

URA Board Agenda



Date/Time: Thursday, November 10, 2022 at 2:00 PM

Web Access: <https://us06web.zoom.us/j/86988970830>

Dial In: 1 (929) 205-6099

Webinar ID: 869 8897 0830

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Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Greg Flisram, Executive Director; Susheela Nemani-Stanger, Deputy Executive Director
Date: November 10, 2022
Re: Agenda Item 5(a): Avenues of Hope

5(a) Centre Avenue – Amani Christian Community Development Corporation – 2519 Centre Avenue

- i. Authorization to execute a deed for the sale of Block 10-P, Lots 25, 26, and 27, in the 5th Ward, to Amani Christian Community Development Corporation, or a related entity, in advance of the financial closing, for \$27,300 plus costs.
- ii. Authorization to hold a reverter deed for Block 10-P, Lots 25, 26, and 27, in the 5th Ward, from Amani Christian Community Development Corporation, or a related entity, in the event that the financial closing does not occur by June 30, 2023.

Authorization Details

At its Regular September 2021 meeting, the URA Board approved a proposal by Amani Christian Community Development Corporation (“**Amani**”) to purchase Block 10-P, Lots 25, 26, and 27, in the 5th Ward for \$27,300 plus costs. The property comprises two vacant parcels of approximately 3,039 square feet and a vacant structure at 2163 Centre Avenue that will be rehabilitated for a mixed-use development. Amani plans to construct an 18,000 square foot mixed-use building that will include:

- first-floor commercial space; and
- 12 affordable residential units, including four (4) one-bedroom and eight (8) two-bedroom units.

Total development costs are estimated at \$5,336,400.

Since the September 2021 approval of Amani’s proposal, significant pre-development work was completed, including:

- 60% working drawings;
- MWBE / MWI narrative approval; and
- Fundraising, including a \$750,000 grant from the Federal Home Loan Bank Board (“**FHLB**”).

To date, the project is not yet fully entitled or financed. To secure an extension of the \$750,000 FHLB grant, Amani needs to close on the URA property before the end of the year. Authorization is therefore sought to execute a deed and convey to Amani in advance of approval of final drawings and final evidence of financing. Authorization is further requested to hold a reverter deed for the property, which the URA may record to take the property back if Amani is unable to advance the project to a financial closing by June 30, 2023.

The proposed development will be presented to the URA Board in the future for approval of final drawings, final evidence of financing, and authorization to begin construction.



Director's Report

To: URA Board of Directors
From: Evan Miller, Acting Director, Residential Lending & Investments
Cc: Greg Flisram, Executive Director; Susheela Nemani-Stanger, Deputy Executive Director
Date: November 10, 2022
Re: Agenda Item 6(a): Residential Lending & Investments

6(a) Authorization to approve the Final 2023 Housing Opportunity Fund Annual Allocation Plan

Authorization Details

The Housing Opportunity Fund (“HOF”), established in 2016 via City Council Ordinance 37, supports the development and preservation of affordable and accessible housing within the City of Pittsburgh. In December 2017, City Council passed a resolution approving the terms and authorizing the execution and delivery of a Cooperation Agreement with the URA to administer the HOF. City Council further authorized the assignment of \$10 million per year to the URA for the purpose of implementing the HOF. This assignment was approved for a 12-year period that commenced on January 1, 2018.

In June 2018, the Mayor appointed the 17 members of the HOF Advisory Board. Per HOF’s enabling legislation, the Advisory Board works with URA staff to create and approve an Annual Allocation Plan (“AAP”) that outlines proposed funding levels by programmatic category. Each year, the Advisory Board makes its recommendations regarding the AAP and sends the agreed upon AAP to the URA Board of Directors, the HOF’s Governing Board, for final approval. Once the URA Board approves the AAP, it is presented to City Council.

To help prepare for the 2023 AAP – HOF’s sixth – URA staff created the Affordable Housing Public Survey to receive public input on 2023’s draft AAP. Over the six-week survey period, 288 unique responses were recorded. Respondents submitted their answers to questions related to the availability of affordable housing, housing priorities, and how the \$10 million 2023 HOF should be allocated. Outreach methods included virtual community meetings, in-person community engagement, social media, and targeted email and text campaigns. A memo of survey results and findings was created by URA staff and shared with the HOF Advisory Board to help guide the 2023 AAP’s creation. The HOF Advisory Board held a working meeting on September 27, 2022, to discuss drafting the AAP, with each Advisory Board member completing a worksheet to create a draft plan.

During the October 6, 2022, HOF Advisory Board Meeting, the Draft 2023 AAP was approved by the HOF Advisory Board. The draft 2023 plan was then published on the URA website on October 10, 2022, with instructions for public comment. Three comments were received and presented to the HOF Advisory Board for discussion.

