

Minutes of the Virtual Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

July 14, 2022 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Powell, Williamson, Lavelle, Innamorato

Members Absent: None

Staff Present: Flisram, Al Kafage, Geiger, Clark, Wilson, Saladna, Piotrowski, Grantham, Clark, Belton, Bohince, and Schacht

Mr. Chintalapalli called the Regular Meeting to order and declared a quorum present.

1. Roll Call
2. General
 - a. Approval of the June 9, 2022, Regular URA Board Meeting Minutes
3. Public Comment – See attached.
4. Announcements
 - a. Mr. Chintalapalli announced that Executive Sessions took place on June 14, 2022, June 16, 2022, and July 13, 2022, regarding legal and personnel matters, and, July 11, 2022, regarding the July 2022 URA Regular Board Meeting Agenda.
 - b. The 2021 Housing Opportunity Fund Annual Report has been released on the URA’s website.
5. Centre Avenue - MOKA Art Gallery
 - a. Authorization to enter into a contract with A. Merante Contracting, Inc., not to exceed \$524,150, for MOKA retaining wall construction work.

Mr. Flisram requested Board approval of the above item.

Ms. Zainab Al Kafage, Project Engineer presented that authorization is requested to enter into an Agreement with A. Merante Contracting, Inc. for MOKA retaining wall construction work. The project was competitively bid, and bids were opened on June 24, 2022. Two (2) bids were received for the work. A. Merante Contracting, Inc. was the lowest responsible bidder. A. Merante Contracting, Inc’s MWBE participation in the project is MBE (18%) and WBE (5%). It should be noted that A. Merante Contracting, Inc. has demonstrated a good faith effort to meet the required MWBE percentages.

Scope of Work

This project involves site mobilization and demobilization; the installation of soldier pile and lagging retaining wall; site clearing; existing curb protection and concrete pavement; fence installation; installation, maintenance, and removal of erosion and sediment control devices. The targeted construction schedule is August 2022 to November 2022.

Funding

The funding sources for this agreement are Washington's Landing up to \$900,000 and American Rescue Plan Act (ARPA) fund up to \$487,811.

Upon a motion to approve by Mr. Lavelle seconded by Ms. Powell, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 136 (2022)

RESOLVED: That an agreement with A. Merante Contracting, Inc. for MOKA retaining wall construction work, in an amount not to exceed \$524,150, payable from Washington Landing up to \$ 900,000.00 and ARPA fund up to \$ 487,811.00, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Bluff – 23 Miltenberger Mixed-Use Redevelopment

- a. Proposal and form of contract for the sale of Block 11-J, Lots 95, 96, and 101 in the 1st ward to Epic Development LLC, or a related entity, for \$60,000 plus costs.

Mr. Flisram requested Board approval of the above item.

Mr. Brandon Wilson, Project Manager presented that authorization is requested to accept the redevelopment proposal and enter into a disposition contract with Epic Development LLC, or a related entity, for the sale of the following three (3) publicly owned parcels for \$60,000 plus cost:

<u>WARD</u>	<u>BLOCK & LOT</u>	<u>ADDRESS</u>	<u>OWNER</u>
1 st	11-J-95	0 Forbes Avenue	URA
1 st	11-J-96*	23 Miltenberger Street	URA
1 st	11-J-101	0 Forbes Avenue	URA

**Denotes Structure*

The site contains a total area of approximately 9,765 square feet. Epic Development will serve as the redeveloper of a mixed-use development featuring:

- i. One (1) commercial unit
- ii. Two (2) one-bedroom apartments units - one rented for \$1,450/month (affordable to a two-person household at 80% AMI) and the other at \$1,550/month (affordable to a two-person household at/between 80-100% AMI)
- iii. An outdoor community and food truck space located at the intersection of Miltenberger Street and Forbes Avenue.

The rehabilitation of this building will activate a vacant commercial corner in Uptown, while providing a vibrant space for residents of the neighborhood along the incoming Bus Rapid Transit line.

A top-to-bottom renovation of 23 Miltenberger will return the property to its roots and serve as a community destination in Uptown 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 a welcoming corner storefront rebuilt offering one of two new public-facing spaces for the community to enjoy.

The adjacent open lots will be developed into a three-and-a-half season community destination for food and drinks. The space will accommodate three (3) food businesses, each with access to communal assets in the retail space as well as electrical hookups, a landscaped patio with string lights and umbrellas, portable toilets, and more.

The food cart spaces would be rented out by the year to serve as an opportunity for entrepreneurs to incubate their businesses in a low barrier environment rather than sign traditional/higher risk 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.

The project will be financed through construction loans offered by private lenders and the developer’s equity. Total development cost for the rehabilitation of 23 Miltenberger is estimated to be \$480,565.

Background

In May 2021, the URA, released a Request for Interest (RFI) seeking a redeveloper to purchase and redevelop three (3) contiguous parcels at the corner of Miltenberger Street and Forbes Avenue in Uptown. The site consists of three (3) URA-owned parcels totaling approximately 3,200 square feet. One (1) parcel contains a four-story structure, and the remaining two (2) parcels are vacant land.

In July 2021, the URA received two (2) responses to the RFI. The URA requested both developers submit full proposals. Epic Development was the only developer to submit a full proposal by the due date of September 24, 2021. The project has full support from Uptown Partners and the Office of Council District 6. The URA entered into Exclusive Negotiations with Epic Development for the sale of the parcels to construct a mixed-use commercial development on November 16, 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 MWBE and MWI Narratives for this project.

Epic Development LLC is a limited liability company with a mailing address of 1536 Colwell Street, Pittsburgh, PA 15219. Michael McAllister is the Managing Member.

