

Regular Board Meeting

November 16, 2021

Today's URA Board meeting will begin at approximately 2:00 p.m.

During the meeting, attendees may submit questions to the Board via Zoom Q&A.



I. General

- **Roll Call**
- **Approval of October 14, 2021, Regular URA Board Meeting Minutes**
- **Public Comment**



Public Comment

Submitted via website: <https://tinyurl.com/uraboardmeeting>

Public comment registration closes at 1:00 p.m. on URA Board Meeting dates.



II. On Today's Agenda

- **Announcements**
- **Avenues of Hope**
- **Development Services**
- **Disclosure Agenda**



Announcements

- **Request for Proposals (RFPs) releases for November 23, 2021:**
 - **Rental Gap Program**
 - **9% Low Income Housing Tax Credit (LIHTC) Preapplication**
- **2021 Quarter 3 Performance Report posted to URA.org**



RFP releases for Tuesday, November 23, 2021

Rental Gap Program (RGP)

- Approximately **\$4.5M** will be available for community-driven **affordable housing preservation and development**
- Funded by the Housing Opportunity Fund, the RGP **focuses on affordability at or below 50% of Area Median Income**
- RFP will be available at URA.org and on the URA's procurement platform, **Ion Wave Technologies**
- Pre-proposal meeting – **10 AM Wednesday, December 1, 2021.**

DEADLINE:

Proposals accepted on a rolling basis

**All proposals must be submitted through
Ion Wave Technologies**

9% Low Income Housing Tax Credit (LIHTC) Preapplication

- Submission of the **Preapplication is a requirement** for eligible projects in the City of Pittsburgh that plan to apply for Credits via the Pennsylvania Housing Finance Agency's 2022 9% LIHTC round
- Preapplications allow URA staff to **anticipate gap financing needs**, and to **assess and plan for site control** of City- and URA-owned property
- RFP will be available at URA.org

DEADLINE:

Monday, January 3, 2022 – 4 PM

Preapplications must be sent to vhage@ura.org

2021 Quarter 3 Performance Report Highlights

55

paired
with housing
related legal
assistance

19

new
homeowners

130

renters
helped



73% woman and minority
residential borrowers



83% M/WBE commercial
borrowers

146

businesses
helped with
wayfinding



\$2.25 M

to URA investments to create/preserve

130

affordable housing units

\$282,500

in URA & Invest PGH loans/grants to

18

small & local businesses

LandCare funds
disbursed

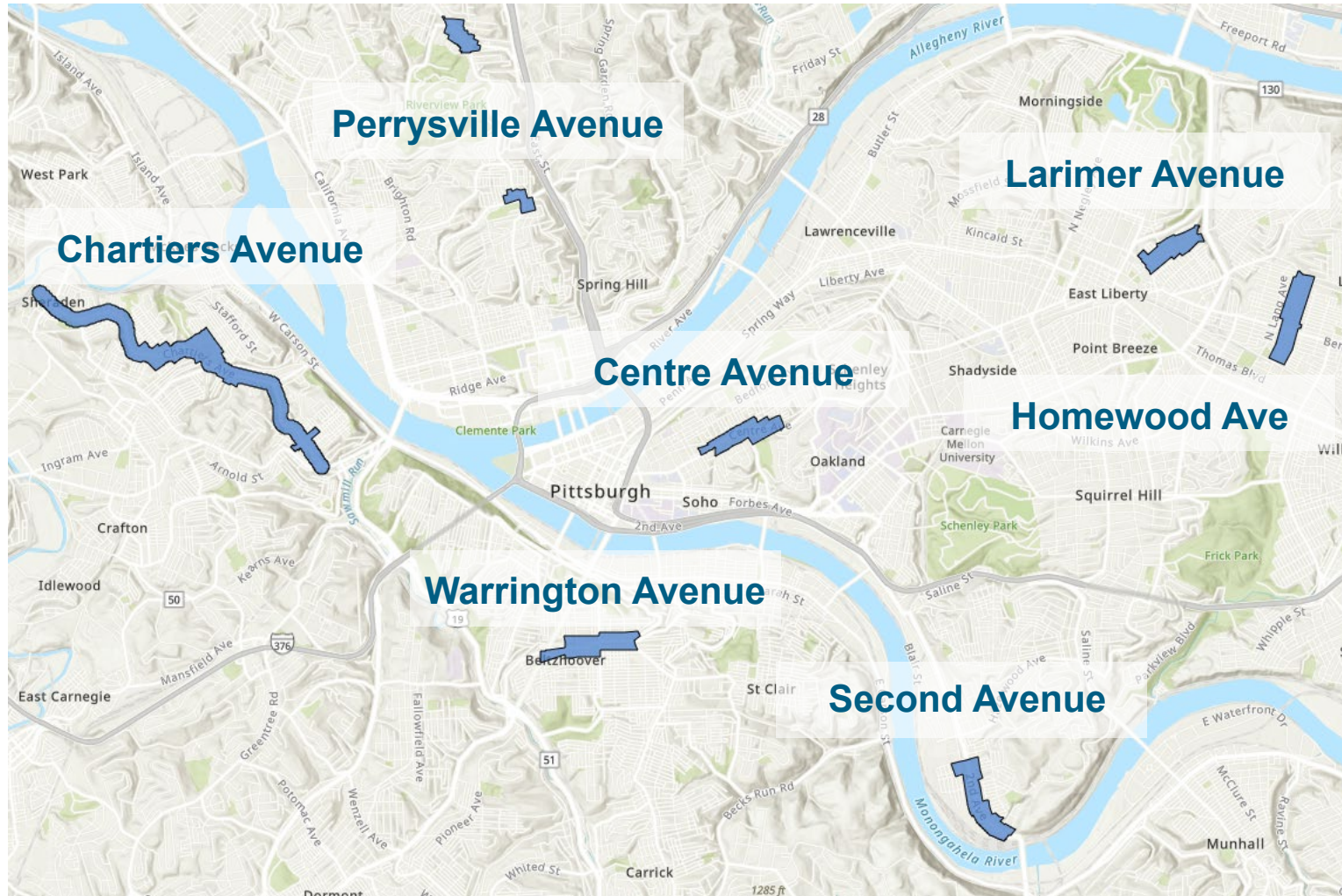
Disbursed for
NIF projects



69

assisted through
workforce programs

Avenues of Hope



Announcements

Second Avenue

- 4800 Block

AoH-wide

- Enterprise Zone Program (EZP) Awards

Development Services

Centre Avenue

- TomTom24 Development, LLC

Business Solutions

AoH-wide

- Façade Program Guidelines

Second Avenue – 4800 Block



Parcels impacted by the Hold from Market appear in the **dark blue box** above.

- 11 south-facing parcels in the 4800 block of Second Avenue, Hazelwood will be **held from the market per a request** from the Greater Hazelwood Coalition Against Racial and Ethnic Disparities (GH-CARED)
- The hold from market will give GH-CARED an opportunity to assess the feasibility of developing a **40,000 SF commercial building** that would include a grocery store, amongst other businesses.

Enterprise Zone Program (EZP) Awards totaling \$3.4 Million

- PA Dept. of Community & Economic Development (DCED) awarded **\$3.4M in local EZP support**
- EZP funding will help leverage nearly \$208M in total project costs and create 4,336 jobs
- URA Avenues of Hope projects each receiving \$250,000 in EZP support include:
 - ➊ 21 Rose Street
 - ➋ Big Tom's Barbershop
 - ➌ EDD HD (Former Hill House Center)
 - ➍ Rhythm Square
 - ➎ Fifth and Dinwiddie
- Other URA-involved, critical neighborhood-serving projects receiving support include:
 - ➏ James Street Tavern



Centre Avenue – Big Tom's Barbershop



Action(s)

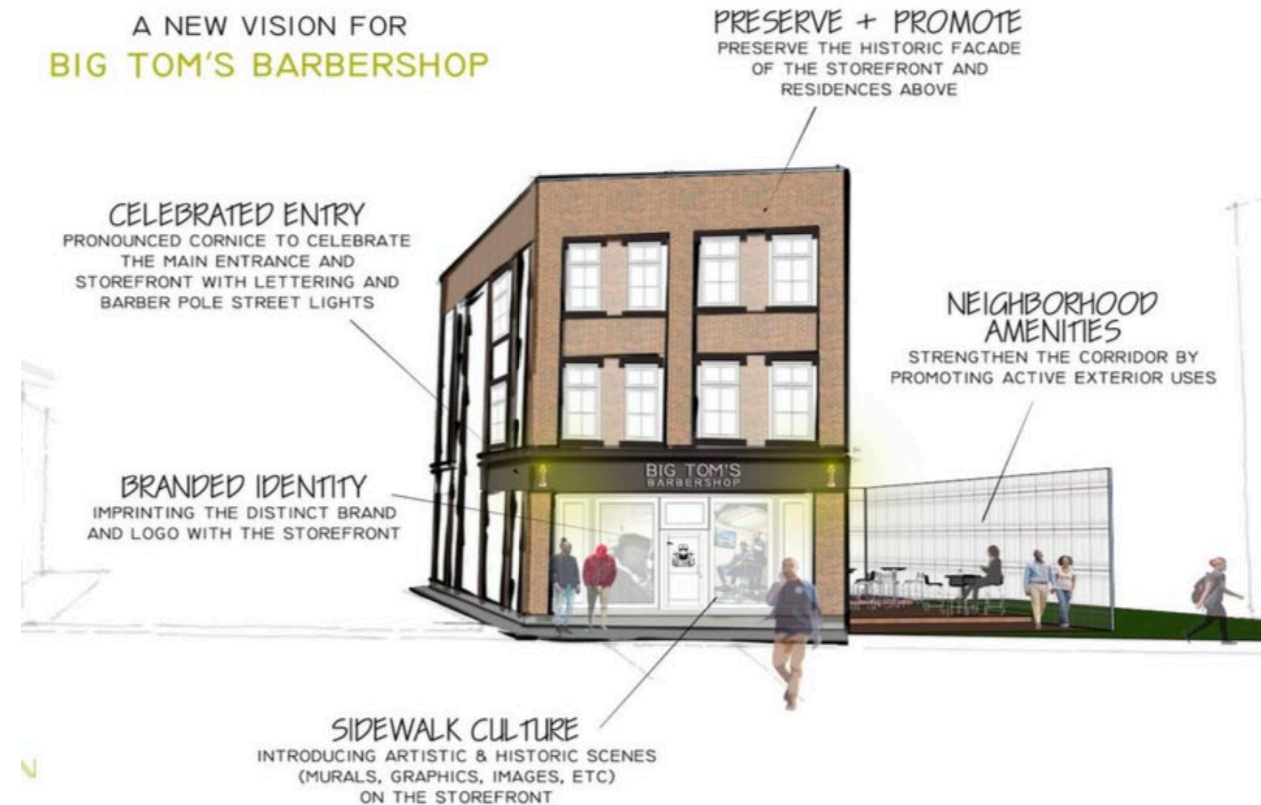
- Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 10-P, Lots 113, 113-A, 113-B, and 113-C in the 5th Ward to TomTom24 Development, LLC for \$21,000 plus costs