Eight additional comments were received during the November 3, 2022, HOF Advisory Board meeting. These commenters encouraged the HOF Board to increase funding for the Legal Assistance Program in response to a large wave of evictions, with legal services advocates expressing a need to expand supportive programming to reach more individuals. Commenters also expressed concern that the draft AAP line item would be depleted by mid-2023 and would require replenishment.

In response to public comment, the HOF Advisory Board decreased funding for Demonstration Dollars by \$150,000 and shifted these monies to the Legal Assistance Program. The plan received a final vote of approval from the HOF Advisory Board on November 3, 2023. The URA Board will consider the 2023 AAP at its Regular November 10, 2022, meeting. If approved by the URA Board, the 2023 HOF AAP will then be presented to City Council for review and approval. The 2023 Annual Allocation Plan is identified below:



2023 Final Annual Allocation Plan

PROGRAM	30% AMI and below	50% AMI and below	80% AMI and below	TOTALS
Rental Gap	\$3,015,000	\$800,000	\$0	\$3,815,000
Housing Stabilization	\$225,000	\$325,000	\$0	\$550,000
Down Payment & Closing Cost Assistance	\$0	\$0	\$550,000	\$550,000
Homeowner Assistance/+	\$960,000	\$625,000	\$525,000	\$2,110,000
For-Sale Development	\$0	\$0	\$900,000	\$900,000
Legal Assistance	\$150,000	\$150,000	\$200,000	\$500,000
Small Landlord Fund	\$50,000	\$275,000	\$75,000	\$400,000
Demonstration Dollars	\$100,000	\$75,000	\$0	\$175,000
Administration	\$500,000	\$250,000	\$250,000	\$1,000,000
TOTALS DRAFT 2023 PLAN	\$5,000,000	\$2,500,000	\$2,500,000	\$10,000,000

HOF Program Descriptions:

<i>Rental Gap</i>	Increases the supply of affordable rental units by building new and/or preserving affordable rental units.
<i>For-Sale Development</i>	Increases the supply of affordable homes for sale by building new and/or preserving affordable for-sale homes.
<i>Down Payment & Closing Cost Assistance</i>	Provides first-time homebuyers with financial assistance towards down payment and closing costs. First-time homebuyers can layer the HOF program dollars with other first-time homebuyer programs to drive down the cost of homeownership.
<i>Homeowner Assistance/+</i>	Provides financial assistance to homeowners for necessary home repairs or cosmetic updates.
<i>Housing Stabilization</i>	Provides financial housing related assistance to renters and homeowners who are experiencing a temporary, non-reoccurring housing crisis.
<i>Legal Assistance</i>	Provides a variety of free housing legal services to eligible tenants and homeowners who live in the City of Pittsburgh.
<i>Small Landlord Fund</i>	Provides funding to landlords with 10 or fewer units for the preservation of existing affordable rental housing and/or the conversion of market/vacant housing to affordable housing.
<i>Demonstration Dollars</i>	Provides funding for emergencies, such as mass evictions or natural disasters, for capacity building, and for special projects that may not align with existing HOF program offerings.



Director's Report

To: URA Board of Directors
From: Evan Miller, Acting Director, Residential Lending & Investments
Cc: Greg Flisram, Executive Director; Susheela Nemani-Stanger, Deputy Executive Director
Date: November 10, 2022
Re: Agenda Item 6(b): Residential Lending & Investments

6(b) East Hills & East Liberty – City of Bridges Community Land Trust Affordable For-Sale Development

- i. Authorization to enter into a grant agreement in the amount of up to \$70,000 with City of Bridges Community Land Trust for 8222 Rolfe Street (East Hills)
- ii. Authorization to enter into a grant agreement in the amount of up to \$70,000 with City of Bridges Community Land Trust for 508 Borland Street (East Liberty)

Authorization Details

Borrower/Developer: City of Bridges Community Land Trust (“CBCLT”)

Contractor: BK General Contracting

Location: 508 Borland Street, East Liberty (83-K-325) and 8222 Rolfe Street, East Hills (231-P-149)

Council District: 9

Description: CBCLT requests a construction grant to finance the soft costs related to the renovation of:

- A two bedroom, one-bathroom single-family home at 508 Borland Street, to be sold for a price of \$125,000; and
- A two bedroom, one-and-one-half bathroom single-family home at 8222 Rolfe Street, to be sold for a price of \$112,000.

While this request is only for two units, these funds will assist in the creation of affordable homeownership opportunities for multiple families. Based on the average length of tenure in Community Land Trust homes, the grants may provide affordable homeownership opportunities for as many as 14 households over the course of the initial 99-year ground lease.

Authority Financing for Review: 508 Borland Street: \$70,000 For Sale Development Program (“FSDP”), sourced with Housing Opportunity Fund (“HOF”) 2021, Community Development Block Grant (“CDBG”) 2017 and 2018

8222 Rolfe Street: \$70,000 FSDP, sourced with HOF 2021 and CDBG 2018

Collateral: A Declaration of Restrictive Covenants will require that the homes be sold affordably to owner-occupied households at or below 80% of Area Median Income for 99 years.