Upon a motion to approve by Mr. Lavelle seconded by Ms. Innamorato, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 137 (2022)

RESOLVED: That the Redevelopment Proposal submitted by Epic Development, LLC, or a related entity, for the sale of Block 11-J, Lots 95, 96, and 101, in the 1st Ward, for \$60,000 plus costs, and execution of a disposition contract by sale to Epic Development, LLC, or a related entity, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate the said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Perry South – 2133 Perrysville Avenue Disposition

- a. Proposal, a form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 46-P, Lot 11, in the 25th Ward to Perry Hilltop Citizens Council for \$20,000 plus costs.

Mr. Flisram requested Board approval of the above item.

Justin Belton, Manger, Pittsburgh Housing Development Corporation, presented (PHDC) Authorization is requested to accept the redevelopment proposal, form of contract, final drawings, and final evidence of financing, and enter into a disposition contract with Perry Hilltop Citizens Council, for the sale of the following publicly owned parcel for \$20,000 plus cost:

<u>WARD</u>	<u>BLOCK & LOT</u>	<u>ADDRESS</u>	<u>OWNER</u>
25 th	46 - P - 11	2133 Perrysville Avenue	URA

The site contains a two-story brick structure with full basement formerly composed of a one-bedroom apartment and small retail space on the first floor and a two-bedroom apartment on the second floor. Pittsburgh Housing Development Corporation (PHDC) has partnered with Perry Hilltop Citizens Council (PHCC) to redevelop the property into:

- i. One (1) two-bedroom apartment affordable to a household at 80% AMI
- ii. One (1) three-bedroom apartment affordable to a household at 60% AMI

The project's conversion from mixed used to higher density affordable rental housing aligns with goals identified by the community and will serve as long-term asset in the corridor. It is the first phase of a comprehensive development strategy for four (4) structures and three (3) vacant lots on the 2100 block of Perrysville Avenue that will provide future residential and mixed-use rehabilitations.

Background

In December of 2005, URA acquired 2133, 2107, 2115, and 2131 Perrysville Avenue from the former community group Perry Hilltop Association for Successful Enterprises (PHASE) as deed in lieu of foreclosure. After its acquisition by the URA, the occupied rental units at 2133 continued to be occupied through April 2021 with Lavelle Real Estate serving as Property Manager.

In 2018, PHCC requested to purchase the properties located at 2115 and 2133 Perrysville Avenue from the URA. At the time, PHCC did not have the staffing or financing capacity to execute redevelopment. URA tasked the PHCC with raising grant and loan funds for the projects while providing oversight and capital in predevelopment efforts including structural assessments, selective demolition, surveys,

architectural services, relocation services, and holding costs. PHCC obtained an initial grant for the projects in the amount of \$200,000 from the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE).

In March 2021, PHCC entered into a Development Consultant Agreement with URA affiliate PHDC to provide technical support for PHCC's efforts to redevelop rental housing at 2115 and 2133 Perrysville Avenue. Shortly thereafter, scopes of work were finalized for both units and preliminary pricing was obtained. Upon review of costs and subsidies needed, the project team, with the support of PHCC's board of directors, chose to phase the development with priority given to 2133 Perrysville Avenue. This was due to 2133 Perrysville Avenue's ability to provide higher cashflow for use on additional projects and its greater alignment with community-defined need for affordable housing. Additional grant and loan funds were secured from Pennsylvania's Department of Community and Economic Development (DCED) Keystone Community Program, the URA's Housing Opportunity Fund, and Northside Community Development Fund.

PHCC and PHDC jointly released the project for bid in accordance with the procurement requirements of DCED and PHARE. Bid packets were sent directly to 30 contractors with whom the URA and PHCC had previously engaged. In addition, bid packets were sent to 70 contractors registered with Eastern Minority Supplier Development Council and 31 members of Riverside Center for Innovation's BizFit program. The solicitation received six (6) competitive responses. The lowest responsible bidder was J&L Homebuilders paired with construction management partner Rebuilding Together Pittsburgh at a cost of \$311,000. Final drawings, final evidence of financing, and MWBE plan were approved by URA prior to construction commencement.

Construction commenced in August of 2021 with bi-weekly site meetings occurring. Project completion is scheduled for August of 2022, after which PHCC will assume full ownership of the structure. 2133 Perrysville Avenue will be managed and maintained as affordable rental units for a period no less than 30 years. PHCC is seeking Section 8 Voucher holders for this project and is targeting income levels of below 50% AMI for both units.

Joanna Deming, Executive Director of Perry Hilltop Citizens Council, was present. Ms. Deming explained the project.

Upon a motion to approve by Mr. Lavelle seconded by Mr. Williamson, and unanimously carried, the following resolution was adopted:

RESOLUTION NO.138(2022)

RESOLVED: That the Redevelopment Proposal submitted by Perry Hilltop Citizens Council, for the sale of Block 46-P, Lot 11, in the 25th Ward, and execution of a disposition contract by sale to Perry Hilltop Citizens Council, for \$20,000 plus costs are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate the said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto, and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Perry Hilltop Citizens Council for the sale of Block 46-P, Lot 11, in the 25th Ward, are hereby approved, and the

Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, 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.

8 Neighborhood Initiatives Fund (NIF) Grant Awards

- a. Authorization to enter into NIF grant agreements and related contracts with the organizations listed below in amounts not to exceed the respective award amounts:
 - i. Community Empowerment Association: \$100,000
 - ii. Larimer Consensus Group: \$63,040
 - iii. Hazelwood Initiative: \$70,000
 - iv. Progress Fund: \$100,000
 - v. Afro American Music Institute: \$60,000
 - vi. Pittsburgh Glass Center: \$50,000
 - vii. Brighton Heights Citizens Federation: \$84,305

Mr. Flisram requested Board approval of the above items.

Jamie Piotrowski, Neighborhood Business District Program Analyst presented that the Neighborhood Initiatives Fund (NIF) program provides grants to community driven projects and programs to help unlock economic and placemaking potential within neighborhood commercial corridors, and support vision-to-action community investment strategies that build an equitable Pittsburgh.

