

URA Board Agenda



Date/Time: Thursday, September 9, 2021 at 2:00 PM

Web Access: <https://zoom.us/j/95223144603>

Dial In: 1 (929) 205 6099

Webinar ID: 952 2314 4603

Regular Board Meeting

AGENDA A

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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: September 9, 2021

Re: Agenda Item 4(a): Avenues of Hope - Development Services

Item Overview

4(a) Centre Avenue – New Granada Block

- i. Authorization to enter into Exclusive Negotiations with New Granada Development, LLC, or a related entity, for a period of six months for the sale of Block 10-N, Lots 255, 257, 258, and 258-A in the 5th Ward.

Authorization Details

The Hill Community Development Corporation (Hill CDC) is planning a new construction office building to the west of the historic New Granada Theater that includes four URA owned parcels located at the intersection of Devilliers Street and Centre Avenue in the Middle Hill neighborhood. The development will be owned and operated by New Granada Development, LLC, a venture created by the Hill CDC.

This will be the final development of the New Granada Block. The New Granada Apartments, a LIHTC affordable housing development with street level commercial retail spaces is currently under construction in the block. The historic New Granada Theater will be under construction soon which will include office space, theater space, and a food hall.

Development Details

This new construction office building, connected to the New Granada Theater, will include 21,000 square feet of office space, a restaurant (5,300 square feet), rooftop deck (6,700 square feet), and outdoor space. Additionally, there will be 14 parking spaces in the building.

The URA parcels total 5,557 square feet and New Granada Development, LLC owns the remaining 4,443 square feet for a total of 10,000 square feet. Total development costs are estimated at \$22.5 million.

A MWBE Narrative for this project is on file.

New Granada Development, LLC is a limited liability corporation with a mailing address of 2015-2017 Centre Avenue, 2nd Floor, Pittsburgh, PA 15219. Marimba Millions is 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: September 9, 2021

Re: Agenda Item 4(b): Avenues of Hope - Development Services

Item Overview

4(b) Centre Avenue – Amani Christian Community Development Corporation

- i. Proposal and form of contract for the sale of Block 10-P, Lots 25, 26, and 27 in the 5th Ward to Amani Christian Community Development Corporation, or a related entity, for \$27,300 plus costs.

Authorization Details

Authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Amani Christian Community Development Corporation (Amani CCDC) or a related entity for its Centre Avenue Development. Amani CCDC's Centre Avenue Request for Qualifications (RFQ) response includes three parcels that are located on property fronting Centre Avenue. Two of the parcels are vacant land and are approximately 3,039 square feet. One parcel is a vacant structure that will be rehabilitated. The Amani CCDC project will construct a 18,000 square foot mixed-use building that will include first floor commercial space and 12 affordable residential units broken into 4 one-bedrooms and 8 two-bedrooms. Total development costs are estimated at \$4,975,300.

In partnership with Council District 6, the URA held a community meeting September 9, 2020 to present the Centre Avenue Round 1 RFQ proposals for community input. Community stakeholders scored each project presented based on:

- The project concept;
- Community benefit; and
- Alignment with the Greater Hill District Master Plan and the Centre Avenue Corridor Design Plan.

Amani CDC presented its proposal to the community and received an approval score of 95%.

Background

In July 2019, the URA released an 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.



At its February 2020 Regular Board Meeting, the URA authorized a period of Exclusive Negotiations for Amani CCDC.

The MWBE Program Officer has received and reviewed an MWBE Narrative for this project.

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.

Amani Christian Community Development Corporation is a nonprofit corporation with a mailing address of PO Box 7292, Pittsburgh, PA 15213. Reverend Lee Walls is the Executive Director.



Director's Report

To: URA Board of Directors

From: Shaina Madden, Acting Director of Housing Finance

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

Date: September 9, 2021

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

Item Overview

5(a) East Hills - East Hills Phase II Regen Redevelopment

- i. Final Authorization to issue Multifamily Financing Bonds in the amount of up to \$12,000,000 for the Second East Hills Phase II Regen redevelopment
- ii. Authorization for Prestigious Hills LP, or a related entity, to assume a \$390,000 Rental Housing Development & Improvement Program (RHDIP) Loan from East Hills Limited Partnership that closed on August 14, 2004.

Authorization Details

East Hills Phase II Regen is a 117-unit community located in the East Hills neighborhood and serves as a unique resource for large families. Originally built in 1969, this multifamily community is part of a larger 404-unit phased development in the East Hills neighborhood. This phase is comprised of 29 buildings that house 87 three-bedroom units and 30 four-bedroom units averaging 1,077 square feet and 1,384 square feet respectively. Ninety-three (93) units will be rented to households at or below 50% of the Area Median Income (AMI) and 24 units will be rented to households at or below 30% AMI. All units are supported with a long-term Housing Assistance Program Section 8 contract which expires on 11/1/2041.

Telesis acquired the property in 2004 and completed a major rehabilitation utilizing 9% low-income tax credits. More than 15 years later, these units now require new investment to serve as an affordable housing asset for the community. The scope of work includes the complete removal and replacement of all finishes within apartments. As needed, units will receive new energy-star appliances, new bathroom plumbing fixtures, and vanities. Many of the windows and doors will need to be replaced. Site improvements will also include the repair of existing sidewalks, stairs, and fencing. Handicap-accessible parking spaces will be regraded with new pavement and ramps. The renovation will update site landscaping and exterior lighting as well as improvements to the stormwater conveyance and drainage systems where buildings are exhibiting water issues.

The redevelopment of the 117 units will occur through the 4% Low Income Housing Tax Credit (LIHTC) program. The total development cost is \$22,330,298 with an approximate cost per unit of \$190,857. The permanent financing plan includes \$5,251,987 in HUD 221(d)(4) financing; \$1,779,108 in PHFA HTF/CCRP funding; \$6,040,744 in assumed sub debt; \$381,202 in a deferred developer fee; \$2,950 in an energy rebate; and a sellers note of \$958,139. PNC will serve as both the syndicator and bridge loan investor providing a \$5,067,830 bridge loan and \$7,916,168 in LIHTC equity. The investment per tax credit is \$0.94.

The URA Board approved the intent to issue the tax-exempt bonds in an amount of up to \$12,000,000 in February 2021. Final authorization is now requested for the issuance of tax-exempt bonds in the amount of \$12,000,000 to



assist with the capital costs related to the development of Second East Hills. The bonds will be publicly placed with Stifel International as the Underwriter, Zions Bank as the Trustee, and Clark Hill as Bond Counsel.

