

# URA Board Agenda



**Date/Time:** Thursday, June 17, 2021

**Web Access:** <https://zoom.us/j/92745522380>

**Dial In:** 1 (929) 205 6099

**Webinar ID:** 927 4552 2380

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## Regular Board Meeting

### AGENDA A

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- b. Residential Façade Improvement Program – Boundary Expansion
    - i. Authorization to expand the eligible geographies for participation from a 400 ft. radius around all Pittsburgh Housing Development Corporation construction projects to the entirety of the neighborhood in which the construction is taking place for a period of one year after the end of construction.
  
  - c. Brighton Heights - Former St. John’s Hospital Site
    - i. Proposal and form of contract for the sale of Block 75-L, Lots 270, 275, 276, 277 and 314 and Block 75-M, Lot 83 in the 27<sup>th</sup> Ward to Allegheny Land Trust (ALT) for \$106,900 plus costs.
  
  - d. Fairywood – Fairywood Industrial Site
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# Director's Report

**To:** URA Board of Directors

**From:** Evan Miller, Housing Policy Manager

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

**Date:** June 17, 2021

**Re:** Agenda Item 5(a): Residential Lending and Investments

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## Item Overview

### 5(a) East Liberty - Harvard Beatty Housing

- i. Authorization to enter into a Rental Gap Program loan with Harvard Beatty Housing LLC in an amount up to \$450,000.
- ii. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 83-P, Lot 225 in the 11th Ward to Harvard Beatty Housing LLC or a related entity to be formed for \$400,000.

## Authorization Details

Trek Development Group has formed Harvard Beatty Housing LLC to acquire (from the URA) what is currently a parking lot on the edge of the East Liberty business district, at the corner of Harvard and North Beatty Streets. The developer plans to build a 42-unit, new construction, mixed-income apartment building. Harvard Beatty Housing will be the second mixed-income development that Trek has built in this corner of East Liberty. Mellon's Orchard was completed in late 2020 along Station Street, to the west of the Harvard Beatty site. The recently completed project has 47 total units, with 37 units of affordable housing.

In August 2020, Harvard Beatty was awarded an allocation of 9% Low-Income Housing Tax Credits (LIHTC) by Pennsylvania Housing Finance Agency (PHFA), providing a significant infusion of upfront financing to fund the project's construction. LIHTC equity comprises roughly 75% of the development budget. The remaining 25% will be sourced by this RGP request, a PHFA conventional first mortgage, PHFA's Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) program.

Additionally, Harvard Beatty is the first project to receive funding from the East Liberty Transit Revitalization Investment District Revitalization Authority's (ELTRIDRA) affordable housing program, known as East End Housing Development Program (EEHDP). EEHDP was funded by pledged tax increment from the former Penn Plaza site and was capitalized in a borrowing from the developer in 2020. An RFP for EEHDP was released in January 2021, and Harvard Beatty was awarded a \$500,000 loan in May 2021 by the ELTRIDA Housing Committee and ELTRIDRA Board.

The development of Harvard Beatty Housing, and Mellon's Orchard, are direct responses to the wave of high-end market-rate rental housing development in the area that has exacerbated the lack of affordable housing in the East End. Harvard Beatty aims to combat this by providing high quality, new-construction affordable housing with long-term deed restrictions. The redevelopment team will work closely with appropriate relocation agencies, such as Neighborhood Allies and Penn Plaza Support and Action Coalition, to notify displaced residents of the housing opportunities at Harvard Beatty.



In addition to the \$450,000 loan request, the URA is selling the land for this project; authorization is requested to accept the developer's proposal, form a sales contract, approve final drawings and evidence of financing, and to execute a deed for the sale of lot 83-P-225 for \$400,000.