Since 2019, nearly \$2 million has been invested in 37 projects spanning 25 neighborhoods.

The 2022 NIF funding round closed on May 10, 2022. Forty-one (41) applications were received, requesting a total of roughly \$3.2 million. Seven (7) projects were approved through a thorough process led by URA staff and the NIF Review Team. The Review Team included representatives from the URA, Department of City Planning, Office of Management and Budget, and the Mayor's Office. This authorization requests approval for seven (7) projects, totaling \$527,345 in NIF investments as follows:

GROUP	AMOUNT	PROJECT	NEIGHBORHOOD
Community Empowerment Association	\$100,000	Community plaza project	Homewood
Larimer Consensus Group – LA Grocery	\$63,040	Grocery store expansion	Larimer
Hazelwood Initiative	\$70,000	2 nd and Tecumseh public space	Hazelwood
Progress Fund	\$100,000	Hazelwood Brewery project	Hazelwood
Afro American Music Institute	\$60,000	Phase 2 expansion planning	Homewood
Pittsburgh Glass Center	\$50,000	Facility expansion	Garfield
Brighton Heights Citizens Federation	\$84,305	St. John's Green site park and trail	Brighton Heights

Upon a motion to approve by Mr. Williamson seconded by Ms. Powell, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 139 (2022)

RESOLVED: That a grant to Community Empowerment Association, to help unlock economic and placemaking potential within neighborhood commercial corridors, and support vision-to-action community investment strategies that build an equitable Pittsburgh, in the amount not to exceed \$100,000, payable from the Neighborhood Initiative Fund (NIF) is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 140 (2022)

RESOLVED: That a grant to Larimer Consensus Group, to help unlock economic and placemaking potential within neighborhood commercial corridors, and support vision-to-action community investment strategies that build an equitable Pittsburgh, in the amount not to exceed \$63,040, payable from the Neighborhood Initiative Fund (NIF), is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 141 (2022)

RESOLVED: That a grant to Hazelwood Initiative, to help unlock economic and placemaking potential within neighborhood commercial corridors, and support vision-to-action community investment strategies that build an equitable Pittsburgh, in the amount not to exceed \$70,000, Payable from the Neighborhood Initiative Fund (NIF) is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 142 (2022)

RESOLVED: That a grant to Progress Fund, to help unlock economic and placemaking potential within neighborhood commercial corridors, and support vision-to-action community investment strategies that build an equitable Pittsburgh , in the amount not to exceed \$100,000, payable from the Neighborhood Initiative Fund (NIF) is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 143 (2022)

RESOLVED: That a grant to Afro American Music Institute, to help unlock economic and placemaking potential within neighborhood commercial corridors, and support vision-to-action community investment strategies that build an equitable Pittsburgh in the amount not to exceed \$60,000, payable from the Neighborhood Initiative Fund (NIF) is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 144 (2022)

RESOLVED: That a grant to Pittsburgh Glass Center to help unlock economic and placemaking potential within neighborhood commercial corridors, and support vision-to-action community investment strategies that build an equitable Pittsburgh in the amount not to exceed \$50,000, payable from the Neighborhood Initiative Fund is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 145 (2022)

RESOLVED: That a grant to Brighton Heights Citizens Federation, to help unlock economic and placemaking potential within neighborhood commercial corridors, and support vision-to-action community investment strategies that build an equitable Pittsburgh in the amount not to exceed 84,305, payable from the Neighborhood Initiative Fund (NIF) is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Redevelopment Assistance Capital Program (RACP) Grants

- a. Authorization to file applications with and enter into contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.
- b. Authorization to enter into Subgrant Agreements for the RACP grants with Subgrantees and to contract for Administrative Fees.
- c. Authorization to enter into Cooperation Agreements with the City of Pittsburgh concerning the applications and grants.

Mr. Flisram requested Board approval of the above items.

Damara Carter, Director of Finance presented the following projects that received award letters from the State Office of the Budget for RACP grants:

1. 2400 East Carson Street Redevelopment II RACP - \$1 Million RACP
The project includes the complete redevelopment of the former Goodwill Building, including interior and exterior building redevelopment, parking, and construction of an outdoor recreational area.
Subgrantee: WAG4, LP or related entity
Neighborhood: Southside
2. Allegheny YMCA of Greater Pittsburgh - \$500,000 RACP
The project includes interior mechanical, plumbing, and electrical system renovations, as well as the installation of a sprinkler system, new air conditioning, and new elevators.
Subgrantee: YMCA of Greater Pittsburgh or related entity
Neighborhood: Allegheny East
3. Astrobotic Capital Expansion Phase II - \$2 Million RACP
The project repurposes a former post office into a new state-of-the-art headquarters building for a lunar logistics company.
Subgrantee: Astrobotic Real Estate Holdings, LLC, or related entity
Neighborhood: Manchester
4. Bayardstown Revitalization - \$1 Million RACP
The project includes the renovation of an underutilized historic building to create leasable office and retail space. It will include upgrades to the exterior of the historic building, and the building's façade will be improved at 2008 Penn Avenue. Critical improvements will be made to the street level including new sidewalks, lighting, and pedestrian enhancements.
Subgrantee: McKnight Bayardstown, LLC, or related entity
Neighborhood: Strip District
5. Centre Avenue - Avenues of Hope Site Preparation & Development – \$1 Million RACP
The project is part of Phase 1 of the Centre Avenue Revitalization and will address the site preparation needs, engineering, rehabilitation of dilapidated structures for community development, and new construction of mixed-use structures.
Subgrantee: None at this time or related entity (if necessary)
Neighborhood: Hill District
6. Centre Heldman - \$500,000 RACP
The project will split Centre Heldman Plaza's 40,000 square-foot grocery store space into two separate retail spaces. This requires construction of a demising wall along with the split of the electrical system, HVAC system, and other various utilities. The project also includes a storefront and loading area redesign along with the installation of a code-compliant bathroom in the retail space.
Subgrantee: None at this time or related entity (if necessary)
Neighborhood: Hill District
7. City's Edge - \$1.5 Million RACP
The project includes the new construction of 12,000 square feet for use as a community healthcare center and pharmacy; 4,000 square feet of outdoor space; required infrastructure; and a 508-space parking facility.
Subgrantee: Midpoint Group of Companies, Inc., or related entity
Neighborhood: Crawford-Roberts
8. Community Kitchen Pittsburgh Property Acquisition and Renovations - \$1.35 Million RACP
The project calls for the purchase of the building and renovation of its third floor. The anticipated scope of work includes: construction of new drywall partitions at the unfinished exterior walls of the space; new underlayment and flooring; construction of two restrooms; and related sprinkler, plumbing, HVAC, lighting, and electrical work to support the renovated areas.
Subgrantee: Community Kitchen Pittsburgh or related entity

