

# URA Board Agenda



Date/Time: Tuesday, November 16, 2021 at 2:00 PM

Web Access: <https://zoom.us/j/96031662896>

Dial In: 1 (929) 205-6099

Webinar ID: 960 3166 2896

## Regular Board Meeting AGENDA TABLE OF CONTENTS

### 1. Roll Call

### 2. General

- a. Approval of the October 14, 2021 Regular URA Board Meeting Minutes

### 3. Public Comment

### 4. Announcements

- a. Two Request for Proposals (RFP) to be released Tuesday, November 23, 2021:
  - i. Rental Gap Program (RGP) RFP
  - ii. 9% Low Income Housing Tax Credit (LIHTC) Preapplication RFP
- b. 2021 Quarter Three URA Performance Report available at [URA.org](http://URA.org)

### 5. Avenues of Hope (Pages 3 Through 5)

#### • **Announcements**

- a. Second Avenue – 4800 Block
  - i. Hold from Market for Greater Hazelwood Coalition Against Racial and Ethnic Disparities (GH-CARED) for 11 south facing parcels along 4800 Second Avenue that will give GH-CARED the opportunity to assess the feasibility of developing a 40,000 square foot commercial building that will house a grocery store, among other businesses.
- b. \$3.4 million in tax credits awarded to the City of Pittsburgh through Pennsylvania’s Enterprise Zone Program (EZP), including \$1.25 million awarded to five Avenues of Hope projects

#### • **Development Services**

- c. Centre Avenue – Big Tom’s Barbershop (*pp. 3-4*)
  - i. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 10-P, Lots 113, 113-A, 113-B, and 113-C in the 5<sup>th</sup> Ward to TomTom24 Development, LLC for \$21,000 plus costs.

#### • **Business Solutions**

- d. Avenues of Hope Façade Grant Program (*p. 5*)
  - i. Presentation of program guidelines for the Avenues of Hope Façade Grant Program. This is a non-voting item. Guidelines and a timeline will be presented to the Board for voting at the December meeting. If approved by the URA Board in December, applications will open in January 2022.



**6. Development Services (Pages 6 Through 8)**

- a. East Liberty – Penn Circle Two-Way Conversion Site Preparation Contract No. 6 (p. 6)
  - i. Agreement for Construction Management and Construction Inspection Services with Michael Baker International for a not to exceed contract of \$520,000.
  
- b. Uptown – 23 Miltenberger (p. 7)
  - i. Authorization to enter into Exclusive Negotiations with Epic Development for a period of six months for the sale of Block 11-J, Lots 95, 96, and 101 in the 1<sup>st</sup> Ward.
  
- c. East Allegheny – East Ohio Street (p. 8)
  - i. Authorization to enter into Exclusive Negotiations with R. Kyndall Development Group and Fulani Development Group for a period of six months for the sale of Block 24-N, Lots 118 and 120 in the 23<sup>rd</sup> Ward.

**7. DISCLOSURE AGENDA (Pages 9 Through 10)**

**8. Appendix: Resolutions (Page 11)**



# Director's Report

**To:** URA Board of Directors

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

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

**Date:** November 16, 2021

**Re:** Agenda Item 5(c): Avenues of Hope - Development Services

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## Item Overview

### 5(c) Centre Avenue – Big Tom's Barbershop

- i. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 10-P, Lots 113, 113-A, 113-B, and 113-C in the 5<sup>th</sup> Ward to TomTom24 Development, LLC for \$21,000 plus costs.

## Authorization Details

Authorization is requested to accept the final evidence of financing, final drawings, and to execute a deed with TomTom24 Development, LLC. Thomas Boyd has operated Big Tom's Barbershop in the Hill District for 15 years and is looking to purchase 2178 Centre Avenue along with three adjacent lots. 2178 Centre Avenue is the former home of Hamm's Barber Shop, an iconic building in the neighborhood.