The Final Underwriting Application for Tax Exempt Volume Cap and the 4% LIHTC application was submitted to the Pennsylvania Housing Finance Agency (PHFA) in January 2021. The volume cap allocation will require PHFA Board Approval prior to a winter 2021 closing. Thus, the URA Board’s final authorization is contingent on the receipt of PHFA’s Board’s approval.

The current owner of the Second East Hills Phase II Regen is a limited partnership called East Hills LP. A new limited partnership, Prestigious Hills LP, is being created to move the development forward. In addition to approving bond inducement, Telesis is asking the URA to assign their existing URA debt on the property to this new entity.

Borrower/Developer Prestigious Hills LP/ Telesis Pittsburgh, Inc.

Contractor: Mistick Construction

Location: 2206-2216 East Hills Drive, 2211-2289 Wilner Drive and 2218-2302 Wilner Drive
Pittsburgh, PA 15221

Neighborhood: East Hills

Council District: 9

Description: Preservation of 117 affordable units for an additional 40 years located in the East Hills neighborhood. Final authorization to issue tax exempt multifamily bonds in the amount of \$12,000,000 for the rehabilitation of the subject project.

Required Approvals: URA board authorized Intent to Issue Multi-Family Bonds in the amount of \$12,000,000 at the February 2021 board meeting.

Sources of Funds	
1 st Mortgage – HUD 221 (d)(4)	\$5,251,987
2 nd Mortgage – PHFA HTF/CCRP	\$1,779,108
Assumed Sub Debt (PHFA, AHI, URA)	\$6,040,744
Seller Note	\$958,139
PNC LIHTC Equity	\$7,916,168
Energy Rebate	\$2,950
Deferred Developer Fee	\$381,202
Total Project Financing	\$22,330,298

Uses of Funds	
Acquisition	\$7,400,000
Hard Costs	\$8,883,820
Soft Costs	\$586,832
Financing Fees	\$1,792,869
Reserves	\$1,141,969
Developer Fee	\$1,524,808
Total Project Uses	\$22,330,298



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: September 9, 2021

Re: Agenda Item 6(a): Development Services

Item Overview

6(a) Uptown - Fifth and Dinwiddie

- i. Proposal and form of contract for the sale of Block 11-E, Lots 19, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 56, 57, 58, 59, 60, 60-A, 61, 62, 63, 64, 65, 65-A, 66, 67, 68, 69, 70, 71, 72, 73, and 85 in the 3rd Ward to Fifth and Dinwiddie Development LLC, or a related entity, in two phases known as Fifth and Dinwiddie West and East for \$2,410,000 plus costs.

Authorization Details

The Fifth and Dinwiddie site is located at the intersection of Fifth Avenue and Dinwiddie Street in the Uptown neighborhood. The site is divided by Dinwiddie Street. The western portion of the site is 1.4 acres and contains a surface parking lot, vacant land, and scattered, vacant single-family residential structures. The eastern portion of the site is currently City-owned and is being transferred to URA pursuant to a Cooperation Agreement executed July 24, 2018. The City-owned portion of the site contains approximately 0.4 acres and includes vacant land and a structure, known as the Mugele Building, that is currently used by the Department of Public Works (DPW) as warehouse space.

The developer proposes to redevelop the western portion of the site into two new mixed-use buildings joined by a three-story skybridge. The site will include 20,000 square feet of commercial space, a new public plaza, and a total of 167 rental units comprised of micro, one-bedroom, and two-bedroom units. Thirty-three (33) of the units, (20%), will be affordable. Of the 33 affordable units, 16 units will be set aside for households earning at or below 60% AMI, 13 units for households earning at or below 50% AMI, and four units for households earning at or below 20% AMI. The developer has applied for 4% Low Income Housing Tax Credits (LIHTC) to support the financing of these affordable units.

The eastern portion of the site will feature the adaptive reuse of the Mugele Building into commercial/institutional flexible space. The developer also plans to add two stories to the roof of the existing building, set back from the Fifth Avenue frontage. Total project costs for both phases are estimated at \$66.6 million. A purchase price of \$2.41 million has been established for the property. The URA and developer are still negotiating how the purchase price will be split between the two phases.

Background

The URA issued a Request for Proposals (RFP) on February 27, 2019, seeking redevelopers or redevelopment teams to purchase and redevelop the Fifth and Dinwiddie site. The goal of the RFP was to implement the community supported vision as identified in the 2017 EcoInnovation District Plan. At the July 2019 URA Board Meeting the board authorized Exclusive Negotiations with Fifth and Dinwiddie Development, LLC.



Separate MWBE plans will be submitted and reviewed for approval prior to the final approval of construction drawings and evidence of financing for both the West and East sites.

Fifth and Dinwiddie Development, LLC, is a newly formed entity. Bridging the Gap Development, LLC, is a Pennsylvania limited liability company that is a certified MBE firm controlled by Derrick Tillman. Fifth and Dinwiddie Development, LLC, has a mailing address of 1435 Bedford Avenue, Pittsburgh, PA 15219. Derrick Tillman is the Managing Partner.

West parcels include:

Ward	Block/Lot	Address
3rd	11-E-19	1723 Fifth Avenue
3rd	11-E-20	1723 Fifth Avenue
3rd	11-E-22	1723 Fifth Avenue
3rd	11-E-24	1723 Fifth Avenue
3rd	11-E-25	1723 Fifth Avenue
3rd	11-E-26	1723 Fifth Avenue
3rd	11-E-27	1723 Fifth Avenue
3rd	11-E-28	1723 Fifth Avenue
3rd	11-E-29	1723 Fifth Avenue
3rd	11-E-30	1723 Fifth Avenue
3rd	11-E-31	1723 Fifth Avenue
3rd	11-E-56	Colwell Street
3rd	11-E-57	Colwell Street
3rd	11-E-58	Colwell Street
3rd	11-E-59	Colwell Street
3rd	11-E-60	Our Way
3rd	11-E-60-A	Colwell Street
3rd	11-E-61	Colwell Street
3rd	11-E-62	Colwell Street
3rd	11-E-63	Colwell Street
3rd	11-E-64	Colwell Street
3rd	11-E-65	Colwell Street
3rd	11-E-65-A	Our Way
3rd	11-E-66	Colwell Street
3rd	11-E-67	Colwell Street
3rd	11-E-68	Colwell Street
3rd	11-E-69	Colwell Street
3rd	11-E-70	113 Dinwiddie Street*
3rd	11-E-71	115 Dinwiddie Street*
3rd	11-E-72	Dinwiddie Street
3rd	11-E-73	Dinwiddie Street

East parcels include:

Ward	Block/Lot	Address
3rd	11-E-85	112 Dinwiddie Street* (consolidated from Lots 81, 82 & 85)

*Designates Structure



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: September 9, 2021

Re: Agenda Item 6(b): Development Services

Item Overview

6(b) Downtown - Skinny/Roberts Building

- i. Proposal and form of contract for the sale of Block 1-H, Lots 234 and 235, also known as 241 Forbes Avenue (the "Skinny Building") and 429-431 Wood Street (the "Roberts Building"), in the 2nd Ward, to Home Town Real Estate, LLC, an affiliate of PNC Bank, National Association ("PNC"), for \$1.3 million plus costs.