Required Approvals: HOF Advisory Board (November 3, 2022)

Program Sources: HOF FSDP 2021, 2022; CDBG PHCF 2017, 2018

MWBE: Narratives approved

Commitment Expiration Date: March 10, 2023



Sources of Funds – 508 Borland Street	
HOF FSDP 2021	\$39,892
CDBG PHCF 2017	\$3,280
CDBG PHCF 2018	\$26,828
Bridgeway Capital LOC	\$121,025
Deferred Costs	\$3,975
Total Project Financing	\$195,000

Uses of Funds – 508 Borland Street	
Acquisition	\$77,580
Construction	\$68,375
Plumbing	12,100
Hard Cost Contingency	\$6,837
URA Origination Fee	\$1,400
URA Legal Fee	\$500
URA Inspection Fee	\$500
Design & Permitting	\$124
Civil Engineering & Survey	\$950
Developer Overhead	\$10,000
Monmade Appliances	\$5,000
Construction & Financing Charges	\$7,659
Transactions Fees	\$3,975
Total Project Uses	\$195,000

Sources of Funds – 8222 Rolfe Street	
HOF FSDP 2021	\$54,823
CDBG PHCF 2018	\$15,177
Bridgeway Capital LOC	\$111,226
Deferred Costs	\$3,475
Total Project Financing	\$184,701

Uses of Funds – 8222 Rolfe Street	
Acquisition	\$57,198
Construction	\$88,055
Builder's Overhead	\$7,000
Water and Sewer Lines	\$4,681
Hard Cost Contingency	\$8,805
URA Origination Fee	\$1,400
URA Legal Fee	\$500
URA Inspection Fee	\$500
Civil Engineering & Survey	\$950
Design & Permitting	\$125
Monmade Appliances	\$5,000
Construction & Financing Charges	\$7,012
Transactions Fees	\$3,475
Total Project Uses	\$184,701



Director’s Report

To: URA Board of Directors
From: Evan Miller, Acting Director, Residential Lending & Investments
Cc: Greg Flisram, Executive Director; Susheela Nemani-Stanger, Deputy Executive Director
Date: November 10, 2022
Re: Agenda Item 6(c): Residential Lending & Investments

6(c) Central Northside – Arch Court Apartments

- i. Authorization to enter into a Rental Gap Program loan agreement in the amount of up to \$385,000 with Arch Court Inc. for the rehabilitation of 30 affordable senior housing units.

Authorization Details

Borrower/Developer: Arch Court Inc.

Contractor: N/A. Property management company, Arbors Inc., will secure subcontractors

Location: 1310 Arch Street (Central Northside)

Council District: 1

Description: Located in the Central Northside, Arch Court Apartments is a US Department of Housing and Urban Development Section 202 property that provides affordable housing to seniors whose incomes are no greater than 30% of Area Median Income (“AMI”). The building holds 30 Project-Based Vouchers and is comprised of 30 one-bedroom units. Current rents for all units are \$850 per month.

Arch Court Inc., a non-profit organization, seeks financial assistance to complete specific renovations to make all units more ADA compliant. These renovations include:

- A complete redesign of unit kitchens;
- New roll-in showers;
- New floor tiling in the shared community space; and
- Automatic door installations in the building’s front and rear entrances.

Arbors Management, the property’s management company, will be responsible for hiring subcontractors and will assist the residents in their relocation to available vacant units within the building while their units undergo renovations. The renovations are expected to begin in January 2023 and should be completed within six to eight months.

Authority Financing for Review: \$385,000 Rental Gap Program (“RGP”) loan sourced with Housing Opportunity Fund (“HOF”) 2021

Collateral: Declaration of Restrictive Covenants requiring that 25 units remain affordable for tenants with incomes at or below 30% of AMI for a period of 40 years.

Required Approvals: Real Estate Loan Review Committee (November 2, 2022)
HOF Advisory Board (November 3, 2022)

Program Sources: HOF 2021

MWBE: Narrative Approved

Commitment Expiration Date: April 13, 2023



Sources of Funds	
Owner's Equity	\$20,001
URA RGP Loan (pending)	\$385,000
Total Project Financing	\$405,001

Uses of Funds	
ADA Roll-In Shower Installation	\$260,400
ADA Kitchens	\$107,280
Luxury Vinyl Tile (LVT) Flooring	\$6,715
Automatic Door Installations	\$8,155
Origination, Inspection, and Legal Fees	\$22,451
Total Project Uses	\$405,001



Director’s Report

To: URA Board of Directors
From: Evan Miller, Acting Director, Residential Lending & Investments
Cc: Greg Flisram, Executive Director; Susheela Nemani-Stanger, Deputy Executive Director
Date: November 10, 2022
Re: Agenda Item 6(d): Residential Lending & Investments

6(d) South Oakland – Oakland Planning & Development Corporation Affordable For Sale Development

- i. Authorization to enter into a For Sale Development Program grant agreement in the amount of up to \$420,000 with Oakland Planning and Development Corporation for six (6) affordable for-sale units.