<b>Borrower/Developer:</b>	<b>Harvard Beatty Housing LLC</b>
<b>Contractor:</b>	Mistick Construction Company
<b>Location:</b>	121 N. Beatty Street
<b>Neighborhood:</b>	East Liberty
<b>Council District:</b>	9
<b>Description:</b>	New construction of mixed-income apartment building with 42 total units; 33 one-bedroom units, nine (9) two-bedroom units. Four (4) units affordable to HH at or below 20% AMI, four (4) units affordable to HH at or below 30% AMI, 14 units affordable to HH at or below 50% AMI, 11 units affordable to HH at or below 60% AMI. Nine (9) market rate units.
<b>Authority Financing for Review:</b>	Rental Gap Program loan in an amount up to \$450,000.00, 0% interest rate, 40-year term.
<b>Collateral:</b>	URA-recorded mortgage and a HOME Declaration of Restrictive Covenants for four (4) units at or below 50% AMI for a period of 40 years.
<b>Required Approvals:</b>	Approved at the Real Estate Loan Review (RELRC) Committee meeting on June 3, 2021
<b>Program Sources:</b>	HOME 2019
<b>MWBE:</b>	Final MWBE Plan submitted by developer to URA MWBE program staff
<b>Commitment Expiration Date:</b>	December 17, 2021

<b>Sources of Funds</b>	
URA HOME Request	\$450,000
ELTRIDRA East End Housing Development Program Funds	\$500,000
PHFA Conventional First Mortgage	\$1,250,000
PHFA Phare Funds	\$740,000
LIHTC Equity (Royal Bank of Canada)	\$10,075,638
Developer Equity	\$100
Deferred Development Fee	\$144,366
<b>Total Project Financing</b>	<b>\$13,160,104</b>

<b>Uses of Funds</b>	
Construction and Hard Costs	\$9,197,907
Fees	\$715,882
Miscellaneous Development Expenses	\$384,253
Construction and Financing Charges	\$268,730
Acquisition	\$431,000
Reserves and Developer Fee	\$1,868,463
Syndication Fees & Expenses	\$293,869
<b>Total Project Uses</b>	<b>\$13,160,104</b>



# Director's Report

**To:** URA Board of Directors

**From:** Jennifer Wilhelm, Director of Commercial & Business Lending

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

**Date:** June 17, 2021

**Re:** Agenda Item 6(a): Commercial Lending & Investments

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## Item Overview

### 6(a) \$1 Million First National Bank (FNB) Investment

- i. Ratification of \$1 million investment from FNB to be used for Avenues of Hope Small Contractor Line of Credit program.

## Authorization Details

First National Bank is providing \$1 million in capital investment to the URA to help seed the new Avenues of Hope Small Contractor Line of Credit program. This program will provide up to \$100,000 in a line of credit for small contractors actively working on projects within Avenues of Hope areas: Perry North & South, Sheraden, Hill District, Larimer, Homewood, Allentown/Beltzhoover and Hazelwood. Avenues of Hope is a place-based, people-first approach to neighborhood revitalization that intervenes across all layers of successful, health and sustainable main street development.

All \$1 million will be in the form of an Equity Equivalent Investment (EQ2). The investment will be a 36-month term, at 2% interest, with semi-annual interest payments. The EQ2 can be renewed every three years for a maximum of 12 years total loan period. This generous investment from FNB will help the URA to support small contractors in a new and exciting way. This will be the first line of credit program offered through the URA.



# Director's Report

**To:** URA Board of Directors

**From:** Jennifer Wilhelm, Director of Commercial & Business Lending

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

**Date:** June 17, 2021

**Re:** Agenda Item 6(b): Commercial Lending & Investments

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## Item Overview

- 6(b) \$800,000 Grant to Invest PGH for Childcare Reinvestment Business Loan (CRiB) Program**
- i. Movement of \$800,000 of PNC Foundation grant dollars from the URA to Invest PGH to be used to capitalize CRiB.

## Authorization Details

In August 2020, the URA Board approved a \$6.5 million investment from PNC Foundation in the form of loan and grant dollars to support business growth, \$1.3 million, of which, was allocated specifically to assist childcare businesses. A large portion of the capital went to seed The Minority Led Business Recovery and Growth Fund. To date, the URA has deployed \$2.2 million of that capital through low interest loans to 35 minority-owned businesses and is actively processing 24 additional applications.

For the childcare businesses, the URA partnered with Invest PGH to create a special forgivable loan, the Pittsburgh Childcare Reinvestment Business Fund (CRiB). CRiB is a pilot program designed to sustain and stimulate the growth of childcare businesses in the City of Pittsburgh. Childcare businesses within the City are eligible for up to \$25,000 in forgivable loans to be used for working capital or other business needs. All loans will be processed by Invest PGH. The \$800,000 transfer of the PNC Foundation dollars to Invest PGH will go specifically to the CRiB program, which will officially launch June 23, 2021. This loan program will be paired with additional technical assistance opportunities for childcare businesses through partnerships with Chatham University's Center for Women's Entrepreneurship and Trying Together.