Centre Avenue – Big Tom's Barbershop

Additional Info

- Total Development Cost = **\$1,842,775**
- Rehabilitation of 2178 Centre Avenue, commonly known as Hamm's Barber Shop
 - Mr. Boyd's business, Big Tom's Barbershop, will relocate to the first floor of the rehabilitated structure
 - Second and third floors will become 2 two-bedroom apartments affordable to renters at or between 50%-80% of AMI
 - Adjacent lots will be used for outdoor deck space

✓ **M/WBE Compliant**



Avenues of Hope Storefront Façade Grant Program Guidelines



Previously awarded grant recipient 816 Warrington Avenue In Allentown before (left) and after (right) façade restoration

Non-voting Action

- Presentation of the Avenues of Hope (AoH) Storefront Façade Grant program guidelines
- **Vote on guidelines is slated for December 2021**

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/restoration of the grantee's commercial building façade <ul style="list-style-type: none"> • 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 7 AoH commercial corridors
Application Timeline:	Applications will be available on a quarterly basis starting in 2022

Development Services

- **East Liberty – Penn Circle Two-Way Conversion Site Preparation Contract No. 6**
- **Uptown – 23 Miltenberger**
- **East Allegheny – East Ohio Street**



East Liberty Penn Circle: Two-Way Conversion Site Preparation Contract No. 6



Action(s)

- Agreement for Construction Management & Construction Inspection Services with Michael Baker International for an amount not to exceed \$520,000
- RFPs received October 13, 2021
 - Eight proposals were received. Four consultants were short listed and interviewed.
- Funding Sources
 - ELTRIDRA Phase 1
 - PA Dept. of Community & Economic Development TRID Grant

✓ M/WBE Compliant

Uptown – 23 Miltenberger



Action(s)

- **Authorization to enter into Exclusive Negotiations with Epic Development for a period of six months or the sale of Block 11-J, Lots 95, 96, and 101 in the 1st Ward**

Additional Info

- **Total Development Cost = \$400,000**
- **Full renovation of structure at 23 Miltenberger**
 - **First-floor retail**
 - **Two to three market-rate apartments**
 - **Food truck parklet incubator in rear lots**
- **25% equity, 75% debt financing**

✓ **M/WBE Compliant**



East Allegheny – East Ohio Street



Action(s)

- **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 115, 118, and 120 in the 23rd Ward**

East Allegheny – East Ohio Street

Additional Info

- **Total Development Cost = \$4.9 million**
- **Mix of renovation and new construction**
- **First floor retail – targeting small-scale retail**
- **Commercial/office space on 2nd and 3rd floors.**
- **Sources: private equity, grants, and debt financing**

✓ *M/WBE Compliant*



Disclosures Agenda



Disclosures

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 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**

Disclosures

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	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	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	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 13th 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

Disclosures

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 15th 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 12th Ward (residential rehabilitation, 132 Mayflower Street)**

4. Dispositions

- a. **Authorization to convey Block 88-L, Lot 150, in the 14th 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 14th 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**

Disclosures

4. Dispositions (continued)

- c. **Authorization to convey Block 25-A, Lot 2, in the 24th 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 23rd 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.**