Authorization Details

Authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Home Town Real Estate, LLC, or a related entity, for the direct sale of 241 Forbes Avenue (the "Skinny Building") and 429-431 Wood Street (the "Roberts Building") with a purchase price of \$1.3 million plus costs.

PNC, through Home Town Real Estate, LLC, will purchase and renovate the five-story, 13,682 square foot Roberts Building and three-story, 988 square foot Skinny Building in downtown Pittsburgh. PNC will adaptively reuse the Roberts Building for flexible employee office space, run an art program in the upper floors of the Skinny Building, and pilot incubation spaces for small retail businesses along the corridor.

Background

The URA purchased the Skinny and Roberts buildings in 2013 to repurpose them for higher and better uses, spur growth and development Downtown and preserve the historic downtown corridor. The buildings are contributing historic structures in the nationally registered Fourth Avenue Historic District and date back to the early 1900s.

The first floor of the Roberts Building was most recently under contract as a 3,421 square foot 7-Eleven convenience store, but the lease expired in February 2021, and now the building sits vacant. The Skinny Building comprises narrow display space on the second and third floors and 138 square feet of ground floor retail space. The retail space is leased to a clothing and variety store on a month-to-month basis. The upper floors remain vacant and in need of repair.

Conditions

The URA will enter into a 99-year covenant agreement with PNC to protect the façades and prevent a future owner from demolishing the buildings. PNC will use good faith efforts by working directly with URA staff to complete the exterior work (including façades) in a manner consistent with URA's Main Street Façade Guidelines. PNC will install lighting on both buildings to highlight their iconic architectural styles.



As a condition to closing, PNC will execute a Memorandum of Understanding with a third party to organize a revolving art installation program in the bay windows overlooking Forbes Avenue that will ideally feature local artists and students. The art will be viewed from the exterior of the building only. PNC will maintain the exhibits on a year-round basis subject to temporary closures to replace the art or address a building issue.

The City of Pittsburgh will launch a pop-up art program in the Skinny Building. Because the pop-up may overlap with PNC's closing schedule, the URA, PNC, and the City will work together to ensure a smooth transition and successful pop-up exhibit.

Total development costs are estimated at \$6.1 million, which includes \$4.8 million in direct investment into the buildings. The URA will retain the Air Rights and Transfer of Development Rights.

Prior to the sale of the property, the proposed development will again be presented to the URA Board for approval of final drawings and evidence of financing and for authorization to execute the deed. Further, such final approvals will not include authorization to begin construction on infrastructure improvements, unless designs have been thoroughly vetted by URA staff and reviewed and commented on by an organization that represents businesses and residents as part of its mission statement.

The MWBE Program Officer has reviewed and approved an MWBE Narrative for this project.



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: September 9, 2021

Re: Agenda Item 6(c): Development Services

Item Overview

6(c) SouthSide Works - Multifamily Project

- i. Proposal and form of contract for the sale of Block 26-E, Lot 9 (part), commonly referred to as Parcel B3b, in the 16th Ward to Pittsburgh SSW Waterfront, LLC, for \$425,000 per acre plus costs.

Authorization Details

Authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Pittsburgh SSW Waterfront, LLC, or a related entity for the sale of a portion of Block 26-E, Lot 9 (B3b) estimated to total 1.7792 acres or \$756,160. Pittsburgh SSW Waterfront, LLC is an affiliate entity of SomeraRoad Inc. ("SomeraRoad").

SomeraRoad is proposing a seven-story, 246-unit multifamily residential building along the Southside Works riverfront in Pittsburgh's South Side Flats neighborhood. The design will also include parking for 180 vehicles, over 30,000 square feet of indoor and outdoor residential amenity space, upgrades to the South Water Street scape, and linkages to the South Shore Riverfront Park and Heritage Trail.

In addition to revitalizing a former Brownfield, the SomeraRoad project will generate several community benefits. SomeraRoad will, in its redevelopment of the Southside Works site:

1. Deliver 17 affordable units to the area by making 20% of the 83 units in the neighboring Southside Works property, The Flats, restricted to 80% AMI rent levels.
2. Increase higher MWBE Participation Goals for the project from 18% to 25% for minority-owned businesses and from 7% to 10% for women-owned businesses.
3. Invest \$4.7 million in Tunnel Park and the surrounding greenspace.
4. Contribute \$1.5 million towards annual maintenance over a 10-year period keeping South Shore Riverfront Park, Tunnel Park, and surrounding greenspace in pristine condition.
5. Allocate 5,000 square feet of total retail square footage to locally based businesses at a below market rent of \$15 NNN per square foot.

Total development costs are estimated at \$75.3 million.

Background

On July 2020, the URA executed a Development Agreement with SomeraRoad, assigning development rights to several SouthSide Works parcels including B3b and D3a.



Due to the global pandemic, labor shortages, rising materials costs, and unforeseen geotechnical conditions, which have increased the overall project budget, URA staff recommends making the following changes to the Development Agreement. The changes will increase the viability of the project and help the URA further its agencywide goals, including creating more affordable housing:

- Convert the B3b annual lease price of \$27,072/acre into a fee simple purchase price of \$425,000/acre and extend the term through May 31, 2022.
- Extend the D3a development rights through April 12, 2026.
- Reduce the D3a annual lease price of \$78,209/acre to \$37,564/acre and hold the term through April 12, 2024, after which the lease price will increase to \$93,913 until expiration of the development rights.

Approval will be contingent upon SomeraRoad providing B3b equity and lender letters of interest by November 19, 2021.

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

The MWBE Program Officer has reviewed and approved an MWBE Narrative for this project.

Pittsburgh SSW Waterfront, LLC is a limited liability company with a mailing address of 130 West 42nd Street, Floor 22, New York, NY 10036. Ian Ross is principal/founder of both Pittsburgh SSW Waterfront, LLC and SomeraRoad Inc.