# Director's Report

**To:** URA Board of Directors

**From:** David Serbin, Director of Development

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

**Date:** June 17, 2021

**Re:** Agenda Item 7(a): Development Services

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## Item Overview

### 7(a) Larimer – Larimer/East Liberty Phase III, L.P.

- i. Final drawings and final evidence of financing for Phase III work on Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 281 (part), 282 (part), 283 (part), 287, 290, 291, 293, and 295 (part), in the 12th Ward.

## Authorization Details

At its November 2019 meeting, the URA Board approved a development proposal and the execution of a deed for the conveyance of the property to the Housing Authority of the City of Pittsburgh (HACP) for the sale and development of Phase III of the Larimer CHOICE Neighborhoods project, for \$1 plus costs.

Since then, HACP has closed on the purchase of the URA-owned property totaling approximately 50,901 square feet. The Developer, McCormack Baron Salazar (MBS), is working to gain all the City approvals needed for construction to start after the anticipated July 2021 closing. In April 2021, the URA Board approved URA financing for Phase III in a total amount of \$2,126,000 - \$650,000 in residential financing and \$1,476,000 in commercial financing. At construction closing, HACP will transfer the leasehold interest of the property to Larimer/East Liberty Phase III, L.P., which is composed of affiliates of ARMDC, MBS, and OCCH.

Authorization is now requested to accept the final construction drawings and final evidence of financing. The project is the construction of a new three-story building and adjacent townhomes located along Larimer Avenue between Meadow and Winslow Streets, which will include 42 rental apartments, 4,800 square feet of new commercial space, and resident amenities. Total development costs, including site preparation and physical infrastructure, are estimated at approximately \$19.4 million.

McCormack Baron Salazar is a Missouri corporation with a mailing address of 720 Olive St., Suite 2500, St. Louis, MO 63101. Vincent Bennett, is Chief Executive Officer of MBS.



# Director's Report

**To:** URA Board of Directors

**From:** David Serbin, Director of Development

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

**Date:** June 17, 2021

**Re:** Agenda Item 7(b): Development Services

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## Item Overview

### 7(b) Residential Façade Program - Boundary Expansion

- i. Authorization to expand the eligible geographies for participation from a 400 ft. radius around all Pittsburgh Housing Development Corporation (PHDC) construction projects to the entirety of the neighborhood in which the construction is taking place for a period of one year after the end of construction.

## Authorization Details

In September 2019, the Board approved changes to the Residential Façade Improvement Program aimed at reducing barriers to participation by low to moderate income households and adjusting the original boundaries defined in 2013.

Original guidelines allowed for participation from investors and homeowners. No income limit was established for participants. The boundaries were focused on the Department of City Planning's defined boundaries for the Neighborhoods of Arlington, Central Northside, Garfield, Manchester, Polish Hill, and Upper Hill in the interest of advancing neighborhoods that were seeing an increase in private investment. A matching grant was offered for work being completed on the front façade of the homes at 50% match to the homeowner with a maximum URA contribution of \$5,000.

The 2019 guideline amendments established tiered, income-based grant contributions of up \$8,000 per owner-occupied household. With limited yearly contributions of \$150,000 less 10% administration received from City of Pittsburgh Paygo Funds, expansion of the program as a citywide tool was deemed infeasible. In an effort to maximize impact of public funds while expanding to new neighborhoods, the Program boundaries were revised to compliment URA and PHDC sponsored development projects by limiting eligibility to a 400 ft. radius around each project for a period of one year after project completion. The 400 ft. radius was identified as an average length of a residential block.

Program boundary limits placed in 2019, aimed at reducing the potential of over encumbrance of funds has had the unintended effect of reducing Program participation. Authorization is requested to expand program boundaries from a one block radius to the entirety of the City-defined neighborhood boundaries in which the PHDC is invested. All other previously amended guideline changes will remain in place.





# Director's Report

**To:** URA Board of Directors

**From:** David Serbin, Director of Development

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

**Date:** June 17, 2021

**Re:** Agenda Item 7(c): Development Services

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## Item Overview

### 7(c) Brighton Heights - Former St. John's Hospital Site

- i. Proposal and form of contract for the sale of Block 75-L, Lots 270, 275, 276, 277 and 314 and Block 75-M, Lot 83 in the 27th Ward to Allegheny Land Trust (ALT) for \$106,900 plus costs.