Authorization Details

Borrower/Developer Oakland Planning and Development Corporation (“OPDC”)

Contractor: DNM Construction and Property Management

Location: 5 Edith Place (29-C-295), 8 Edith Place (29-C-284), 9 Edith Place (29-C-297), 22 Edith Place (29-C-291), 23 Edith Place (29-C-303), and 24 Edith Place (29-C-292) in South Oakland

Council District: 3

Description: OPDC requests construction grant financing in an amount of up to \$420,000 to finance development costs for six for-sale single family homes on Edith Place in South Oakland. Each home will be a two-bedroom, one-bathroom unit and will be sold for a price of \$128,500.

The properties were acquired by OPDC as part of the portfolio of a private investor in the area. These six homes will be included in the Oakland Community Land Trust, providing permanently affordable homeownership opportunities to buyers at or below 80% of Area Median Income (“AMI”). OPDC intends to market the homes during the renovation process and expects to bring the properties to market by January 2023.

Authority Financing for Review: \$420,000 For Sale Development Program (“FSDP”) sourced with Housing Opportunity Fund (“HOF”) 2021 and 2022

Collateral: Declaration of Restrictive Covenants requiring that the homes be sold affordably to owner-occupied households at or below 80% AMI for 99 years.

Required Approvals: HOF Advisory Board (November 3, 2022)

Program Sources: HOF 2021, 2022

MWBE: Narrative approved.

Commitment Expiration Date: March 10, 2023



Sources of Funds	
HOF FSDP 2021	\$181,141
HOF FSDP 2022	\$238,859
PNC LOC	\$771,000
Developer Contribution	\$14,697
Total Project Financing	\$1,205,697

Uses of Funds	
Acquisition	\$790,304
Construction	\$255,650
Hard Cost Contingency	\$25,565
URA Origination Fee	\$8,400
URA Legal Fee	\$3,000
URA Inspection Fee	\$3,000
Developer Fee	\$28,122
Utilities	\$6,192
Sales Transfer Tax	\$17,348
Construction and Financing Charges	\$68,116
Total Project Uses	\$1,205,697



Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Greg Flisram, Executive Director; Susheela Nemani-Stanger, Deputy Executive Director
Date: November 10, 2022
Re: Agenda Item 7(a): Development Services

7(a) South Oakland – Pittsburgh Technology Center Parking Garage at 925 Technology Drive

- i. Authorization to approve the second amendment to the professional services agreement with PJ Dick, Inc., in the amount of \$120,000.
- ii. Authorization to approve a change order in the amount of \$10,634 with Clista Electric, Inc.
- iii. Authorization to approve a change order in the amount of \$137,669 with CPS Construction Group, Inc.

Authorization Details

PJ Dick, Inc. – \$120,000 agreement amendment

Authorization is requested to approve a \$120,000 agreement amendment with PJ Dick, Inc. In March 2021, the URA entered into a \$600,000 construction management and construction inspection (**CMCI**) services agreement with PJ Dick, Inc, to provide said services for the construction of the new Pittsburgh Technology Center ("**PTC**") parking garage at 925 Technology Drive. Due to the delay in the start of construction, PJ Dick incurred additional costs as their work has been extended longer than originally planned. In addition, PJ Dick's third-party inspector experienced increased costs due to overtime work and additional inspection tasks that were not included in their original proposal. A second supplement to the original agreement is required.

To address these issues, PJ Dick, Inc. plans to continue to provide CMCI services at an additional cost of \$120,000. PJ Dick's Agreement 1 was approved via authorization memo. Amendments 1 and 2 represent an increase of \$180,000 (30%) from the original total contracted amount of \$600,000. The new total contracted amount is \$780,000. If authorized by the Board, this agreement amendment will be funded via the Pittsburgh Development Fund ("**PDF**").

Clista Electric, Inc – \$10,634 change order

Authorization is requested to approve a \$10,634 change order with Clista Electric, Inc. In October 2021, the URA entered \$1,847,000 electrical construction services contract with Clista Electric, Inc, to provide said services for the construction of the new PTC parking garage. Post-bid, it was determined that the existing parking garage entry access system/gate was unsalvageable and could not be reused.

To address this issue, Clista Electric plans to soon complete Change Order #3 – Parking Garage Entry Gate and Access System – for a cost of \$10,634. Clista change orders 1, 2, and 3 represent an increase of \$463,384 (25.09%) from the original total contract amount of \$1,847,000. The new total contracted amount is \$2,310,384. If authorized by the Board, the change orders will be funded via the PDF.

CPS Construction Group, Inc. – \$137,669 change order

Authorization is requested to approve a \$137,669 change order with CPS Construction Group, Inc. In November 2021, the URA entered \$14,335,980 general construction services contract with CPS Construction Group, Inc, to provide said services in support for the construction of the new PTC parking garage. Due to the delay in the start of construction, CPS incurred increased costs from their landfill and from their hauling subcontractor.