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: September 9, 2021

Re: Agenda Item 6(d): Development Services

Item Overview

6(d) Hazelwood - Woods Village

- i. Authorization to enter into Exclusive Negotiations with Oak Moss Consulting LLC for a period of six months for the sale of the following publicly owned parcels in the 15th Ward:

<u>Block & Lot</u>	<u>Address</u>	<u>Zoning</u>	<u>Owner</u>
55-P-140	4666 Sylvan Ave	Other - H: Hillside	City
55-P-141	4664 Sylvan Ave	Other - H: Hillside	City
55-P-142	4662 Sylvan Ave	Other - H: Hillside	City
55-P-146	4656 Sylvan Ave	Other - H: Hillside	City
55-P-148	4654 Sylvan Ave	Other - H: Hillside	City
55-P-149	4650 Sylvan Ave	Other - H: Hillside	City
55-P-149-A	4648 Sylvan Ave	Other - H: Hillside	City
55-P-15	4607 Chatsworth St	Residential - R1D-H: Single-Unit	City
55-P-150	4646 Sylvan Ave	Other - H: Hillside	City
55-P-151	4644 Sylvan Ave	Other - H: Hillside	City
55-P-151-A	4642 Sylvan Ave	Other - H: Hillside	City
55-P-152	4641 Chance Way	Other - H: Hillside	City
55-P-152-A	4643 Chance Way	Other - H: Hillside	City
55-P-152-B	4645 Chance Way	Other - H: Hillside	City
55-P-152-C	4639 Chance Way	Other - H: Hillside	City
55-P-152-D	4649 Chance Way	Other - H: Hillside	City
55-P-152-E	4647 Chance Way	Other - H: Hillside	City
55-P-154	4640 Sylvan Ave	Other - H: Hillside	City
55-P-154-A	4638 Sylvan Ave	Other - H: Hillside	City
55-P-154-B	4636 Sylvan Ave	Other - H: Hillside	City
55-P-154-D	4632 Sylvan Ave	Other - H: Hillside	City
55-P-157	4629 Chance Way	Other - H: Hillside	City
55-P-158	4631 Chance Way	Other - H: Hillside	City
55-P-159	4633 Chance Way	Other - H: Hillside	City
55-P-159-A	4635 Chance Way	Other - H: Hillside	City
55-P-159-B	4637 Chance Way	Other - H: Hillside	City
55-P-16	4605 Chatsworth St	Residential - R1D-H: Single-Unit	City
55-P-162	4634 Sylvan Ave	Other - H: Hillside	City
55-P-162-A	4628 Sylvan Ave	Other - H: Hillside	City
55-P-162-B	4630 Sylvan Ave	Other - H: Hillside	City



55-P-163	4618 Sylvan Ave	Other - H: Hillside	City
55-P-166	4614 Sylvan Ave	Other - H: Hillside	City
55-P-167	4612 Sylvan Ave	Other - H: Hillside	City
55-P-168	4610 Sylvan Ave	Other - H: Hillside	City
55-P-45	4612 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-57	4658 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-58	4656 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-60	4648 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-62	Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-64	4636 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-67	4626 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-68	4613 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-69	4611 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-70	4609 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-71	4607 Monongahela St	Residential - R1D-H: Single-Unit	City
56-B-37	Berwick St	Residential - R1D-H: Single-Unit	City
56-B-41	375 Berwick St	Other - H: Hillside	City

Authorization Details

At the September 2020 Regular Board meeting, the URA agreed to hold the above referenced property from the market while Oak Moss Consulting LLC refined the project concept; worked with private investors to further develop a financing strategy; and met with the established Woods Village Steering Committee to solicit community feedback.

Authorization is now requested to enter into Exclusive Negotiations with Oak Moss Consulting LLC or a related entity for the sale of 48 publicly owned parcels to construct a mixed-use duplex community surrounding the Woods House in Hazelwood between Tullymet and Serwick Streets.

The 62-unit mixed-use development will comprise mainly of market and some affordable housing, and rely on private investments through lenders and Opportunity Zone funds. The project currently contemplates 56,000 square feet of residential space consisting of 8 studio units, 4 one-bedroom units, 45 two-bedroom units, and 5 three-bedroom units. The redeveloper plans to make at least six units affordable to households at or below 80% AMI. URA staff recommends the redeveloper work with the URA housing lending team during the Exclusive Negotiation period to increase project affordability and ensure rents align with the Pennsylvania Housing Finance Authority's limits. Fifty (50) housing units will include attached garages. Additionally, eight, 500 square foot commercial studios will be available for lease to support entrepreneurs and small businesses.

The project has generated substantial community interest that has garnered both positive and negative feedback. Several environmental concerns have been raised, which will need to be thoroughly vetted prior to moving forward with the proposal. In the next phase of development, Oak Moss Consulting LLC will prepare a geotechnical, stormwater, soil erosion, and sedimentation plan to address the hilltop topography and mitigate potential land slide and flooding issues. Oak Moss Consulting LLC will also be required to submit a zoning plan that outlines the benchmarks the project must hit to secure proper zoning and develop the site in accordance with the Greater Hazelwood Neighborhood Plan. The redeveloper will need to rezone the parcels or apply for a zoning variance. Most parcels are zoned as "Hillside," which is typically reserved for low density development. While some residents and organizations favor the density, which they see as supporting the commercial corridor along Second Avenue, others would prefer to maintain the parcels as unofficial greenway to later develop into walking or biking paths that will turn Hazelwood into a destination spot for recreational uses.

The project furthers the Greater Hazelwood Neighborhood Plan by developing vacant parcels into a productive use and offering a workforce program that will train and employ neighborhood residents.



The property is currently owned by the City of Pittsburgh. The URA will acquire the property from the City and move the redeveloper through the URA's standard disposition process. The project will return to Board before the URA formally accepts the proposal and executes a disposition contract with the redeveloper.

A preliminary MWBE Narrative for this project has been reviewed and approved by a MWBE Officer. The redeveloper plans to leverage an apprenticeship program to identify trades and help fill positions to meet the City's 12% minority workforce inclusion goal.

Oak Moss Consulting LLC is a limited liability company with a mailing address of 322 North Shore Dr, Pittsburgh, PA 15212. Krish Pandya is the Managing Member.



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: September 9, 2021
Re: Agenda Item 6(e): Development Services

Item Overview

6(e) Shadyside - Hunt Armory Roof Replacement and Façade Restoration

- i. Agreement for Hunt Armory Roof Replacement and Façade Restoration with Gito, Inc. d/b/a Nello Construction Company for a total contract amount of up to \$1,780,000, which includes the base bid price of \$1,337,000 for the primary roof replacement, with an additional allowance of \$443,000 to execute the unit cost of items #1 through #11 for the façade restoration based on estimated quantities to be encountered during exploration and renovation. Contract Alternate Nos. 1, 2, and 3 will not be executed in the contract.
- ii. Agreement for Construction Management and Construction Inspection Services with RIG Consulting, Inc. for a contract not to exceed \$131,000.00.

