

URA Board Agenda



Date/Time: Thursday, December 16, 2021 at 2:00 PM

Web Access: <https://zoom.us/j/98029734135>

Dial In: 1 (929) 205-6099

Webinar ID: 980 2973 4135

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 - i. Proposal and form of contract for the sale of Block 10-N, Lots 255, 257, 258, and 258-A, in the 5th Ward to New Granada Development, LLC, or a related entity, for \$195,000 plus costs.

• **Business Solutions**

- b. Avenues of Hope Façade Grant Program (*p. 3*)
 - i. Approval of program guidelines for the Avenues of Hope Façade Grant Program. The guidelines were presented to the Board at its meeting held on November 16, 2021.

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7. Development Services (Pages 5 Through 7)

- a. Chateau – Esplanade (*pp. 5-6*)
 - i. Proposal and form of contract for the sale of Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward to Esplanade Partners, LP, or a related entity, for \$1,500,000 plus costs.
- b. Central Business District – 200 Ross Street (*p. 7*)
 - i. Authorization to acquire all interest of the Housing Authority of the City of Pittsburgh in and to 200 Ross Street in the 1st Ward (Block 2-J, Lot 164-02), also known as the John P. Robin Civic Building, for an amount not to exceed \$1,306,000 plus costs.

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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: December 16, 2021
Re: Agenda Item 5(a): Avenues of Hope – Development Services

Item Overview

5(a) Centre Avenue - New Granada Square Commercial Office Development

- i. Proposal and form of contract for the sale of Block 10-N, Lots 255, 257, 258, and 258-A, in the 5th Ward to New Granada Development, LLC, or a related entity, for \$195,000 plus costs.

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 on a site that includes four URA owned parcels located at the intersection of Devilliers Street and Centre Avenue in the Middle Hill District 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. New Granada Apartments, a Low-Income Housing Tax Credit (LIHTC) supported affordable housing development with street level commercial retail spaces, is currently under construction on the east end of the block. The historic New Granada Theater will be under construction soon and will include office space, theater space, and a food hall.

This new construction office building, with five stories along the Centre Avenue elevation and three stories above grade along the Wylie Avenue elevation, will be connected by a pedestrian skybridge to the New Granada Theater. The building will contain a gross area of approximately 41,000 square feet, with 10,000 square feet occupied by the University of Pittsburgh Community Engagement Center; 8,400 square feet of flexible commercial office space; a 3,600 square foot café/restaurant; 3,400 square feet of rooftop reception/dining space; and 14 parking spaces below grade.

The URA parcels total 5,557 square feet and New Granada Development, LLC, owns the remaining 4,443 square feet, for a total site area of 10,000 square feet. Total development costs are estimated at \$22.4 million.

MWBE and MWI Narratives are on file for the project.

New Granada Development, LLC, is a Pennsylvania limited liability company with a mailing address of 2015 Centre Avenue, Suite 201, Pittsburgh, PA 15219. Marimba Millions is President and CEO of Hill CDC, of which New Granada Development, LLC, is a wholly owned subsidiary.



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: December 16, 2021
Re: Agenda Item 5(b): Avenues of Hope – Business Solutions

Item Overview

5(b) Avenues of Hope Façade Grant Program

- i. Approval 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 which will not exceed \$1,200 (10% of the maximum grant amount)
Eligible Activities:	Rehabilitation and/or restoration of the grantee's commercial building façade <ul style="list-style-type: none">• Up to 25% of the granted funds can be used for interior renovations• Up to 50% of the granted 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
Application Timeline:	Applications will be available on a quarterly basis and will be accepted in accordance with the following timeline: <ul style="list-style-type: none">• 2022 Quarter 1 – Applications due February 28, 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: Shaina Madden, Director of Housing Finance
Cc: Greg Flisram, Executive Director
Diamonte Walker, Deputy Executive Director
Date: December 16, 2021
Re: Agenda Item 6(a): Residential Lending & Investments

Item Overview

6(a) COVID-19 Homeowners Assistance Pilot Program

- i. Authorization to enter into a Housing Opportunity Fund (HOF) demonstration grant with ACTION-Housing, Inc., to fund the COVID-19 Homeowners Assistance Pilot Program