To address this issue, CPS plans to soon complete Change Order #4 – Landfill Upcharges and Increased Hauling Costs – for a cost of 137,669. CPS project Change Orders 1, 2, 3, and 4 represent an increase of \$1,561,310.09 (10.89%) from the original total contract amount of \$14,335,980. The new total contracted amount is \$15,897,290.09. If authorized by the Board, the change orders will be funded via the PDF.



Director's Report

To: URA Board of Directors
From: Thomas Link, Chief Development Officer
Cc: Greg Flisram, Executive Director; Susheela Nemani-Stanger, Deputy Executive Director
Date: November 10, 2022
Re: Agenda Item 7(b): Development Services

7(b) Fairywood – Fairywood Industrial Site

- i. Authorization to enter into a Pittsburgh Development Fund loan agreement in an amount up to \$800,000 with the Urban Redevelopment Authority of Pittsburgh for the purposes of a bridge loan to the Fairywood Industrial project, to be repaid using monetized Enhanced Commercial Local Economic Revitalization Tax Assistance.
- ii. Authorization to seek a certified redevelopment area designation for the Fairywood Industrial site, per the Pennsylvania Urban Redevelopment Authority Law.

Authorization Details

URA Board Resolution 199 (2021), adopted on June 17, 2021 and amended via Resolution 346 (2021) on December 16, 2021, authorized the URA to enter into a joint venture with the Regional Industrial Development Corporation of Southwestern Pennsylvania ("**RIDC**") for the development of the Fairywood Industrial Site (**the "Property"**). The Property is comprised of the following parcels in the 2nd Ward:

- Block 107-H, Lot 100
- Block 70-E, Lots 300 and 325

To advance the joint venture, the URA executed a Limited Liability Company Operating Agreement with RIDC, allowing Fairywood Industrial Park I, LLC, and Fairywood Industrial Park II, LLC (**the "Developers"**) to serve as the project's developers. The Developers are jointly owned entity of the URA and RIDC.

The authorization will allow the URA to execute relevant legal agreements required to implement and execute the Pittsburgh Development Fund ("**PDF**") loan. The purpose of the loan is to address on and off-site infrastructure, geotechnical needs, and related building components and requirements for development on a difficult-to-develop site. The source of repayment for the PDF loan will be Enhanced Commercial Local Economic Revitalization Tax Assistance ("**LERTA**") benefits that will be used to pay debt service on the PDF loan. Certifying the site as a redevelopment area is helpful in attracting private and public capital to the project.

Site & Project Description

The Property – identified as Block 70-E-300, 70-E-325, and Block 107-H-100 in the Allegheny County Block and Lot System – is located at the intersection of Industrial Highway and Mazette Road in Fairywood. The site includes 25.3-acres, of which 18 are developable. The Broadhead Manor housing development once stood on a portion of the site and was owned and operated by the Housing Authority of the City of Pittsburgh ("**HACP**"). The site sustained unrecoverable flooding damage during Tropical Storm Ivan that led to total condemnation in 2004. The URA acquired the site from HACP in 2011 and had the property rezoned to be consistent with surrounding uses in 2013, thus creating a 25.3-acre industrial development parcel. The construction of infrastructure at the site will allow for continued build-out of the structure, creating ideal development opportunities for the area over two phases.

Phase I is a design build for the anchor tenant Ferguson Plumbing Supply. Ferguson Plumbing has signed a lease for the 150,000 square-foot, to-be-constructed warehouse which will be used to store light industrial plumbing and HVAC supply materials for retail and commercial distribution. Phase I will also include 6,700 square feet of



offices and bathrooms; a 7,500 square-foot sales counter; two acres of paved storage (i.e., a pipe yard); and approximately 159 parking spaces.

Phase II will bring an additional 150,000 square feet of warehouse space to be built on a speculative bases as tenants are sought for light industrial warehouse, distribution, office, and/or retail uses. The project is projected to create 222 temporary construction jobs, and 50-65 permanent jobs in a key economic sector for the Pittsburgh region. Furthermore, the site will generate an estimated \$264,000 in annual recurring local tax revenue for the City, County, and School District.

The Fairywood Business Park Expansion is consistent with goals set forth by the Pittsburgh Master Plan and the Allegheny County Comprehensive Plan, Allegheny Places, adopted in November 2008. Under this plan, The Future Land Use Plan was created to guide development and redevelopment in Allegheny County through the year 2025. The Future Land Use Plan urges support for the revitalization of the City and the County's existing neighborhoods, including the Fairywood area.



