPG issued a press release announcement on the Lower Hill Development team expansion. The press release was the first time the EMC was made aware of new editions to the development team and attempts to meet the CCIP. The EMC board meets on a bi-weekly basis and ask for updates related to the CCIP from the SEA, URA, Mayor's Office, Councilman Lavelle's Office, and PAR. The request for updates is a standard procedure documented in our meeting minutes since September 4th, 2020. SEA, URA, Mayor's Office, Councilman Lavelle, and PAR did not disclose these critical Lower Hill Development team negotiations to the EMC.

### **Requested Extension**

PAR informed the EMC that the purpose of their request to extend resolution no.179 (2020) before the URA board was to align dates within the URA and SEA terms. Discussions occurred on the matter; however, there was no consensus among the EMC that the extension should be granted. A standard of full confidence regarding transparency on the request could not be achieved at the committee meeting.

The EMC is committed to assuring the implementation of the CCIP and full disclosure to the Urban Redevelopment Authority 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](mailto:lharrell@hilldistrict.org) or by phone at 412-589-5154