Authorization Details

ACTION-Housing seeks the support of the HOF, URA, and additional funding partners listed in the table below to fund the COVID-19 Homeowners Assistance Pilot Program. The pilot will focus on providing financial assistance to homeowners whose housing-related financial hardship was caused or exacerbated by the COVID-19 pandemic, including those who were delinquent on property tax and mortgage payments prior to January 20, 2020. ACTION-Housing is requesting a financial commitment of \$50,000 from the HOF. As outlined in their proposal, ACTION-Housing is requesting an additional \$2.5 million from Pennsylvania Housing Finance Agency (PHFA) to support this initiative. This mortgage assistance program would provide up to \$35,000 in mortgage assistance per household.

Proposed Program Details

Program Summary:	Providing homeowner financial assistance to households whose housing-related financial hardship was caused/exacerbated by the COVID-19 pandemic, including those who were delinquent prior to January 20, 2020.
Funding Source:	HOF Demonstration Dollars (contingent on ACTION-Housing's reception of PHFA funds)
Funding Amount:	\$50,000
Proposed Timeline:	120 days/4 months
Additional Funding Partners:	ACTION is currently working with the following agencies and foundations to assist applicants seeking grants for arrears prior to January 20, 2020. <ul style="list-style-type: none">• The Heinz Endowments – \$50,000 Grant commitment• The Robert K. Wagner Foundation – \$30,000 Grant commitment• URA/HOF – Commitment pending 12/16/2021 Board Action and PHFA funding• Allegheny County Dept. of Economic Development – Commitment pending• PHFA – Commitment pending
Neighborhoods:	Homewood, East Hills, Larimer, Lincoln-Lemington
Program Benefit:	The HOF's \$50,000 investment is expected to assist at least 10 or 11 homeowners and could potentially leverage an additional \$300,000 in PHFA funding. Currently, homeowners enrolled in the HOF's Housing Stabilization Program (HSP) are eligible for up to \$6,000 in mortgage assistance. If funded, homeowners that are enrolled in the pilot will be eligible for up to \$6,000 in HOF assistance and up to \$30,000 of PHFA assistance, with a maximum assistance amount not to exceed \$35,000.



Director's Report

To: URA Board of Directors
From: David Serbin, Development Services Director
Cc: Greg Flisram, Executive Director
Diamonte Walker, Deputy Executive Director
Date: December 16, 2021
Re: Agenda Item 7(a): Development Services

Item Overview

7(a) Chateau – Esplanade

- i. Proposal and form of contract for the sale of Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward to Esplanade Partners, LP, or a related entity, for \$1,500,000 plus costs.

Authorization Details

At its meeting of March 11, 2020, the URA Board authorized an option agreement with Esplanade Partners, LP, a wholly owned subsidiary of Millcraft Investments, Inc., or another entity to be formed for approximately 5.59 acres owned by the URA along the Ohio River just north of the Rivers Casino and the West End Bridge in Chateau. Since that meeting, the redeveloper executed the option agreement and has now submitted a redevelopment proposal package. Additionally, significant due diligence has occurred for this major redevelopment project including purchasing adjacent properties, continued environmental assessment work, preliminary zoning and permit discussions, pro forma refinement, programming, design, and community engagement.

Esplanade will be a mixed-use development of the above URA-owned brownfield parcels, along with four surrounding privately-owned, underutilized industrial parcels. The project will transform an approximately 15-acre site into a mixed-use development with a wide variety of uses centered around a Pavilion centerpiece conceived as an indoor extension of the riverfront open space, available to the public in all four seasons and accessible from either the Esplanade streets or the riverfront. The Pavilion will include a courtyard/winter garden that will be the hub for a restaurant, fresh food market, and other experiential programming. The exterior will feature areas for public seating and gathering, along with other amenities.

The Esplanade proposal for which we are requesting approval today encompasses Phase 1 of the project, which will utilize the entirety of the URA parcels and will also include some improvements on the surrounding parcels. Phase 1 will include the 45,000 square foot Pavilion building; a 300-unit apartment building containing both affordable (20% affordable to households at 80% of AMI or lower) and market-rate housing and podium retail; a 15,000 square foot retail building supporting a 53-meter Ferris wheel; a 550-space public parking garage; and a mixed-purpose marina including public pier and public safety uses, houseboats, and seasonal and transient slips.