### Project Description

Mr. Boyd's barbershop business will relocate to the first floor of the rehabilitated 2178 Centre Avenue building. The second and third floors above the Barbershop will be renovated into 2 two-bedroom apartments affordable to renters making between 50%-80% of the Area Median Income (AMI). The adjacent lots will be used for outdoor deck space that could be utilized by the community or by neighborhood-based businesses. The total estimated development cost for this project is \$1,842,775. The project is being funded with various sources, including:

- First National Bank
- URA's Neighborhood Initiatives Fund (NIF)
- PA Enterprise Zone Program (EZP)
- PA Housing Finance Agency's (PHFA) Pennsylvania Housing Affordability & Rehabilitation Enhancement Fund
- PHFA's Community Revitalization Fund Program
- URA's Pittsburgh Business Loan

In July 2019, the URA released a Request for Qualifications (RFQ) seeking multiple developers to purchase and redevelop any portion of the 170 publicly owned parcels along the Centre Avenue Corridor in Pittsburgh's 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 2015's Centre Avenue Corridor Redevelopment and Design Plan and 2011's 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 of the Greater Hill District;
- Creating family-friendly housing without displacement;
- Fostering economic empowerment; and
- Producing comprehensive sustainability and quality design.

In partnership with Council District 6, the URA held a community meeting September 29, 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.

Mr. Boyd presented his proposal to the community at community meeting held in September 2020 and received an approval score of 100%. The URA Board then authorized proposal acceptance for TomTom24 Development, LLC’s plan for 2178 Centre Avenue and the adjacent lots at its Regular Meeting in March 2021.

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

TomTom24 Development, LLC Inc. is a Limited Liability Corporation with a mailing address of 1802 Bentley Drive, Apt 402, Pittsburgh, PA 15219. Thomas Boyd is the Sole Member.



# Director's Report

**To:** URA Board of Directors

**From:** Tom Link, Chief Strategy Officer

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

**Date:** November 16, 2021

**Re:** Agenda Item 5(d): Avenues of Hope - Business Solutions

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## Item Overview

### 5(d) Avenues of Hope Façade Grant Program

- i. Introduction of Guidelines for the Avenues of Hope Storefront Façade Grant Program

## Authorization Details

The Avenues of Hope (AoH) Storefront Façade Grant Program is intended to improve the physical appearance of commercial storefronts in Pittsburgh's seven AoH commercial corridors, improve the shopping experience for neighborhood residents and visitors, increase revenue for small businesses, and create local jobs. Businesses and property owners in AoH corridors will be eligible for up to \$12,000 for the improvement of their commercial facades, as well as limited interior improvements.

## Program Details

- Grant Amount:** Up to \$12,000
- Match Requirement:** Grantees must provide a 10% match (equal to \$1,200 if awarded the maximum grant amount)
- Eligible Activities:** Rehabilitation and/or restoration of the grantee's commercial building façade
- Up to 25% of the grant funds can be used for interior renovations
  - Up to 50% of the grant funds can be used for ADA accessibility improvements
- Eligible Applicants:** Businesses and/or property owners with property located in one of the seven AoH commercial corridors
- Grant Application Timeline:** Applications will be available on a quarterly basis and will be accepted in accordance with the following timeline:
- 2022 Quarter 1 – applications due January 31, 2022
  - 2022 Quarter 2 – applications due April 30, 2022
  - 2022 Quarter 3 – applications due July 31, 2022
  - 2022 Quarter 4 – applications due October 31, 2022



# 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:** November 16, 2021

**Re:** Agenda Item 6(a): Development Services

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## Item Overview

- 6(a) East Liberty – Penn Circle Two-Way Conversion Site Preparation Contract No. 6**
- i. Agreement for Construction Management and Construction Inspection Services with Michael Baker International for a not to exceed contract of \$520,000.

## Authorization Details

Authorization is requested to enter into a Construction Management and Construction Inspection Services Agreement with Michael Baker International for the East Liberty Penn Circle Two-Way Conversion Site Preparation Contract No. 6.

Eight proposals were received on October 13, 2021. Four respondents were short listed, interviewed, and had their references checked and verified by URA staff. It was determined that Michael Baker International had the best proposal based upon the Request for Proposals' criteria. The work will include but is not limited to: construction management; contractor schedule review; construction inspection; office support; stakeholder engagement; and oversight of field activities.

Michael Baker International's M/WBE participation on the project includes A & A Consultants, Inc. (MBE) (17%), Cosmos Technologies (MBE) (6%), and Foresight Construction Services (WBE) (8%). A & A Consultants, Inc. and Cosmos Technologies are proposed to provide construction inspection services for the project. Foresight Construction Services is proposed to provide schedule review and support on the project.

The funding sources for this agreement are ELTRIDRA Phase 1 and the DCED TRID Grant.



# 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:** November 16, 2021

**Re:** Agenda Item 6(b): Development Services

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## Item Overview

### 6(b) Uptown – 23 Miltenberger

- i. Authorization to enter into Exclusive Negotiations with Epic Development for a period of six months for the sale of Block 11-J, Lots 95, 96 and 101 in the 1<sup>st</sup> Ward.