## Authorization Details

Authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Allegheny Land Trust (ALT). ALT is a 501(c)3 land conservation nonprofit created in 1993 to help local people save local land. ALT is looking to purchase the six (6) forementioned parcels, formerly home to St. John's Hospital, to develop a greenspace with natural stormwater management features. The six (6) parcels are currently vacant land and total approximately 161,839 square feet. The site has been unused for decades, during which time several attempts at development have failed.

At the November 14, 2020 meeting, the URA Board of Directors approved a six month extension to ALT's period of Exclusive Negotiations for the potential purchase and development of the former St. John's Hospital site property. Since then, ALT has worked through due diligence processes and continued in efforts to build their capital stack. The total development cost is \$1,057,120.12.

The public benefits of protecting this land include active stormwater management in a priority watershed, naturalization of vacant land into green space, passive recreation, and providing scenic beauty in an otherwise urbanized community. People from all over frequent the site for the convenient access it provides for healthy outdoor recreation.

Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings and evidence of financing and for authorization to execute the deed. Further, such final approvals will not include authorization to begin construction or authorization to begin construction on infrastructure improvements, unless designs have been sufficiently vetted with community stakeholders and URA staff.

Allegheny Land Trust is a not-for-profit corporation with a mailing address of 416 Thorn St. Sewickley, PA 15143. Christopher Beichner is the President and CEO.



# Director's Report

**To:** URA Board of Directors

**From:** David Serbin, Director of Development

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

**Date:** June 17, 2021

**Re:** Agenda Item 7(d): Development Services

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## Item Overview

### 7(d) Fairywood – Fairywood Industrial Site

- i. Authorization to enter into exclusive negotiations and/or execute a term sheet or letter of intent with Regional Industrial Development Corporation (RIDC) for the development of Block 107-H, Lot 100 and Block 70-E, Lots 325 and 330 in the 28th Ward.

## Authorization Details

Authorization is requested to enter into exclusive negotiations and/or execute a term sheet or letter of intent with Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC), for the development of the Fairywood Industrial Site, Block 107-H, Lot 100 and Block 70-E, Lots 325 and 330 in the 28th Ward. The Fairywood Industrial Site is an approximately 25-acre vacant property in the Fairywood neighborhood. It is currently planned that the Fairywood Industrial Site will be conveyed to a partnership to be formed by and between RIDC and the URA, with the possible inclusion of an anchor tenant should one be determined. The partnership would construct one or more commercial buildings with potential uses likely focusing on warehousing, logistics, and possibly light manufacturing and assembly.

Prior to conveyance of the Fairwood Industrial Site, the proposed development will be presented to the URA Board for approval of final terms and for authorization to execute conveyance documents.

RIDC is a Pennsylvania nonprofit organization located at 611 William Penn Place, Suite 600, Pittsburgh, Pennsylvania 15219. Donald F. Smith, Jr., PhD, is the President.



**Regular Board Meeting  
DISCLOSURES AGENDA**

**1. Agreements/Amendments**

- a. Authorization to amend Resolution 61 (2020) to increase the Granada Residences’ Rental Housing Development Improvement Program (approved prior to July 2020 program consolidation with Rental Gap Program) from \$335,230 to \$735,230.
- b. Authorization to amend Resolutions 328 (2020), 74 (2021), and 75 (2021) to change the Borrower name from Rising Tide Partners to RT East Hills LLC, or a related entity.
- c. Authorization for the Official Action to Register the Intent to Issue Multifamily Debt for the Bedford Campus Redevelopment in the amount of up to \$16,000,000.
- d. Engagement with Clark Hill PLC to provide bond counsel for the Bedford Campus Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction in an amount up to \$40,000.
- e. Amendment of Resolution 47 (2021), which authorized a lease and/or license agreement with Pittsburgh SSW Public Spaces, LLC for the use and maintenance of six (6) parcels in SouthSide Works in the 16<sup>th</sup> Ward, to add Block 12-H, Lot 230, to the parcels to be leased and/or licensed.
- f. Authorization to amend and rescind previously approved resolutions
  - i. Amend resolutions 250, 251 & 252 (2019) for \$500,000 to increase to \$1.5 million for the Carnegie Library of Pittsburgh Branch Renovations (ME 300-2023).
  - ii. Rescind resolutions 90, 91 & 92 from 2021 for the Carnegie Library of Pittsburgh Branch Improvements (ME 300-2247).
- g. Amendment to Resolution 227 (2015), as amended by Resolution 221 (2020), to increase the URA’s parking tax diversion related borrowing in support of the 350 Oliver parking structure by an additional \$85,000 for a total increase of \$265,000.