Neighborhood: Hazelwood

9. Constructing Sustainability at Phipps: Restoring and Greening a Community Asset - \$1 Million RACP

The project will renovate the Glasshouse Community asset by upgrading public programming and exhibitory production greenhouse spaces; replacing glazing system, gaskets, caulking, and weather stripping throughout; increasing thermal massing and phase-change material throughout; upgrading climate control and in-slab hot water radiant heating in public/staff areas; replacing steam fin tube radiators with low temperature-based hot water fin tube heaters. Renovations in the Park Education Center include upgrading the education center's exterior and interior.

Subgrantee: Phipps Conservatory and Botanical Gardens or related entity

Neighborhood: Squirrel Hill

10. Esplanade (Pittsburgh) - \$10 Million RACP

The Esplanade project is a mixed-use redevelopment of several brownfield and underutilized industrial parcels in Pittsburgh's Manchester and Chateau neighborhoods. Phase I will include destination-based attractions such as a Ferris wheel, experiential retail and restaurants, rental and for-sale housing, expansive public open space, a marina, and public pier. These features will surround the Esplanade's Pavilion, a welcoming courtyard/open space, restaurant, and a fresh food emporium. The exterior will feature areas for seating and gathering, an outdoor performance amphitheater, a splash park, ice skating, and other amenities.

Subgrantee: Esplanade Partners, LP, or related entity

Neighborhood: Manchester/Chateau

11. Hilltop Community Center - \$1 Million RACP

The project will construct a new, multi-purpose building with parking underneath. It will provide space for a market, classroom, office, wellness space, bathrooms, and a common area. The two vacant structures on the properties will be demolished.

Subgrantee: Brashear Association, or related entity

Neighborhood: Knoxville/Mount Oliver

12. Lexington Technology Park III - \$500,000 RACP

The project will renovate eight (8) commercial buildings across 24 acres totaling over 800,000 square feet of office/retail/lex space. Renovations will be completed at 7514, 7520, and 7526 Thomas Blvd. (Buildings A, B, and C); 7511 Thomas Blvd. (Building D); 400 N Lexington St. (Buildings 1 and 2); 7501 Penn Ave.; and 201 N Braddock Ave. The project will also include: the construction an outdoor public plaza along Thomas Blvd.; a 280-space surface parking lot at 7511 Thomas Blvd.; the renovation of a 358-space surface parking lot at 400 N Lexington St.; a private roadway extension of Thomas Blvd. into Lexington Technology Park; 50 townhomes and 100 apartments with structured parking west of N Lexington St.; and the renovation of two (2) existing single-family homes west of N Lexington St.

Subgrantee: ICON Development Pgh, LLC, or related entity

Neighborhood: Point Breeze North

13. PCHS Homewood Medical Complex - \$750,000 RACP

The project will construct a new medical center and office building on a surface parking lot adjacent to the current facility. Site utilities and storm water management, site improvements, and building core/shell improvements will be specifically addressed.

Subgrantee: Primary Care Health Services Inc. or related entity

Neighborhood: Homewood South

14. Pittsburgh Ballet Theatre Campus Improvements - \$1 Million RACP

This project continues campus improvements to the Pittsburgh Ballet Theatre by creating two crossing squares on Liberty Avenue that avoid major intersections and create a pedestrian-friendly gateway to the riverfront. Other improvements to the campus will include a 30% increase in office space and hardscape and landscape redesign of the campus.

Subgrantee: Pittsburgh Ballet Theatre or related entity
Neighborhood: Strip District

15. Pittsburgh: First Division Street Maintenance Facility Relocation – \$500,000 RACP

The project will relocate the First Division Street Maintenance Facility from Riverview Park to a more industrialized and centralized location along the Allegheny River. The project includes the deconstruction of the existing facility, purchase of the new property, design, and a geotechnical survey. Upon completion of the design process, the building will be deconstructed on the newly acquired property and will construct a new facility along with site work surrounding the new building to house the necessary vehicles and equipment.

Subgrantee: City of Pittsburgh or related entity
Neighborhood: North Shore

16. Pittsburgh: Sheraden Park Rehabilitation - \$500,000 RACP

The project includes improvements to the Rest Area/Park Building, Grill Area, Hiking Trail Additions, Children's Discovery Garden, Hillside Dog Park, Wilderness Education Area, ADA-Accessible Community Garden and Apiary. The funding will also allow for site preparation, grading, landscaping, signage, stair repair, pedestrian lighting, and safety improvements. Renovation and improvements to the rest area building include electronic locks and restrooms. Also included is the addition of roughly 6,800 linear feet of cleared, graded trail additions and water control elements within Sheraden Park.

Subgrantee: City of Pittsburgh or related entity
Neighborhood: Sheraden

17. The Friendship Circle of Pittsburgh 1926 Murray Avenue - \$1 Million RACP

The project will include renovations to the three-floor 1926 Murray Avenue building. The first floor will be renovated into an ADA-compliant warming kitchen and community bakery space. The second and third floors will be renovated to house a teen wellness space, which will contain a communal seating area, offices, meeting rooms, and a kitchenette. Construction includes demolition, structural steel, drywall installation, plumbing, HVAC, electrical work, and other services.