The Three Rivers Heritage Trail will be relocated and enhanced with public amenities, the river's edge will be stabilized and re-vegetated with native species, and the open space surrounding the buildings and extending to the river will be developed with active and passive uses with a combination of hardscape, landscape, and green infrastructure components. Planned improvements within the open space include retail kiosks to be used as incubator or temporary operating spaces for local entrepreneurs; splash park and ice-skating amenities; a park-like amphitheater for small performances and local music; passive reflection and quiet zones; and historical/educational placards focused on local figures and events.

Future phases, located outside of the URA property boundaries, are anticipated to include residential condominiums; additional affordable and market-rate apartments; a 40,000 square foot aquarium; 300,000 square feet of medical/technical/life science space; a potential hotel to support the aquarium; and additional parking to support these expansions. The programming for future phases is dependent on market conditions following the COVID-19 pandemic.

The project also involves several potential large-scale public infrastructure improvements. This includes, but is not limited to, the conversion of Beaver Avenue from a one-way street to a two-way street; the development of new and enhancement of existing connections between Manchester and the riverfront; potential work to extend the T line to the airport; and a formal study of lowering of portions or all of the elevated Route 65. The Esplanade site itself will need significant infrastructure investment as well. These infrastructure improvements could potentially be funded through a new Transit Revitalization Investment District (TRID) that includes Esplanade and surrounding areas. A TRID study is underway, with a draft for public comment expected to be available by year end.

The budget for Phase 1 is approximately \$236 million. MWBE and MWI Narratives are on file.

The developer has agreed to continue good faith efforts to work with Manchester Citizens Corporation and community stakeholders to meet community objectives for connectivity, job creation and educational opportunity, sustainability, a community benefits agreement, financing, and affordable housing prior to closing. This project will come before the board again prior to authorization to execute a deed.

Esplanade Partners, LP, is a Pennsylvania limited partnership with a mailing address of 380 Southpointe Blvd., Suite 400, Canonsburg, PA 15317. Officers of its parent, Millcraft Investments, Inc., include Lucas B. Piatt, President, and Brian R. Walker, Secretary/Treasurer.



Director's Report

To: URA Board of Directors
From: David Serbin, Development Services Director
Cc: Greg Flisram, Executive Director
Diamonte Walker, Deputy Executive Director
Date: December 16, 2021
Re: Agenda Item 7(b): Development Services

Item Overview

7(b) Central Business District – 200 Ross Street

- i. Authorization to acquire all interest of the Housing Authority of the City of Pittsburgh in and to 200 Ross Street in the 1st Ward (Block 2-J, Lot 164-02), also known at the John P. Robin Civic Building, for an amount not to exceed \$1,306,000 plus costs.

Authorization Details

The URA, the City of Pittsburgh, and the Housing Authority of the City of Pittsburgh (HACP) jointly own the John P. Robin Civic Building, located at 200 Ross Street in the 1st Ward. A recent appraisal commissioned by HACP provided a market value for fee simple title of 200 Ross of \$4,200,000. HACP has initiated the appropriate process to obtain approval from the United States Department of Housing and Urban Development (HUD) for the conveyance of HACP's ownership interest in 200 Ross Street to URA free and clear of current HUD restrictions on the property. Such sale requires the URA to pay HACP fair market value for HACP's interest in 200 Ross Street. Our records indicate that HACP owns 32.65% of 200 Ross, leading to an acquisition price of \$1,306,000 plus costs.

Following the conveyance of HACP's interest in 200 Ross Street to the URA, the URA intends to lead a process that will seek to procure a redeveloper for the site.

The funding source for the acquisition of HACP's interest in 200 Ross will be a Pittsburgh Development Fund (PDF) loan.