**Regular Board Meeting
November 10, 2022
DISCLOSURE AGENDA**

1. Agreements/Amendments

- a. Redevelopment Assistance Capital Program (RACP) Grant With Previous Award – Astrobotic
 - i. Authorization to amend previously approved Resolution #334 (2018) to file an application with and enter into a Contract with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants to increase the grant amount for the Astrobotic Capital Expansion Project.
 - ii. Authorization to amend a previously approved Resolution #335 (2018) to enter into a Subgrant Agreement for a RACP grant with Subgrantee and to Contract for Administrative Fee to increase grant amount for the Astrobotic Capital Expansion Project.
 - iii. Authorization to amend previously approved Resolution #336 (2018) to enter into Cooperation Agreement with the City of Pittsburgh concerning the application and grant to increase grant amount.
 - iv. Authorization to rescind previously approved resolutions 152, 153, and 154 of 2022.
- b. East Hills – Maple Ridge
 - i. Authorization for the Official Action to Register the Intent to Issue Multifamily Debt for the Maple Ridge redevelopment bond issuance in an amount of up to \$17,000,000.
- c. Approval of revisions to the Tax Increment Financing (TIF), Transit Revitalization Investment District (TRID), and Parking Tax Diversion (PTD) administrative fee schedules.
- d. Authorization to approve an up to \$210,000 contract with Lawrenceville United for program administration services for the Homeowner Assistance Program (HAP) funded by Housing Opportunity Fund (HOF) HAP funds.
- e. Authorization to approve Karlee Turkaly to receive a Down Payment and Closing Cost Assistance (DPCC) second deferred mortgage loan (Ms. Turkaly is an employee of the URA)
- f. Authorization to approve Derek Darwin to receive a Down Payment and Closing Cost Assistance (DPCC) second deferred mortgage loan (Mr. Darwin is a PWSA employee)
- g. Authorization to amend URA Mainstreet Ventures Guidelines to allow for investments to be grants.
- h. Authorization to accept vacation of, and to enter into a utility easement agreement in favor of Pittsburgh Water and Sewer Authority over, a portion of Bobby Way located between Block 116-G, Lot 44, in the 26th Ward and Block 116-H, Lot 1, in Reserve Township.
- i. Authorization to amend Resolution No. 278 (2021), to allow for the URA to enter into separate Cooperation Agreements with the City of Pittsburgh, for the receipt of American Rescue Plan Act (ARPA) funds, based on the URA’s proposed uses of the funds and programs.

2. Certificates of Completion

- a. Certificate of Completion for Perry Hilltop Citizens Council, Inc., for Block 46-P, Lot 11, in the 25th Ward, and return of the Good Faith Deposit (residential rehabilitation – 2133 Perrysville Avenue).

3. Side Yard Sale

- a. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of a vacated portion of Bobby Way located between Block 116-G, Lot 44, in the 26th Ward and Block 116-H, Lot 1, in Reserve Township to Debra Rupert and Charles G. Rupert II for \$1.00 plus costs.

4. Transfer of Funds

- a. Authorization to allocate up to \$400,000 of Enterprise Zone funds (514-06:EZ – Repayments) or UDF funds (910-00: UDF – PBGF Repayments [Not Returned]) to URA Ventures for PEF 2.0.



Director’s Report

To: URA Board of Directors
From: Julia McMahon, Project Manager, Hannah Svonavec, Counsel
Cc: Greg Flisram, Executive Director; Susheela Nemani-Stanger, Deputy Executive Director
Date: November 10, 2022
Re: Agenda Item 9(b): Non-Voting Lower Hill Board Briefing

9(b) Non-Voting Lower Hill Board Briefing

- i. Presentations – Lower Hill Block E – Parking Garage and Entertainment Venue

Authorization Details

Please note: This Special, non-voting briefing serves to inform the public on the status of Lower Hill Block E prior to any future vote. The earliest possible date on which a Block E vote may occur is December 8, 2022, during the Regular URA Board Meeting.

Background

Pittsburgh Arena Real Estate Redevelopment LP (“**PAR**”) and the Lower Hill Developer LLC, an affiliate of the Buccini/Pollin Group, Inc. (“**BPG**”), have submitted a Take Down Notice for Take Down Tract #7, also known as **Block E** (Block 2-C, Lot 406). Block E comprises 2.56 acres bounded by Bedford Avenue to the north, Fullerton Street to the east, Wylie Avenue to the south, and Logan Street to the west. Block E is owned by the Sports and Exhibition Authority of Pittsburgh (“**SEA**”). Pursuant to the June 20, 2018 Amended and Restated Comprehensive Option Agreement (“**Option Agreement**”), the URA and SEA are collectively referred to as “Seller” and both Authorities must give final approval prior to a Take Down of any property comprising the Lower Hill site.

At its Special October 18, 2019 Meeting, the URA Board preliminarily approved:

1. The Lower Hill Developer LLC as the Redeveloper for Block E, and;
2. The Conceptual Development Plan for Block E.

Since October 2019, designs for the Block E project have evolved. The chart below highlights the differences between the 2019 and 2022 designs. The major changes are the removal of the subterranean parking garage and outdoor amphitheater.