Authorization Details

Gito, Inc. d/b/a Nell Construction Company

Authorization is being requested to enter into an Agreement with Gito, Inc. d/b/a Nello Construction Company for a total contract amount of up to \$1,780,000, for the Hunt Armory Roof Replacement and Façade Restoration in the City of Pittsburgh. The project was competitively bid, and bids were opened on August 5, 2021. The total contract amount of \$1780,000 includes the base bid price of \$1,337,000 for the primary roof replacement and cornice investigation, with an additional allowance of \$443,000 to execute the unit cost items #1 through #11 for the façade restoration based on estimated quantities to be encountered during exploration and renovation. Contract Alternate Nos. 1, 2, and 3 will not be executed in the contract. Four bids were received for the work. Nello Construction Company was the lowest responsible bidder based on the accepted scope of the contract. The work will include but is not limited to roof demolition, asbestos abatement, new roofing system (code compliant roof insulation, new roof membrane, extension of parapet walls), installation of roof drains, installation of exterior sheeting/flashing, and restoration of the façade cornice.

The funding source for this agreement is: Pennsylvania Redevelopment Assistance Capital Program (RACP) reimbursement, with money fronted from the URA general fund.

RIG Consulting, Inc.

Authorization is also requested to enter into an Agreement with RIG Consulting, Inc. for Construction Management and Construction Inspection Services for the Hunt Armory Roof Replacement and Façade Restoration for a contract amount of up to \$131,000. The URA received four proposals, and scored the proposed based on qualifications, proposed scope, understanding of the project, meeting MWBE goals, and cost. RIG Consulting had the highest collective score. It should be noted that RIG Consulting is a WBE, and the MWBE utilization is 100%.

The funding source for this agreement is: Pennsylvania Redevelopment Assistance Capital Program (RACP) reimbursement, with money fronted from the URA general fund.



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: September 9, 2021

Re: Agenda Item 6(f): Development Services

Item Overview

- 6(f) Squirrel Hill South - Summerset at Frick Park Phase II - Frick Park Extension Construction**
- i. Agreement for Summerset at Frick Park Phase 2 – Frick Park Extension Construction with John Zottola Landscaping Inc. for a total contract amount of up to \$2,224,819.25
 - ii. Agreement for Construction Management and Construction Inspection Services with Cosmos Technologies, Inc., for a contract not to exceed \$85,000.00.

Authorization Details

Agreement with John Zottola Landscaping Inc. for Construction

Authorization is being requested to enter into an Agreement with John Zottola Landscaping Inc. for a total contract amount of up to \$2,224,819.25 for the Summerset at Frick Park Phase 2 – Frick Park Extension Construction in the City of Pittsburgh. The project was competitively bid, and bids were opened on August 31, 2021. Five bids were received for the work. John Zottola Landscaping Inc. was the lowest responsible bidder. The construction work includes general site grading; landscaping; and construction of park amenities such as pavilions, arbors, sidewalks, patios, park benches, and other furnishings. The landscaping package includes trees, shrubs, perennials, and lawns. The work also includes a bioretention area and repairs to the existing sidewalk along Parkview Blvd.

The funding source for this agreement is the Tax Incremental Financing Fund for the Summerset at Frick Park Development, with contributions from the Summerset Neighborhood Association.

Agreement with Cosmos Technologies, Inc. for Construction Inspection Services

Authorization is requested to enter into an Agreement with Cosmos Technologies, Inc. for Construction Management and Construction Inspection Services for the Summerset at Frick Park Phase 2 – Frick Park Extension Construction, for a contract not to exceed \$85,000.00. The URA received six proposals, and scored them based on qualifications, proposed scope, understanding of the project, meeting MWBE goals, and cost. Cosmos Technologies, Inc., had the highest collective score. It should be noted that Cosmos Technologies is an MBE, and the MWBE utilization is 100%.

The funding source for this agreement is: the Tax Incremental Financing Fund for the Summerset at Frick Park Development, with contributions from the Summerset Neighborhood Association.



**Regular Board Meeting
DISCLOSURE AGENDA**

1. Agreements/Amendments

- a. Authorization for the Official Action to Register the Intent to Issue Multifamily Debt for the Allegheny Commons Redevelopment in the amount of up to \$27,000,000.
- b. Engagement with Clark Hill PLC to provide bond counsel for the Allegheny Commons Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction in an amount up to \$45,000.
- c. Authorization for Thomas Alexander LLC, or related entity, to assume a \$255,000 RHDIP Loan, and related documents, from Sycamore Street Apartments that closed on April 22, 1999.
- d. Engagement with The Opportunity Exchange to provide a license to its platform for showcasing projects and neighborhoods located within Pittsburgh’s Opportunity Zones or associated with the Avenues of Hope initiative in an amount up to \$40,000.
- e. Authorization to approve revised Minority Business Growth and Recovery Loan (MBRGF) guidelines
- f. Authorization to approve revised Avenues of Hope Real Estate Investment (ACRE) guidelines
- g. Authorization to retain the Consulting Group of Morgan Stanley Smith Barney LLC to provide investment advisory services to the URA in an amount not to exceed \$75,000.
- h. Authorization to enter into the following Cooperation Agreements with the City of Pittsburgh: 2021 CDBG, 2021 HOME, & 2021 American Recovery Plan
- i. Approval of Kyle Novak to receive an HOF Down Payment Closing Cost Assistance Deferred Loan for a property located at 2517 Wiese Street, Pittsburgh, PA 15210. Mr. Novak is a City of Pittsburgh employee.

2. Acquisitions

- a. Acquisition of the following publicly owned property for \$1.00 plus costs using Strategic Site Acquisition funds for conveyance as a backyard to the buyer of 69 Beltzhoover Avenue in Allentown:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
18 th	14-A-247	Peach Way

- b. Acquisition of the following publicly owned property for \$1.00 plus costs using Strategic Site Acquisition funds for conveyance as side yards for accessory improvements for the third phase of the Northside Properties Residences development in California-Kirkbride:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25 th	22-D-216	Brightridge Street
26 th	46-J-35	511 Chester Avenue
26 th	46-J-37	Chester Avenue

- c. Acquisition of the following publicly owned property in Middle Hill for \$1.00 plus costs using Strategic Site Acquisition funds for conveyance to Crawford Grill Development LLC as part of a planned expansion of the historic Crawford Grill:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5 th	10-K-94	Elmore Street
5 th	10-K-95	Wooster Street
5 th	10-K-95-A	Wooster Street
5 th	10-K-95-B	Wooster Street
5 th	10-K-96	Wooster Street
5 th	10-K-99	Elmore Street



- d. Acquisition via deed in lieu of foreclosure of Block 124-J, Lot 157 (Fiore’s Garage, at 6223 Meadow Street), in the 12th Ward from Michael A. Fiore for \$1.00 plus costs using Strategic Site Acquisition funds.
- e. Acquisition of Block 174-J, Lots 93 and 94 (621 North Homewood Avenue and the adjoining vacant lot), in the 13th Ward from Building United of Southwestern Pennsylvania for \$140,000 plus costs using Strategic Site Acquisition funds.