Subgrantee: The Friendship Circle of Pittsburgh, Inc., or related entity
Neighborhood: Friendship

18. Veterans Place Housing Upgrade and Expansion - \$2 Million RACP

The project will upgrade current infrastructure and townhomes and construct a stand-alone multipurpose building that will include vital behavioral health services, recreational and activity spaces, and eight (8) new townhomes.

Subgrantee: Veterans Place of Washington Boulevard or related entity
Neighborhood: Larimer

19. West Penn Hospital – Comprehensive Women’s Health Facility - \$3 Million RACP

The two-phase construction project’s initial phase will result in the complete renovation of a distressed, vacant space to create a home for bone marrow transplant, women's oncology, breast health services, and expanded capacity for cancer infusion services. Phase II general construction will renovate an unused area of the Mellon Pavilion, allowing the following services to open: maternal fetal medicine, a obstetric residency clinic to support academic partnerships, and obstetrics and gynecology services.

Subgrantee: Allegheny Health Network or related entity
Neighborhood: Bloomfield

Upon a motion to approve by Ms. Powell seconded by Mr. Lavelle, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO.146 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the 2400 Carson Street Redevelopment II project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the 2400 Carson Street Redevelopment II project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 147 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to WAG4, LP or related entity for the 2400 Carson Street Redevelopment II project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 148 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the 2400 Carson Street Redevelopment II project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 149 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Allegheny YMCA of Greater Pittsburgh project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Allegheny YMCA of Greater Pittsburgh project, is hereby approved, and the Executive Director, Deputy

Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 150 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to YMCA of Greater Pittsburgh or related entity for the Allegheny YMCA of Greater Pittsburgh project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 151 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Allegheny YMCA of Greater Pittsburgh project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 152 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$2,000,000, for the Astrobotic Capital Expansion Phase II project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$2,000,000, for the Astrobotic Capital Expansion Phase II project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 153 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Astrobotic Real Estate Holdings LLC or related entity for the Astrobotic Capital Expansion Phase II project, for an amount not to exceed \$2,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant

agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 154 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Astrobotic Capital Expansion Phase II project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 155 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Bayardstown Revitalization project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Bayardstown Revitalization project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 156 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to McKnight Bayardstown LLC or related entity for the Bayardstown Revitalization project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 157 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Bayardstown Revitalization project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 158 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Centre Avenue- Avenues of Hope Site Preparation & Development project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Centre Avenue- Avenues of Hope Site Preparation & Development project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 159 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to a related entity for the Centre Avenue- Avenues of Hope Site Preparation & Development project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 160 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Centre Avenue- Avenues of Hope Site Preparation & Development project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 161 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Centre Heldman project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the

Centre Heldman project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 162 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to a related entity for the Centre Heldman project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 163 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Centre Heldman project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 164 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,500,000, for the City's Edge project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,500,000, for the City's Edge project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 165 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Midpoint Group of Companies, Inc. or related entity for the City's Edge project, for an amount not to exceed \$1,500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an

administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 166 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the City's Edge project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 167 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,350,000, for the Community Kitchen Pittsburgh Property Acquisition and Renovations project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,350,000, for the Community Kitchen Pittsburgh Property Acquisition and Renovations project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 168 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Community Kitchen Pittsburgh or related entity for the Community Kitchen Pittsburgh Property Acquisition and Renovations project, for an amount not to exceed \$1,350,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 169 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Community Kitchen Pittsburgh Property Acquisition and Renovations project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 170 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Constructing sustainability at Phipps; Restoring and Greening a Community Asset project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Constructing sustainability at Phipps; Restoring and Greening a Community Asset project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 171 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Phipps Conservatory and Botanical Gardens or related entity for the Constructing sustainability at Phipps; Restoring and Greening a Community Asset project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 172 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Constructing sustainability at Phipps; Restoring and Greening a Community Asset project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.173 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$10,000,000, for the Esplanade (Pittsburgh) project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$10,000,000, for the Esplanade (Pittsburgh) project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 174 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Esplanade Partners, LP or related entity for the Esplanade (Pittsburgh) project, for an amount not to exceed \$10,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 175 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Esplanade (Pittsburgh) project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 176 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Hilltop Community Center project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Hilltop Community Center project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 177 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Brashear Association or related entity for the Hilltop Community Center project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 178 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Hilltop Community Center project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 179 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Lexington Technology Park III project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Lexington Technology Park III project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 180 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to ICON Development Pgh, LLC or related entity for the Lexington Technology Park III project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 181 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Lexington Technology Park III project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 182 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$750,000, for the PCHS Homewood Medical Complex project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$750,000, for the PCHS Homewood Medical Complex project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 183 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Primary Care Health Services Inc. or related entity for the PCHS Homewood Medical Complex project, for an amount not to exceed \$750,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 184 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the PCHS Homewood Medical Complex project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 185 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Pittsburgh Ballet Theatre Campus Improvements project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Pittsburgh Ballet Theatre Campus Improvements project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 186 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Pittsburgh Ballet Theatre or related entity for the Pittsburgh Ballet Theatre Campus Improvements project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 187 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Pittsburgh Ballet Theatre Campus Improvements project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 188 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Pittsburgh First Division Street Maintenance Facility Relocation project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Pittsburgh First Division Street Maintenance Facility Relocation project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 189 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the City of Pittsburgh or related entity for the Pittsburgh First Division Street Maintenance Facility Relocation project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 190 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Pittsburgh First Division Street Maintenance Facility Relocation project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 191 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Pittsburgh Sheraden Park Rehabilitation project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Pittsburgh Sheraden Park Rehabilitation project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 192 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the City of Pittsburgh or related entity for the Pittsburgh Sheraden Park Rehabilitation project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 193 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Pittsburgh Sheraden Park Rehabilitation project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 194 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Friendship Circle of Pittsburgh 1926 Murray Avenue project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Friendship Circle of Pittsburgh 1926 Murray Avenue project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 195 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Friendship Circle of Pittsburgh, Inc. or related entity for the Friendship Circle of Pittsburgh 1926 Murray Avenue project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 196 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Friendship Circle of Pittsburgh 1926 Murray Avenue project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.197 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$2,000,000, for the Veterans Place Housing Upgrade and Expansion project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$2,000,000, for the Veterans Place Housing Upgrade and Expansion project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 198 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Veterans Place of Washington Boulevard or related entity for the Veterans Place Housing Upgrade and Expansion project, for an amount not to exceed \$2,000,000, and an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 199 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Veterans Place Housing Upgrade and Expansion project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 200 (2022)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$3,000,000, for the West Penn Hospital- Comprehensive Women’s Health Facility project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$3,000,000, for the West Penn Hospital- Comprehensive Women’s Health Facility project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 201 (2022)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Allegheny Health Network or related entity for the West Penn Hospital- Comprehensive Women’s Health Facility project, for an amount not to exceed \$3,000,000, and an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.202 (2022)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the West Penn Hospital- Comprehensive Women’s Health Facility project is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10 Redevelopment Assistance Capital Program (RACP) Grants with Previous Awards