**2. Acquisitions**

- a. Veterans Place Campus Expansion: 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>
12 <sup>th</sup>	125-C-162	979 Washington Blvd
12 <sup>th</sup>	125-C-163	981 Washington Blvd
12 <sup>th</sup>	125-C-164	983 Washington Blvd
12 <sup>th</sup>	125-C-165	985 Washington Blvd
12 <sup>th</sup>	125-C-166	987 Washington Blvd

- b. Community Garden Expansion in Larimer: 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>
12 <sup>th</sup>	124-N-247	Meadow Street
12 <sup>th</sup>	124-N-252	Meadow Street

- c. Future Residential Development: 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>
12 <sup>th</sup>	124-N-253	Meadow Street
12 <sup>th</sup>	124-N-254	Meadow Street
12 <sup>th</sup>	124-N-255	Meadow Street



- d. Schenley Heights Collaborative/PHDC Low-Mod Residential Rehab for Resale: Acquisition of the following publicly owned property for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5 <sup>th</sup>	27-B-392	826 Shawnee
5 <sup>th</sup>	27-B-393	828 Shawnee

- e. Beltzhoover Consensus Group/PHDC Low-Mod Residential Rehab for Resale: 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>
18 <sup>th</sup>	15-R-230	844 Gearing Ave
18 <sup>th</sup>	15-R-281	814 Delmont Ave

- f. Sixth Mt. Zion Baptist Church Parking: 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>
12 <sup>th</sup>	125-B-46	Lincoln Avenue

- g. Uptown Partners Request for Preservation: 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>
4 <sup>th</sup>	11-K-78	2 Seneca St
4 <sup>th</sup>	11-K-78-2	3 Seneca St

- h. Site Assembly for Northside Properties Residences Phase 4: Acceptance of vacation of portions of California Avenue between Kunkle Avenue on the north and Kirkbride Street on the south; Doll Way between Kunkle Avenue on the north and California Avenue on the south; and Sedgwick Street between Lamont Way on the north and Kirkbride Street on the south in the 21<sup>st</sup> Ward.

### **3. Certificates of Completion**

- a. Certificate of Completion for Western Avenue Associates for Block 7-B, Lot 123, in the 21<sup>st</sup> Ward (landscaped parking lot – 1424 Western Avenue)
- b. Certificate of Completion for Fred and Helen Richardson for Block 9-M, Lot 73-A, in the 2<sup>nd</sup> Ward (Side Yard – Arcena Street)

### **4. Appointments**

- a. Authorization for Shaina Madden to become a Board Member of the National Association of Local Housing Finance Agencies (NALHFA)

### **5. Dispositions**

- a. Authorization to enter into exclusive negotiations with Beacon Communities LLC, or a related entity, and Hill Community Development Corporation through December 31, 2021, or through the date that the Housing and Urban Development Agency announces its Section 202 awards, which ever shall come later, for the sale of Block 25-S, Lots 110 and 112, in the 5<sup>th</sup> Ward.
- b. Final drawings and final evidence of financing for Block 23-L, Lots 76, 78, 79, 87, 89, 90, 91, & 92 in the 22<sup>nd</sup> Ward, sold to Garden Theater Block, LLC, pursuant to Resolution No. 81 (2020).
- c. Authorization to execute an amended Disposition Contract for the sale of Block 2-H, Lot 108 (formerly known as Block 2-H, Lots 108, 110, 111, 111A, 111B, 112, 113, 114, 115, 116, 117, 118,



119, 120, 120A, 120B, 121A, 121B, and 122), commonly referred to as Lot F, in the 3rd Ward to MidPoint Group of Companies, Inc., for \$1,000,000 plus costs.