3. Certificates of Completion

- a. Certificate of Completion and return of Good Faith Deposit for Mellon’s Orchard Housing LLC for Block 83-P, Lots 41 and 60, in the 11th Ward (residential new construction, 244-270 North Beatty Street and 5820-5830 Station Street).
- b. Certificate of Completion and return of Good Faith Deposit for GTB Bradberry Ventures, LLC for Block 23-L, Lot 70, in the 22nd Ward (residential rehabilitation, 1130 Reddour Street – Bradberry Apartments).

4. Appointments

- a. The reappointment of David Brewton and Colin Kelley, to the Board of the Pittsburgh Housing Development Corporation (3-year terms).

5. Dispositions

- a. Authorization to convey Block 88-H, Lot 161; Block 128-R, Lot 100; Block 129-A, Lot 160; and Block 129-N, Lot 40 (parcels at 2005 and 2500 Beechwood Boulevard and on Ettwein Street in Summerset at Frick Park in Squirrel Hill South and Swisshelm Park) to the City of Pittsburgh for \$1.00 plus costs for expansion of Frick Park.
- b. Authorization to convey Block 4-L, Lot 133 (6 Boggs Avenue) in the 19th Ward to Pittsburgh Land Bank for \$1.00 plus costs.
- c. Garfield - Garfield Highlands LP
 - i. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 50-H, Lot 11, and Block 50-M, Lots 1, 4, 5, 8, 44, 180, 181, and 186 in the 10th and 11th wards to Garfield Highlands LP, or a related entity, for \$1.00 plus costs, with approval of a final MWBE Plan to be a condition of closing.

6. Transfer of Funds

- a. Authorization to reallocate \$44,300 from CDBG 2017 Major Development Homewood School to Homewood Givner Building.



Appendix - September 2021 Resolutions

4. AVENUES OF HOPE

Item 4(a)

RESOLUTION NO. _____ (2021)

RESOLVED: That Exclusive Negotiations with New Granada Development, LLC, or a related entity, for the sale of Block 10-N, Lots 255, 257, 258, and 258-A in the 5th Ward, for a period of six (6) months, is hereby approved.

Item 4(b)

RESOLUTION NO. _____ (2021)

RESOLVED: That the Redevelopment Proposal submitted by Amani Christian Community Development Corporation, or a related entity, for the sale of Block 10-P, Lots 25, 26, and 27 in the 5th Ward, and execution of a disposition contract by sale to Amani Christian Community Development Corporation, or a related entity, for \$27,300 plus costs 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.

5. RESIDENTIAL LENDING & INVESTMENTS

Item 5(a)

RESOLUTION NO. ___ OF 2021

September 9, 2021

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the “**Authority**”) is a body corporate and politic constituting a public instrumentality of the Commonwealth of Pennsylvania (the “**Commonwealth**”), created under and pursuant to the Pennsylvania Redevelopment Law, as amended, 35 P.S. §1701, *et seq.* (the “**Act**”); and

WHEREAS, the Authority is authorized pursuant to the Act to, among other things, develop, acquire, lease and operate low-rent housing and to issue bonds in connection therewith; and

WHEREAS, the Authority has determined to acquire and rehabilitate a portion of the former Second East Hills Phase II units (“**Second East Hills**”) located at various addresses in the 13th Ward in the City of Pittsburgh (the “**City**”), Pennsylvania, which upon completion will consist of 117 residential rental units comprised of a 100% affordable units to households with incomes at or below 50% of the area median income; and

WHEREAS, in order to undertake the rehabilitation of Second East Hills, the Authority desires to issue one or more series of its federally taxable or tax-exempt revenue bonds in an aggregate principal amount not to exceed \$12,000,000 which bonds shall be designated as the “Urban Redevelopment Authority of Pittsburgh Revenue Bonds (Second East Hills Phase I Regen Project), Series 2021” or similar appropriate designation (the “**Bonds**”) in order to finance a project (the “**Project**”) consisting of: (a) the rehabilitation of approximately 117 scattered site affordable rental units, all located in the City of Pittsburgh, Pennsylvania; (b) the payment of a portion of the costs associated with the issuance of the Bonds; and (c) the payment of any other eligible costs for which proceeds of the Bonds may be expended, including but not limited to reimbursing the Borrower for costs incurred for the Project prior to the issuance of the Bonds; and

WHEREAS, the Project will be owned by Prestigious Hills Limited Partnership, a Pennsylvania limited partnership (the “**Borrower**”), whose members will include parties named in the Borrower’s partnership agreement, including those who will serve as the Project’s low-income housing tax credit investor; and



WHEREAS, the Bonds will be issued pursuant to and secured by a Trust Indenture (the “**Indenture**”) by and between the Authority and Zions Bancorporation, National Association, as trustee (the “**Trustee**”) and will be purchased by Stifel, Nicolaus & Company, Inc. (the “**Underwriter**”), pursuant to a Bond Purchase Agreement (the “**Purchase Contract**”) to be executed by and between the Underwriter and the Authority; and

WHEREAS, in connection therewith it will be necessary for the Authority to undertake certain additional actions and authorize its proper officers to execute and deliver documents in connection with the foregoing as are necessary to complete the financing of the Project; and

WHEREAS, the Authority has appointed Clark Hill PLC to act as bond counsel (“**Bond Counsel**”) with respect to the issuance of the Bonds; and

WHEREAS, the Authority now desires to proceed with the financing of the Project, the issuance, execution and delivery of the Bonds in connection therewith, and the execution and delivery of the Indenture and such other instruments and documents as shall be necessary or appropriate to effectuate the purposes of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Authority (the “**Board**”) as follows:

Approval of the Project and the Issuance of the Bonds. The Authority hereby authorizes and approves the Project and the issuance of the Bonds to finance all or a portion of the costs related thereto. The Bonds shall be designated “Urban Redevelopment Authority of Pittsburgh Revenue Bonds (Second East Hills Phase II Regen Project), Series 2021”, or some similar designation, and shall be issued in one or more series and secured pursuant to the terms of the Indenture in an aggregate principal amount not to exceed \$12,000,000. The Bonds shall bear interest at such rates and shall contain such other terms and conditions and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing such Bonds shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Sale of the Bonds; Approval of the Bond Purchase Agreement. The Authorized Officers are, and each of them hereby is, authorized and directed to approve, in the name and on behalf of the Authority, the final terms and provisions of the Bonds, including the final sizing, number of series, maturities, interest rates and yields and other provisions with respect thereto, which terms and provisions will be set forth in the Purchase Contract.