- a. Authorization to amend previously approved resolutions to file applications with and enter into contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants to increase the grant amounts.
- b. Authorization to amend previously approved resolutions to enter into Subgrant Agreements for the RACP grants with Subgrantees and to contract for Administrative Fees to increase grant amounts.

- c. Authorization to amend previously approved resolutions to enter into Cooperation Agreements with the City of Pittsburgh concerning the applications and grants to increase grant amounts.
- d. Authorization to rescind previously approved resolutions.

Mr. Flisram requested Board approval of the above items.

Ms. Damara Carter, Director of Finance presented that the following projects received award letters from the State Office of the Budget for RACP grants for additional RACP funding which requires the URA to increase the RACP awards in previously approved Resolutions:

1. 1501 Penn Avenue Redevelopment - \$2 Million RACP

The project will demolish the existing cold storage building located at 1501 Penn Avenue. The RACP scope will include costs associated with Phase I, which involves the demolition and abatement of the site to prepare for the new construction of a mixed-use office building. The building will include central chilled beam HVAC/supplemental cooling, enhanced indoor air-quality strategies, and supporting water conservation efforts. The project will have a total building area of 951,593 square feet, consisting of: 537,068 square feet of Class A office space across 15 levels; 21,301 square feet of retail space; 14,000 square feet of amenities; and parking spaces. The installation of exterior improvements such as sidewalks, public plaza, tree pits and trees, plantings, curbs, and bicycle racks are also included.

Subgrantee: 1501 Penn Owner LLC or related entity

Neighborhood: Strip District

Amended Resolutions: Resolutions 43, 44, and 45 (2022) for \$1 Million to increase to \$2 Million

2. 3 Crossings Phase 2 - \$1.5 Million RACP

This phase will develop 600,000 square feet of office space, 50,000 square feet of retail space, 300 residential units, and over 1,300 parking spaces on a 10-acre brownfield site.

Subgrantee: Three Crossings 2.0, LP or related entity

Neighborhood: Strip District

Amended Resolutions: 49, 50, and 51 (2022) for \$750,000 to increase to \$1.5 Million

3. Duquesne University College of Osteopathic Medicine - \$4 Million RACP

The plans for the College of Osteopathic Medicine include a state-of-the-art building housing an innovative learning environment. This three-level building will include an open-air lobby, shared student lounge, academic excellence study lounge, faculty workspace, standardized patient suite, a simulation hospital, a learning lecture hall, and a virtual anatomy classroom.

Subgrantee: Duquesne University or related entity

Neighborhood: Oakland

Amended Resolutions: 99, 100, and 101 (2021) for \$2 Million to increase to \$4 Million.

4. Pittsburgh: Warrington Recreation Center - \$1 Million RACP

The project will completely renovate the current three-story building and site to update the existing structure to meet contemporary building codes, including greatly increasing ADA accessibility, and proper protections for the health and welfare of the public. Improvements needed include new HVAC, plumbing, electric, fire safety, and data/security systems. New fixtures, finishes and equipment are also included.

Subgrantee: City of Pittsburgh or related entity

Neighborhood: Beltzhoover

Amended Resolutions: 156, 157, and 158 (2021) for \$500,000 to increase to \$1.5 Million.

Upon a motion to approve by Mr. Lavelle seconded by Mr. Williamson, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO.203 (2022)

RESOLVED: That Resolution Nos. 43,44 and 45 of (2022) are hereby amended, to increase the Grant amount from \$1,000,000 to \$2,000,000.

RESOLUTION NO.204 (2022)

RESOLVED: That Resolution Nos. 49, 50 and 51 of, (2022) are hereby amended, to increase the Grant amount from \$750,000 to \$1,500,000.

RESOLUTION NO.205 (2022)

RESOLVED: That Resolution Nos. 99, 100 and 101 of (2022) are hereby amended, to increase the Grant amount from \$2,000,000 to \$4,000,000.

RESOLUTION NO.206 (2022)

RESOLVED: That Resolution Nos. 156, 157 and 158 of (2021) are hereby amended, to increase the Grant amount from \$500,00 to \$1,500,000.

DISCLOSURES AGENDA

The Members reviewed the items on the Disclosures Agenda upon motion made by Mr. Williamson, seconded by Mr. Lavelle, and unanimously carried, the following resolutions were adopted:

1. Avenues of Hope (AoH) American Rescue Plan Act (ARPA) Corridor Funding Guidelines
 - a. Authorization to approve the ARPA funding guidelines for each of the seven AoH corridors (\$1 million in ARPA funds per corridor)

RESOLUTION NO. 207 (2022)

RESOLVED: That the ARPA funding guidelines for each of the seven AoH corridors (\$1 million in ARPA funds per corridor) are hereby approved.