- d. Amendment to Resolution 432 (2019) to state that the URA shall hold reverter deeds for: 1) the to-be-created Residential 4% Unit, to be owned by 99-year long-term lease from MidPoint Group of Companies, Inc. to City's Edge Residential 1, LLC, a Pennsylvania limited liability company; 2) for the Residential 9% Unit, to be owned by 99-year long-term lease from MidPoint Group of Companies, Inc. to City's Edge Residential 2, LLC, a Pennsylvania limited liability company; and 3) the Commercial Unit. The URA may record the residential unit reverter deeds in the event that financial closing does not occur for the Residential 4% Unit and/or the Residential 9% Unit by August 31, 2021, and the URA may record the reverter deed for the Commercial Unit if either: all financing for the Commercial Unit is not in place by August 31, 2021, or substantial vertical construction has not started on the Commercial Unit by September 30, 2021.

## **6. Side Yard Sale**

- a. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Chris Stamler for the sale of Block 50-M, Lot 61, in the 10<sup>th</sup> Ward for \$9,000 plus costs (Kincaid Street – side yard sale).
- b. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Jacques Moye for the sale of Block 9-M, Lot 176, in the 3<sup>rd</sup> Ward for \$8,110 plus costs (Cliff Street – side yard sale).



# Appendix - June 2021 Regular Board Meeting Resolutions

## 5. RESIDENTIAL LENDING & INVESTMENTS

### Item 5(a)

#### RESOLUTION NO. \_\_\_\_\_ (2021)

RESOLVED: That a Rental Gap Program loan with Harvard Beatty Housing LLC for new construction of mixed-income apartment building with 42 total units. 33 one-bedroom units, nine two-bedroom units, in an amount of up to \$450,000, payable from the Housing Opportunity Fund Rental Gap Program is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### RESOLUTION NO. \_\_\_\_\_ (2021)

RESOLVED: That the Redevelopment Proposal submitted by Harvard Beatty Housing LLC or a related entity to be formed, for the sale of Block 83-P, Lot 225 in the 11th Ward, and execution of a disposition contract by sale to Harvard Beatty Housing LLC, for \$400,000, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Harvard Beatty Housing LLC or a related entity to be formed for the sale of Block 83-P, Lot 225 in the 11th Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

## 6. COMMERCIAL LENDING & INVESTMENTS

### Item 6(a)

#### RESOLUTION NO. \_\_\_\_ (2021)

RESOLVED: That investment of \$1M from First National Bank (FNB) to be used for the Avenues of Hope small contractor line of credit program is hereby ratified.

### Item 6 (b)

#### RESOLUTION NO. \_\_\_\_ (2021)

RESOLVED: That the reallocation of up to \$800K From URA PNC Funds to Invest PGH to be used to for the CRIB Program is hereby approved.

## 7. DEVELOPMENT SERVICES

### Item 7(a)

#### RESOLUTION NO. \_\_\_\_\_ (2021)

RESOLVED: That the final drawings and evidence of financing submitted by McCormack Baron Salazar (MBS), for the sale of Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 281 (part), 282 (part), 283 (part), 287, 290, 291, 293, and 295 (part), in the 12th Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



**Item 7(b)**

**RESOLUTION NO. \_\_\_\_\_ (2021)**

RESOLVED: That expansion of eligible geographies for participation from a 400 ft. radius around all Pittsburgh Housing Development Corporation (PHDC) construction projects to the entirety of the neighborhood in which the construction is taking place for a period of one year after the end of construction is hereby approved.

**Item 7(c)**

**RESOLUTION NO. \_\_\_\_\_ (2021)**

RESOLVED: That the Redevelopment Proposal submitted by Allegheny Land Trust (ALT), for the sale of Block 75-L, Lots 270, 275, 276, 277 and 314 and Block 75-M, Lot 83 in the 27th Ward, and execution of a disposition contract by sale to Allegheny Land Trust (ALT), for \$106,900 plus costs are hereby approved, and the Executive Director, Director of Finance and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**Item 7(d)**

**RESOLUTION NO. \_\_\_\_\_ (2021)**

RESOLVED: That exclusive negotiations with Regional Industrial Development Corporation of Southwestern Pennsylvania for the development of Block 107-H, Lot 100 and Block 70-E, Lots 325 and 330 in the 28th Ward is approved and the Executive Director, Director of Finance and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute documents necessary to effectuate said joint venture, including but not limited to a term sheet or a letter of intent, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