The Authorized Officers are, and each of them is, hereby authorized and directed to execute and deliver, in the name and on behalf of the Authority, the Purchase Contract, containing such terms and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing the Purchase Contract shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Appointment of Authorized Officers. For purposes of this Resolution, the Chair, Vice Chair, Executive Director and Deputy Executive Director of the Authority shall all be deemed to be an “Authorized Officer.”

Official Statement. The preparation of preliminary and final official statements relating to the public offering of the Bonds (collectively, the “**Official Statement**”) is hereby approved. The Authorized Officers of the Authority are each hereby authorized to execute the preliminary (if applicable) and final Official Statement, in the name and on behalf of the Authority and upon approval of the form thereof by the Solicitor, the approval by the Authority of the form thereof to be conclusively evidenced by the execution thereof and such officers are further authorized to certify that the preliminary Official Statement is “deemed final” by the Authority within the meaning of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended. The distribution of the preliminary Official Statement and the final Official Statement in connection with the offering and sale of the Bonds is hereby approved.

Delivery of the Indenture. In order to provide for the issuance of the Bonds and to establish the terms and conditions upon which the Bonds may be issued and delivered under the Indenture, and the terms and conditions



upon which said Bonds are secured, the Authorized Officers are, and each of them hereby is, authorized and directed, in the name and on behalf of the Authority, to execute and deliver to the Trustee the Indenture in form and substance satisfactory to Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing the Indenture, such approval to be conclusively evidenced by the execution thereof.

Delivery of the Bonds. The Authorized Officers are, and each of them hereby is, authorized and directed to execute the Bonds manually, or to cause his or her facsimile signature to be imprinted thereon, in the name and on behalf of the Authority and in the manner provided in the Indenture and to cause to be affixed to or imprinted upon the Bonds the corporate seal of the Authority or a facsimile thereof, and the Secretary or Assistant Secretary of the Authority be, and he hereby is, authorized and directed to attest said seal or a facsimile thereof by his manual or facsimile signature, and the Authority adopts said facsimile signatures as binding upon it.

Deposits of Moneys. The proper officers of the Authority are hereby authorized and directed to make, or cause to be made by the Trustee, the deposits, payments and transfers required to be made to effect the issuance of the Bonds, and that costs of issuance be paid from proceeds of the Bonds, to the extent permitted by applicable law.

Incidental Actions. The Authorized Officers are, and each of them hereby is, authorized to sign, execute, deliver and file, in the name and on behalf of the Authority, any and all other certificates, forms, financing statements, instruments and documents, with such changes therein as the Authorized Officer executing the same may approve, his or her approval to be conclusively evidenced by his or her execution thereof and to take any and all other action, including, among other things, engaging any additional professionals required to consummate the Project, as may be required to carry out and consummate the transactions to be carried out and consummated by the Authority as contemplated by this Resolution. The Secretary or Assistant Secretary of the Authority be, and he or she hereby is, authorized and directed to attest and to seal, if required, any such certificates, forms, financing statements, instruments or documents.

Appointment of Professionals. The Authority hereby re-affirms the appointment of the following professionals with respect to the issuance of the Bonds: Clark Hill PLC, to serve as Bond Counsel; Tiber Hudson LLC, to serve as counsel to the Underwriter; and Zions Bancorporation, National Association, to serve as Trustee under the Indenture.

Prior Actions. All actions heretofore taken and all documents and instruments heretofore executed by the Authorized Officer or his or her designee on behalf of the Authority in connection with the Project and the Bonds are hereby ratified and approved.

Limitation of Liability of Authority and Officials of the Authority. Notwithstanding anything to the contrary contained herein or in any other document executed in connection with the issuance and sale of the Bonds (collectively, the “**Bond Documents**”), the Bonds shall be limited obligations of the Authority payable solely out of revenues derived from the Indenture, any amounts, including proceeds of the sale of the Bonds, and from any other collateral as may now or hereafter be given to secure the payment of Bonds; no other property or assets of the Authority shall be subject to levy, execution or other enforcement proceedings for any payment required to be made with respect to the Bonds or under the Bond Documents or for the performance of any of the Authority’s covenants, obligations or agreements contained in any Bond Documents. No covenant, obligation or agreement contained in this Resolution or any Bond Documents shall be deemed to be a covenant, obligation or agreement of any board member, officer, attorney, agent or employee of the Authority in his or her individual capacity and neither the board members of the Authority nor any officer executing the Bonds or any Bond Documents shall be liable personally on the Bonds or such Bond Documents or be subject to any personal liability by reason of the issuance, execution and/or performance thereof.

Effective Date of Resolution. This Resolution shall take effect immediately.

ADOPTED at a regular meeting held this 9th day of September, 2021.



IN WITNESS WHEREOF, I hereunto affix my signature and the seal of the Urban Redevelopment Authority of Pittsburgh, this 9th day of September, 2021.

By: _____
Assistant Secretary

RESOLUTION NO. _____ (2021)

RESOLVED: That assumption of up to \$390,000 of a Rental Housing Development and Improvement Program (RHDIP) loan that closed on August 14, 2004 to Prestigious Hills LP, or a related entity is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority is authorized to execute all required documents, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; however, this commitment will expire if HUD does not approve/award funding for the Bedford Choice Neighborhoods Initiative.

6. DEVELOPMENT SERVICES

Item 6(a)

RESOLUTION NO. _____ (2021)

RESOLVED: That the Redevelopment Proposal submitted by Fifth and Dinwiddie Development LLC, or a related entity, for the sale of the following publicly-owned properties, and execution of a disposition contract by sale to Fifth and Dinwiddie Development LLC, or a related entity, for \$2,410,000 plus costs 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:

West parcels:

Ward	Block/Lot	Address
3rd	11-E-19	1723 Fifth Avenue
3rd	11-E-20	1723 Fifth Avenue
3rd	11-E-22	1723 Fifth Avenue
3rd	11-E-24	1723 Fifth Avenue
3rd	11-E-25	1723 Fifth Avenue
3rd	11-E-26	1723 Fifth Avenue
3rd	11-E-27	1723 Fifth Avenue
3rd	11-E-28	1723 Fifth Avenue
3rd	11-E-29	1723 Fifth Avenue
3rd	11-E-30	1723 Fifth Avenue
3rd	11-E-31	1723 Fifth Avenue
3rd	11-E-56	Colwell Street
3rd	11-E-57	Colwell Street
3rd	11-E-58	Colwell Street
3rd	11-E-59	Colwell Street
3rd	11-E-60	Our Way
3rd	11-E-60-A	Colwell Street
3rd	11-E-61	Colwell Street
3rd	11-E-62	Colwell Street
3rd	11-E-63	Colwell Street
3rd	11-E-64	Colwell Street
3rd	11-E-65	Colwell Street
3rd	11-E-65-A	Our Way