2. Authorization to approve a \$350,000 contract with the Northside Leadership Conference for program administration services for the Homeowner Assistance Program -

RESOLUTION NO. 208 (2022)

RESOLVED: That an agreement with Northside Leadership Conference for program administration services for the Homeowner Assistance Program, for an amount not to exceed \$350,000, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

3. Amendment of Resolution No. 230 (2021), which approved the proposal and form of contract for the sale of certain City- and URA-owned parcels in the 12th Ward to Steel City Squash for \$122,000 plus costs, to add to-be-vacated portions of Regis Way between Shetland Street and Joseph Street and of Rapidan Way south of Regis Way to the transaction.

RESOLUTION NO. 209 (2022)

RESOLVED: That Resolution No. 230 (2021), is hereby amended to add to-be-vacated portions of Regis Way between Shetland Street and Joseph Street and of Rapidan Way south of Regis Way to the transaction.

4. Amendment of Resolution No. 4 (2022), which approved a Rental Gap Program loan with Gladstone Residences, LP in the amount of \$2,000,000 payable from American Rescue Plan Act (ARPA) funds, to substitute \$2,000,000 of ARPA funds with \$2,000,000 from the Pittsburgh Development Fund (PDF). Additionally, a waiver of program guidelines is requested for PDF to allow for cash flow repayment of the loan.

RESOLUTION NO. 210 (2022)

RESOLVED: That Resolution No. 4 (2022), is hereby amended to substitute \$2,000,000 of ARPA funds with \$2,000,000 from the Pittsburgh Development Fund (PDF). and a waiver of the Pittsburgh Development Fund (PDF) Guidelines to allow for cash flow repayment of the loan.

5. Amendment of Resolution No. 381 (2019), which authorized a \$750,000 line of credit (sourced with Pittsburgh Development Fund) to Pittsburgh Housing Development Corporation (PHDC) for the Schenley Heights Organized Revitalization (SHORE) Acquisition fund, to allow for up to \$500,000 of the existing line of credit to be used Citywide outside of the Upper Hill District neighborhood for property acquisition, and an extension of the loan maturity date from February 28, 2023 to February 28, 2025.

RESOLUTION NO. 211 (2022)

RESOLVED: That Resolution No. 381 (2019), is hereby amended to allow for up to \$500,000 of the existing line of credit to be used Citywide outside of the Upper Hill District neighborhood for property acquisition, and an extension of the loan maturity date from February 28, 2023, to February 28, 2025.

- 6. Authorization to terminate the Contract for Disposition by Lease of Land for Private Development dated July 1, 1969, by and between Urban Redevelopment Authority of Pittsburgh and Broadhead Fording Associates as to the premises generally, and specifically as to Block 70-A, Lot 3, and Block 70-A, Lot 10, in the 28th Ward.

RESOLUTION NO. 212 (2022)

RESOLVED: That termination of the Contract for Disposition by Lease of Land for Private Development dated July 1, 1969, by and between Urban Redevelopment Authority of Pittsburgh and Broadhead Fording Associates as to the premises generally, and specifically as to Block 70-A, Lot 3, and Block 70-A, Lot 10, in the 28th Ward is hereby approved.

- 7. Amendment of Resolution No. 96 (2022), which approved a period of exclusive negotiations with Legacy Village LLC, or a related entity, for certain parcels in the 25th and 26th Wards, to remove Block 46-J, Lots 221, 334, 336, and 339 (because they are in the Property Reserve and approved for sale to Perry Hilltop Citizens Council) and Block 46-J, Lots 343 and 345, and Block 46-N, Lot 233 (because they are privately owned).

RESOLUTION NO. 213 (2022)

RESOLVED: That Resolution No. 96 (2022), is hereby amended to remove Block 46-J, Lots 221, 334, 336, and 339 (because they are in the Property Reserve and approved for sale to Perry Hilltop Citizens Council) and Block 46-J, Lots 343 and 345, and Block 46-N, Lot 233 (because they are privately owned).

- 8. Authorization to approve Joseph Root to receive a Down Payment and Closing Cost Assistance Deferred Loan. Mr. Root is an employee of the Pittsburgh Water and Sewer Authority.

RESOLUTION NO. 214 (2022)

RESOLVED That a Down Payment Closing Cost Assistance Deferred Loan to Joseph Root, an employee of the Pittsburgh Water and Sewer Authority is hereby approved.

- 9. Central Northside – Unity Corner Add-on
 - a. Acquisition of the following publicly owned property for \$1.00 plus costs using Leased Land funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25	23-B-226	0 Federal Street

RESOLUTION NO. 215 (2022)

RESOLVED: That the acquisition of the following publicly property for \$1.00 plus cost, payable from Leased Land funds, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute all documents required for the said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25	23-B-226	0 Federal Street

10. Larimer – Steel City Squash Vacated Right of Way

- a. Acquisition of the following publicly owned properties for \$1.00 plus costs using Leased Land funds:

<u>Ward</u>	<u>Description</u>	<u>Area</u>
12	Regis Way between Shetland & Joseph	4,735 square feet
12	Rapidan Way south of Regis Way	840 square feet

RESOLUTION NO. 216 (2022)

RESOLVED: That the acquisition of the following publicly properties for \$1.00 plus cost, payable from Leased Land funds, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute all documents required for the said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Description</u>	<u>Area</u>
12	Regis Way between Shetland & Joseph	4,735 square feet
12	Rapidan Way south of Regis Way	840 square feet