	2019	2022
Uses:	<ul style="list-style-type: none"> • 3-story subterranean parking garage with street-level commercial space • Public Safety facility • Entertainment Venue with commercial space and adjacent outdoor amphitheater 	<ul style="list-style-type: none"> • 6-story above ground parking garage with street-level commercial space • Public Safety facility • Entertainment Venue with commercial space
Building Area:	<ul style="list-style-type: none"> • 285,000 SF – Garage • 17,800 SF – Ground floor commercial space • 34,000 SF – Floors 2 & 3 commercial space • 2,500 SF – Public Safety facility • 118,000 SF – Entertainment venue with lawn 	<ul style="list-style-type: none"> • 319,000 SF – Garage • 2,430 SF – Commercial space in garage • 7,600 SF – Commercial space in venue • 2,600 SF – Public Safety facility • 80,000 SF – Entertainment venue
Parking:	<ul style="list-style-type: none"> • 850 Spaces 	<ul style="list-style-type: none"> • 900+ Spaces
Cost:	<ul style="list-style-type: none"> • \$127.5 Million 	<ul style="list-style-type: none"> • \$110 Million

The Block E Entertainment Venue will be leased and operated by LiveNation. The architect for Block E is Desmone. No Contractor has been selected for Block E.



The Redeveloper intends to subdivide Block E into two parcels – one for the parking garage and the other for the entertainment venue.

Minority and Women-Owned Business Enterprise (“MWBE”) Participation

The development team received approval from the City of Pittsburgh Equal Opportunity Review Commission on June 16, 2022 for its preliminary Block E MWBE plan. The Commission-approved plan lists goals of 30% minority-owned and 15% women-owned business participation. Per the City’s Diversity Business Manager, the development team will report back to the Commission and provide updates as the plan progresses.

Workforce Inclusion

The Option Agreement requires the Redeveloper to demonstrate a good faith effort to reach the City’s workforce goals of 25% minority and 10% women. The development team has also committed to maximizing local and minority workforce inclusion on the project.

Community Engagement

The development team has engaged with the Community Collaboration and Implementation Plan (“CCIP”) Executive Management Committee (“EMC”) since August 2019.

The development team submitted the Block E project to the Hill District’s Development Review Panel (“DRP”) and presented to the DRP on April 1, 2020. The DRP’s initial scoring of Block E was 80%; however, due to a variety of factors, the Block E project was delayed, and the development team was asked to resubmit the Block E project to the DRP for review. The development team has not resubmitted for Block E but continues to engage with the DRP regarding their proposed amendment to the Lower Hill Preliminary Land Development Plan (“PLDP”).

The development team also submitted the Block E project to the Hill District Consensus Group (“HDCG”) for a “neighborhood level review,” and On October 3, 2022, the team made a public presentation on Block E and the PLDP amendment. The public submitted scorecards for the PLDP amendment and the Block E project, which collectively passed review with a “C+”. The Block E project received a “Resident Score (Live, Born)” of 2.7 out of 4 (68%) and an “Overall Score (Work, Own, Other)” of 2.9 out of 4 (73%). As a result, the HDCG submitted a letter of support to the URA and SEA for the Block E project and the PLDP amendment.

The Block E Project and PLDP amendment advanced to a community meeting on October 17, 2022, though a Development Activities Meeting (“DAM”) with over 150 attendees. A DAM is a required meeting between the development team and the applicable Registered Community Organization prior to a Department of City Planning Public Hearing.

City Entitlements

The development team participated in a Contextual Design Advisory Panel (“CDAP”) meeting in October 2022. Feedback from the CDAP was positive overall, though constructive criticism was provided regarding the:

1. The horizontal terracotta application on the parking garage versus the vertical application on the entertainment venue;
2. Conflict between the parking garage entry/egress and pedestrian traffic, with suggestions to explore and implement pedestrian-first design elements, and;
3. Graphic representation of words on the parking garage.

A date for the Department of City Planning’s Public Hearing has not been set for Block E or the PLDP Amendment.

Financials

As part of its routine due diligence process, URA staff requested specific financial information from the development team that would allow URA staff to complete its financial review of the Block E project. The development team responded by providing the majority of what was requested; however, key information is outstanding. URA staff is unable to finalize its review without this information.



The development team is seeking updated terms sheets from several banks for the monetization of the Local Economic Revitalization Tax Assistance (“**LERTA**”) funds for the Greater Hill District Neighborhood Reinvestment Fund (“**GHDNRF**”). The development team is similarly seeking term sheets from several banks for the monetization of the Greater Hill District Affordable Housing Fund from the Block E Parking Tax Diversion. No updated term sheets are available at this time.

Community Benefits

The 2019 Term Sheet for Blocks B and E, entered into by PAR, SEA and URA on October 18, 2019 (“**Term Sheet**”), states that the Developer is obligated to fulfill several community benefits with the take down of Block E. The first obligation is to fund the construction of an approximately 2,500 square foot turn-key, City of Pittsburgh rescue station with at least three bays. In the development team's sources and uses for Block E, the rescue station construction costs are capped at \$1.2 million.