3rd	11-E-66	Colwell Street
3rd	11-E-67	Colwell Street
3rd	11-E-68	Colwell Street
3rd	11-E-69	Colwell Street
3rd	11-E-70	113 Dinwiddie Street*
3rd	11-E-71	115 Dinwiddie Street*
3rd	11-E-72	Dinwiddie Street
3rd	11-E-73	Dinwiddie Street

East parcel:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
3rd	11-E-85	112 Dinwiddie Street* (consolidated from Lots 81, 82, and 85)

*Designates Structure

Item 6(b)

RESOLUTION NO. _____ (2021)

RESOLVED: That the Redevelopment Proposal submitted by Home Town Real Estate, LLC, an affiliate of PNC Bank, National Association (“PNC”), for the sale of Block 1-H, Lots 234 and 235, also known as 241 Forbes Avenue (the “Skinny Building”) and 429-431 Wood Street (the “Roberts Building”), in the 2nd Ward, and execution of a disposition contract by sale to Home Town Real Estate, LLC, an affiliate of PNC Bank, National Association (“PNC”), for \$1.3 million plus costs are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

Item 6(c)

RESOLUTION NO. _____ (2021)

RESOLVED: That the Redevelopment Proposal submitted by Pittsburgh SSW Waterfront, LLC, for the sale of Block 26-E, Lot 9 (part), commonly referred to as Parcel B3b, in the 16th Ward, and execution of a disposition contract by sale to Pittsburgh SSW Waterfront, LLC, for \$425,000 per acre plus costs are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

Item 6(d)

RESOLUTION NO. _____ (2021)

RESOLVED: That exclusive negotiations with Oak Moss Consulting Inc., for the sale of the following publicly owned parcels for a period of six (6) months, is hereby approved. Any extensions of the exclusive negotiations period and/or any further Board approvals are contingent upon URA staff determining, in their discretion, that Oak Moss Consulting Inc. is working with URA staff to increase project affordability and ensure rents align with the Pennsylvania Housing Finance Authority’s limits and that Oak Moss Consulting Inc. has submitted a zoning plan that outlines the benchmarks the project must hit to secure proper zoning and develop the site in accordance with the Greater Hazelwood Neighborhood Plan:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Zoning</u>	<u>Owner</u>
15th	55-P-140	4666 Sylvan Ave	Other - H: Hillside	City
15th	55-P-141	4664 Sylvan Ave	Other - H: Hillside	City
15th	55-P-142	4662 Sylvan Ave	Other - H: Hillside	City
15th	55-P-146	4656 Sylvan Ave	Other - H: Hillside	City
15th	55-P-148	4654 Sylvan Ave	Other - H: Hillside	City
15th	55-P-149	4650 Sylvan Ave	Other - H: Hillside	City



15th	55-P-149-A	4648 Sylvan Ave	Other - H: Hillside	City
15th	55-P-15	4607 Chatsworth St	Residential - R1D-H: Single-Unit	City
15th	55-P-150	4646 Sylvan Ave	Other - H: Hillside	City
15th	55-P-151	4644 Sylvan Ave	Other - H: Hillside	City
15th	55-P-151-A	4642 Sylvan Ave	Other - H: Hillside	City
15th	55-P-152	4641 Chance Way	Other - H: Hillside	City
15th	55-P-152-A	4643 Chance Way	Other - H: Hillside	City
15th	55-P-152-B	4645 Chance Way	Other - H: Hillside	City
15th	55-P-152-C	4639 Chance Way	Other - H: Hillside	City
15th	55-P-152-D	4649 Chance Way	Other - H: Hillside	City
15th	55-P-152-E	4647 Chance Way	Other - H: Hillside	City
15th	55-P-154	4640 Sylvan Ave	Other - H: Hillside	City
15th	55-P-154-A	4638 Sylvan Ave	Other - H: Hillside	City
15th	55-P-154-B	4636 Sylvan Ave	Other - H: Hillside	City
15th	55-P-154-D	4632 Sylvan Ave	Other - H: Hillside	City
15th	55-P-157	4629 Chance Way	Other - H: Hillside	City
15th	55-P-158	4631 Chance Way	Other - H: Hillside	City
15th	55-P-159	4633 Chance Way	Other - H: Hillside	City
15th	55-P-159-A	4635 Chance Way	Other - H: Hillside	City
15th	55-P-159-B	4637 Chance Way	Other - H: Hillside	City
15th	55-P-16	4605 Chatsworth St	Residential - R1D-H: Single-Unit	City
15th	55-P-162	4634 Sylvan Ave	Other - H: Hillside	City
15th	55-P-162-A	4628 Sylvan Ave	Other - H: Hillside	City
15th	55-P-162-B	4630 Sylvan Ave	Other - H: Hillside	City
15th	55-P-163	4618 Sylvan Ave	Other - H: Hillside	City
15th	55-P-166	4614 Sylvan Ave	Other - H: Hillside	City
15th	55-P-167	4612 Sylvan Ave	Other - H: Hillside	City
15th	55-P-168	4610 Sylvan Ave	Other - H: Hillside	City
15th	55-P-45	4612 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-57	4658 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-58	4656 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-60	4648 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-62	Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-64	4636 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-67	4626 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-68	4613 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-69	4611 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-70	4609 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-71	4607 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	56-B-37	Berwick St	Residential - R1D-H: Single-Unit	City
15th	56-B-41	375 Berwick St	Other - H: Hillside	City

Item 6(e)

RESOLUTION NO. ____ (2021)

RESOLVED: That an agreement with Gito, Inc. d/b/a Nello Construction Company for the Hunt Armory Roof Replacement and Façade Restoration, for an amount up to \$1,837,000, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



RESOLUTION NO. _____ (2021)

RESOLVED: That an agreement with RIG Consulting, Inc. for Construction Management and Construction Inspection Services, for an amount up to \$131,000.00, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

Item 6(f)

RESOLUTION NO. _____ (2021)

RESOLVED: That an agreement with John_Zottola Landscaping Inc. for Summerset at Frick Park Phase 2 – Frick Park Extension Construction, for an amount up to \$2,224,819.25, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2021)

RESOLVED: That an agreement with Cosmos Technologies, Inc. for Construction Management and Construction Inspection Services, for an amount up to \$85,000.00, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