11. Hazelwood – Hazelwood Initiative Residential Development

- a. Acquisition of the following publicly owned properties for \$1.00 plus costs using Leased Land funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
15	56-C-239	0 Flowers Avenue
15	56-C-240	0 Flowers Avenue
15	56-C-240A	0 Flowers Avenue

RESOLUTION NO. 217 (2022)

RESOLVED: That the acquisition of the following publicly properties for \$1.00 plus cost, payable from Leased Land funds, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute all documents required for the said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
15	56-C-239	0 Flowers Avenue
15	56-C-240	0 Flowers Avenue
15	56-C-240A	0 Flowers Avenue

2. Uptown – Tustin Park Land Swap

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
1	11-K-245	0 Tustin Street

RESOLUTION NO. 218 (2022)

RESOLVED: That the acquisition of the following publicly property for \$1.00 plus cost, payable from Leased Land funds, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute all documents required for the said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
1	11-K-245	0 Tustin Street

13. Middle Hill – Kirkpatrick Street Side Yard

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5	10-K-150	0 Kirkpatrick Street

RESOLUTION NO. 219 (2022)

RESOLVED: That the acquisition of the following publicly property for \$1.00 plus cost, payable from Leased Land funds, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer, and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute all documents required for the said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5	10-K-150	0 Kirkpatrick Street

14. Certificate of Completion for Paul C. Apostolou and Marilyn A. Apostolou for Block 4-M, Lot 12, in the 18th Ward (Bailey Avenue – parking lot).

RESOLUTION NO. 220 (2022)

RESOLVED: That issuance of a Certificate of Completion to Paul C. Apostolou and Marilyn A. Apostolou for Block 4-M, Lot 12, in the 18th Ward, and return of the Good Faith Deposit (Bailey Avenue – parking lot) are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby

authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

15. Conveyance, for consideration of \$389,998.35 plus costs, of the leasehold interest in Block 2-F, Lot 165, in the 3rd Ward to HB Titan Washington Place pursuant to the exercise of an April 1, 1996, option to purchase (112 Washington Place – Pittsburgh Marriott City Center).

RESOLUTION NO. 221 (2022)

RESOLVED: That the conveyance pursuant to the exercise of an April 1, 1996, option to purchase (112 Washington Place – Pittsburgh Marriott City Center).of the leasehold interest in Block 2-F, Lot 165, in the 3rd Ward, to the HB Titan Washington Place, for \$389,998.35 plus costs, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are related and proper to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

16. Authorization to enter exclusive negotiations with Studio Volcy for a period of six (6) months for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5	10-K-8	2223 Hallett Street
5	10-K-9	10 Hallett Street
5	10-K-10	12 Hallett Street
5	10-K-11	14 Hallett Street
5	10-K-12	16 Hallett Street
5	10-P-121-5	2223 Centre Avenue
5	10-P-122	2225 Centre Avenue
5	10-P-124	2227 Centre Avenue
5	10-P-125	2229 Centre Avenue
5	10-P-126	2233 Centre Avenue
5	10-P-127	2235 Centre Avenue
5	10-P-128	2239 Centre Avenue

RESOLUTION NO. 222 (2022)

RESOLVED: That exclusive negotiations with Studio Volcy for the sale of the following publicly owned parcels, for a period of six (6) months is hereby approved:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5	10-K-8	2223 Hallett Street
5	10-K-9	10 Hallett Street
5	10-K-10	12 Hallett Street
5	10-K-11	14 Hallett Street
5	10-K-12	16 Hallett Street
5	10-P-121-5	2223 Centre Avenue
5	10-P-122	2225 Centre Avenue
5	10-P-124	2227 Centre Avenue

5	10-P-125	2229 Centre Avenue
5	10-P-126	2233 Centre Avenue
5	10-P-127	2235 Centre Avenue
5	10-P-128	2239 Centre Avenue

- 17. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 24-B, Lot 330, in the 24th Ward to Conrad J. Wieloch, Jr., and Noreen M. Wieloch for \$500 plus costs (Seidle Street – side yard sale).

RESOLUTION NO. 223 (2022)

RESOLVED: That the Redevelopment Proposal submitted by Conrad J. Wieloch Jr. and Noreen M. Wieloch, for the sale of Block 24-B, Lot 330, in the 24th Ward, and execution of a disposition contract by sale to Conrad J. Wieloch Jr. and Noreen M. Wieloch, for \$500 plus costs are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Conrad J. Wieloch, Jr. and Noreen M. Wieloch for the sale of Block 24-B, Lot 330, in the 24th Ward, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Lending & Solutions Officer and/or the Chief Financial Officer, 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.

- 18. Authorization to use Community Development Block Grant (CDBG) and up to \$1 million in Pittsburgh Development Fund (PDF) monies for the URA Ventures Pilot program.

RESOLUTION NO. 224 (2022)

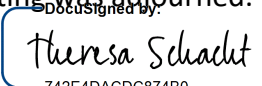
RESOLVED: That reallocation of Community Development Block Grant funds and of up to \$1,000,000 of the Pittsburgh Development Fund (PDF) to the URA Ventures Pilot program is hereby approved.

- 19. Troy Hill - Washington’s Landing Tennis Court Resurfacing
 - a. Authorization to transfer \$500,000 of URA funds to the City of Pittsburgh to resurface tennis courts in Washington’s Landing.

RESOLUTION NO. 225 (2022)

RESOLVED: That reallocation of up to \$500,000 from URA funds to the City of Pittsburgh to resurface tennis courts in Washington’s Landing is hereby approved.

There being no further actions to come before the Members, the Meeting was adjourned.

DocuSigned by:

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Assistant Secretary

URA Board Regular Meeting – July 14, 2022

Registered Public Comment

NAME	ZOOM NAME	COMMENT TYPE	COMMENT TOPIC
Khadijah Harris	Khadijah Harris	Live	Avenues of Hope
Corinne Ward	Corinne W.	Live	General Comments
Eric Vanistendael	Eric Vanistendael	Live	NIF & RACP