## Authorization Details

In May 2021, the URA released a Request for Interest (RFI) for a redeveloper interested in purchasing and redeveloping three contiguous URA-owned parcels at the corner of Miltenberger Street and Forbes Avenue in Uptown. The combined site, contains two vacant parcels and one parcel with a four-story structure, totaling approximately 3,200 square feet.

In July 2021, the URA received two responses to the RFI and asked both developers to submit full proposals by September 24, 2021. Epic Development, LLC, a Development and Design firm led by principal Michael McAllister with a mailing address of 1835 Locust St., Pittsburgh, PA 15219, was the only developer to submit a full proposal by the deadline. The project has full support from Uptown Partners and the Office of Council District 6. Authorization is now requested to enter into Exclusive Negotiations with Epic Development for the sale of the three parcels to construct a mixed-use commercial development.

### Project Description

A top-to-bottom renovation of 23 Miltenberger will return the property to its roots and serve as a destination for the Uptown community for years to come. Plans for the turn-of-the-century building include restoring the ground level retail space into a neighborhood cafe, reinstating upper floors to apartments or small-scale office space, and restoring the building's prominent architecture. The ill-proportioned 'hat' that expanded the fourth floor will be removed with original dormers rebuilt, new windows installed throughout, and the rebuild of the welcoming corner storefront offering one of two new public-facing spaces.

The adjacent open lots will be developed into a three-and-a-half season community destination for food and drink carts. The space will accommodate three food cart businesses, each with access to communal assets in the retail space as well as electric hookups, a landscaped and string-lit patio with umbrellas, portable toilets, and more. The food cart spaces will be rented out on an annual basis and will provide low barrier/lower-risk opportunities for entrepreneurs to incubate their businesses when compared to traditional brick and mortar leases. A space would be earmarked each year to an Uptown-based or minority-owned business. Additionally, Epic would seek to work with other Uptown developments to place businesses looking to expand from food cart model to a traditional storefront setting when applicable.

Total project costs are estimated at \$400,000. Approved MWBE and MWI Narratives are on file.



# 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:** November 16, 2021

**Re:** Agenda Item 6(c): Development Services

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## Item Overview

### 6(c) East Allegheny – East Ohio Street

- i. Authorization to enter into Exclusive Negotiations with R. Kyndall Development Group and Fulani Development Group for a period of six months for the sale of Block 24-N, Lots 118 and 120 in the 23<sup>rd</sup> Ward.

## Authorization Details

In June 2021, the URA, in partnership with the Historic Deutschtown Development Corporation (HDDC), released a Request for Proposals (RFP) for the redevelopment of three contiguous properties – including two URA parcels and one HDDC parcel totaling approximately 13,240 square feet – in the 600 block of East Ohio Street. The URA-owned parcels are located at 624 and 628 East Ohio Street and are known as Block 24-N, Lots 118 and 120. The HDDC owned property is located at 620 East Ohio Street and is known as Block 24-N, Lot 115.

In August 2021, the URA received two responses to the RFP. URA staff, along with a review committee comprised of relevant community stakeholders, interviewed both development teams. After reviewing the proposals and interviewing both development teams, the selection committee unanimously decided to move forward with R. Kyndall and Fulani Development Group's (the "Partnership") proposal. Authorization is now requested to enter into Exclusive Negotiations with the Partnership for the sale of the URA parcels to construct a mixed-use commercial development.

### Project Description

The Partnership intends to redevelop the site into a multi-use retail/commercial office space. The existing buildings' layouts are well suited for first-floor retail and second- and third-floor office use. The Partnership intends to match the aesthetics and floor count of 628 E. Ohio Street by developing first floor retail and adding a second and third story (new commercial space) with elevator to 620 and 624 E. Ohio Street. Each building's commercial level will be finished as a "vanilla shell" and designed for varying retail implementations, saving unnecessary costs on expensive build outs. Total development costs are estimated at \$4.9 million.

Approved MWBE and MWI Narratives are on file.

R. Kyndall is a limited liability corporation with a mailing address of 186 42<sup>nd</sup> Street, Suite 40227, Pittsburgh, PA 15201. Stefan Johnson is the Founder.

Fulani Development group is a limited liability corporation with a mailing address of 611 William Penn Place, Pittsburgh, PA 15219. Mamadou Balde is the President of Fulani Development Group.