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

1. Agreements/Amendments

- a. Amendment of Resolution No. 284 (2021), which authorized the 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, to add PAYGO2017 to the funding sources.
- b. Amendment of Resolution No. 199 (2021), which authorized exclusive negotiations and/or a term sheet or letter of intent effectuating a joint venture with Regional Industrial Development Corporation, to remove Block 70-E, Lot 330 (an error) and replace it with Block 70-E, Lot 300, in the 28th Ward.
- c. Amendment of Resolution 223 (2021), which approved the proposal, form of contract, final drawings, and final evidence of financing, and authorized execution of a deed for the sale of Block 50-M, Lot 61, in the 10th Ward (side yard) to Chris Stamler for \$9,000 plus costs, to reflect the redeveloper's full name, Christian Stamler, and to add Rhea Roelfs, co-owner of the adjoining house and co-redeveloper, to the contract and deed.
- d. Amendment of Resolution No. 22 (2021), which authorized a \$212,919 construction services agreement with Omicelo Construction Group related to 25 Meadow Street, to increase the total agreement amount to \$304,646, and to add Leased Land and Pittsburgh Development Fund (PDF) internal loans as funding sources. The agreement's cost increase is a result of rising construction costs and/or sub-contractor bids reflecting these cost increases.
- e. Authorization for the URA to enter into contracts with, and/or utilize service providers that, are currently under agreement with the Housing Opportunity Fund, the Pittsburgh Housing Development Corporation, Pittsburgh Economic & Industrial Development Corporation, and Pittsburgh Urban Initiatives in an amount not to exceed \$50,000 for each contractor and/or service provider.
- f. Approval of Quincy Jones to receive a Housing Opportunity Fund Down Payment Closing Cost Assistance Deferred Loan for a property located at 2355 Valera Avenue, Pittsburgh, PA 15210. Mr. Jones is a City of Pittsburgh Employee.
- g. First Amendment of Agreement with Catapult Greater Pittsburgh, Inc., dated March 19, 2021, to extend the Agreement term, Dated December 21, 2021, to December 31, 2023, and to increase the Agreement amount by \$400,000, for a total Agreement amount of \$600,000.
- h. Authorization to increase Bridge Grant to Jasmine Nyree Homes' Learning Center Project by \$500,000 (new total of \$1,000,000) subject to staff confirmation of recipient's agreement to terms and conditions related to the City of Pittsburgh's American Rescue Plan Act for Coronavirus Local Fiscal Recovery (ARPA) fund allocation. The URA is to be reimbursed for the amount of the Bridge Grant from the City's ARPA allocation.

2. Dispositions

- a. Authorization to extend exclusive negotiations with Beacon Communities LLC, or a related entity, and Hill Community Development Corporation for the sale of Block 25-S, Lots 110 and 112, in the 5th Ward through June 30, 2022, with an automatic extension through December 31, 2022, contingent upon submission of a 2022 4% Low Income Housing Tax Credit (LIHTC) application to the Pennsylvania Housing Finance Agency (PHFA).



Appendix - December 2021 Resolutions

5. AVENUES OF HOPE

Item 5(a)

RESOLUTION NO. _____ (2021)

RESOLVED: That the Redevelopment Proposal submitted by New Granada Development, LLC, or a related entity, for the sale of Block 10-N, Lots 255, 257, 258, and 258-A, and execution of a disposition contract by New Granada Development, LLC, or a related entity, for \$195,000 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.

Item 5(b)

RESOLUTION _____ (2021)

RESOLVED: That the Guidelines for the Avenues of Hope Storefront Façade Grant Program are hereby approved.

6. RESIDENTIAL LENDING & INVESTMENTS

Item 6(a)

RESOLUTION NO. _____ (2021)

RESOLVED: That a grant with ACTION-Housing, Inc., in the amount of \$50,000 to fund the COVID-19 Homeowners Assistance Pilot Program payable from the Housing Opportunity Fund (HOF) 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 a grant agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. DEVELOPMENT SERVICES

Item 7(a)

RESOLUTION NO. _____ (2021)

RESOLVED: That the Redevelopment Proposal submitted by Esplanade Partners, LP, or a related entity for the sale of Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward, and execution of a disposition contract by Esplanade Partners, LP, or a related entity, for \$1,500,000 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.

Item 7(b)

RESOLUTION NO. _____ (2021)

RESOLVED: That the acquisition of 200 Ross Street in the 1st Ward, (Block 2-J, Lot 165-02) also known at the John P. Robin Civic Building, from the Housing Authority of the City of Pittsburgh (HACP) and the City of Pittsburgh, for the amount of \$1,306,000 plus costs, payable from the Pittsburgh Development Fund (PDF), is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance on behalf of the Authority, is authorized to execute an agreement of sale and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.