**Regular Board Meeting  
November 16, 2021  
DISCLOSURE AGENDA**

**1. Agreements/Amendments**

- a. Authorization to amend 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 April 30, 2022, 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 April 30, 2022, or substantial vertical construction has not started on the Commercial Unit by May 31, 2022.
- b. Authorization to enter into a Memorandum of Understanding (MOU) with the Pittsburgh Land Bank (PLB) to clarify roles and procedures within the Tri-Party Cooperation Agreement concerning Real Property transfers from the URA to the PLB in accordance with the PLB's approved Policies and Procedures.

**2. Acquisitions**

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13 <sup>th</sup>	174-J-95	623 N. Homewood Avenue

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 <sup>th</sup>	124-J-238	Larimer Avenue

- c. 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>
26 <sup>th</sup>	46-B-76	Perrysville Avenue

- d. Acquisition, via donation, and execution of a deed or deeds for Block 174-N, Lots 7 and 82, in the 13<sup>th</sup> Ward (618 North Homewood Avenue and 612 North Homewood Avenue) from PNC Bank, National Association, or a related entity, for \$1.00 plus costs using Strategic Site Acquisition funds.

**3. Certificates of Completion**

- a. Certificate of Completion and return of Good Faith Deposit for Woods House, LLC for Block 55-P, Lot 37 (previously Block 55-P, Lots 37 and 39), in the 15<sup>th</sup> Ward (commercial rehabilitation, 4604 Monongahela Street – Woods House restaurant and pub).
- b. Certificate of Completion and return of Good Faith Deposit for Habitat for Humanity of Greater Pittsburgh for Block 124-N, Lot 52, in the 12<sup>th</sup> Ward (residential rehabilitation, 132 Mayflower Street).



#### **4. Dispositions**

- a. Authorization to convey Block 88-L, Lot 150, in the 14<sup>th</sup> Ward (10.4-acre parcel on Beechwood Boulevard in Summerset at Frick Park in Squirrel Hill South) to the City of Pittsburgh for \$1.00 plus costs for expansion of Frick Park.
- b. Authorization to convey Block 88-G, Lots 328, 329, 330, 332, 334, 337, 338, 340, 341 and 342; Block 88-H, Lots 20, 63, and 72; and Block 88-R, Lot 20, in the 14<sup>th</sup> Ward (parcels on Beechwood Boulevard, Marmosa Street and Saline Street in Squirrel Hill South) to the City of Pittsburgh for \$1.00 plus costs for expansion of the Nine Mile Run Greenway.
- c. Authorization to convey Block 25-A, Lot 2, in the 24<sup>th</sup> Ward (River Avenue in Troy Hill) to the City of Pittsburgh for \$1.00 plus costs for use by the Department of Public Works.
- d. Conveyance of Block 9-E, Lot 89, in the 23<sup>rd</sup> Ward (East General Robinson Street in North Shore) to PBH1, LLC, for \$30,120.

#### **5. Single Family Mortgage Revenue Bond Redemption**

- a. Authorization to approve the Special Redemption of \$260,000 of Mortgage Revenue Bonds, 2006 Series C. The bond redemptions will comply with certain requirements of federal tax law. Approximately \$36,000 of interest rate payments, calculated from the bond redemption date to the bonds' respective scheduled maturity dates, will be saved by effecting this Special Redemption.



# Appendix – November 2021 Resolutions

## 5. AVENUES OF HOPE

### Item 5(c)

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

RESOLVED: That the final drawings and evidence of financing submitted by TomTom24 Development, LLC, for the sale of Block 10-P, Lots 113, 113-A, 113-B, and 133-C in the 5th 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. DEVELOPMENT SERVICES

### Item 6(a)

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

RESOLVED: That an agreement with Michael Baker International for Construction Management and Construction Inspection Services, for an amount not to exceed \$520,000.00, 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 therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

### Item 6(b)

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

RESOLVED: That Exclusive Negotiations with Epic Development for the sale of Block 11-J, Lots 95, 96 and 101 in the 1<sup>st</sup> Ward, for a period of 6 (six) months are hereby approved.

### Item 6(c)

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

RESOLVED: That Exclusive Negotiations with R. Kyndall Development Group and Fulani Development Group for the sale of Block 24-N, Lots 118 and 120 in the 23<sup>rd</sup> Ward, for a period of 6 (six) months are hereby approved.