The Term Sheet also obligated the development team to build for the URA a retail incubator space of 1,200 square feet (“**URA Incubator Space**”). Per the Term Sheet, this open-plan commercial space is to be located on the ground floor of the Block E development along Wylie Avenue. Updated Block E designs show the URA Incubator Space on Wylie Avenue.

The development team, through the Term Sheet, committed to requiring any Block E entertainment or music venue operator to coordinate programming with the New Granada Theater. LiveNation has had at least one discussion with the operator of the New Granada Theater.

The Term Sheet requires the development team to capitalize 50% of the “Owner Payment” of the LERTA for the benefit of the GHDNRF. The development team has approached several banks for updated term sheets for this up-front monetization. The development team has inquired about the possibility of capitalizing the GHDNRF funds for Block E over 10 years as opposed to at the financial closing of Block E.

The development team has made \$100,000.00 worth of improvements to the Ammon Community Recreation Center’s (“**Ammon**”) "Rec to Tech" program. The Term Sheet requires the development team to deliver additional items related to Ammon, such as the installation of a multipurpose space for community celebrations and deck hockey, and the refurbishment of a playground and basketball court. The development team is waiting for a list of priority items from the City of Pittsburgh to move forward with their next Ammon investment.

Per the Term Sheet, the development team has opened a First Source Center on Centre Avenue for the benefit of workers, contractors, and businesses seeking commercial opportunities on the Lower Hill and to pursue the job creation, local inclusion, and workforce development goals and strategies described in the CCIP.

Finally, the Developer is responsible for any funding gap for the Curtain Call art installation (to be located on portions of Blocks A and B of the Lower Hill Site). URA Staff have been told that the development team has secured funds, both private and public, to build the art installation, but has not been provided with any documentation evidencing this.



Appendix – November 10, 2022 Resolutions

5. AVENUES OF HOPE

Item 5(a)

RESOLUTION NO. ____ (2022)

RESOLVED: That the execution of a deed for the sale of Block 10-P, Lots 25, 26, and 27, in the 5th Ward to Amani Christian Community Development Corporation, or a related entity, in advance of the financial closing for \$27,300 plus costs is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer, Senior Counsel and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2022)

RESOLVED: That a reverter deed is held for the reconveyance of Block 10-P, Lots 25, 26, and 27, in the 5th Ward, from Amani Christian Community Development Corporation, or a related entity, in the event that the financial closing does not occur by June 30, 2023, is hereby approved.

6. RESIDENTIAL LENDING & INVESTMENTS

Item 6(a)

RESOLUTION NO. ____ (2022)

RESOLVED: That the final 2023 Housing Opportunity Fund (HOF) annual allocation plan is hereby approved.

Item 6(b)

RESOLUTION NO. ____ (2022)

RESOLVED: That a grant with the City of Bridges Community Land Trust for 8222 Rolfe Street (East Hills) in the amount in the amount of up to \$70,000 payable from the For Sale Development Program (FSDP), sourced with the 2021 Housing Opportunity funds (HOF) and 2018 Community Development Block Grant (CDBG) funds is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer, Senior Counsel and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2022)

RESOLVED: That a grant with the City of Bridges Community Land Trust for 508 Borland Street (East Hills), in the amount of up to \$70,000 payable from the For Sale Development Program (FSDP), sourced with 2021 Housing Opportunity (HOF) funds, and 2017 and 2018 Community Development Block Grant (CDBG) funds, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer, Senior Counsel and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

Item 6(c)

RESOLUTION NO. ____ (2022)

RESOLVED: That a loan with Arch Court Inc., for the rehabilitation of 31 affordable senior housing units in the Central Northside – Arch Court Apartments, in an amount of up to \$385,000, payable from the Housing Opportunity Fund (HOF) Rental Gap Program is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer, Senior Counsel and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan 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.



Item 6(d)

RESOLUTION NO. ____ (2022)

RESOLVED: That a grant with Oakland Planning and Development Corporation for the construction of six (6) for-sale single family homes on Edith Place in South Oakland, in the amount of up to \$420,000 payable from the Housing Opportunity Fund (HOF) For Sale Development Program (FSDP), is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer, Senior Counsel and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. DEVELOPMENT SERVICES

Item 7(a)

RESOLUTION NO. _____ (2022)

RESOLVED: That the second amendment of Agreement with PJ Dick, Inc., for additional inspection costs for the 925 Technology Drive Parking Garage construction delay, for an increase of up to \$120,000, for a total Agreement amount not to exceed \$780,000, payable from the Pittsburgh Development Fund (PDF) is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer, Senior Counsel and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a second amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2022)

RESOLVED: That a change order in the amount of \$10,634 with Clista Electric, Inc. is hereby approved.

RESOLUTION NO. _____ (2022)

RESOLVED: That a change order in the amount of \$137,669 with CPS Construction is hereby approved.

Item 7(b)

RESOLUTION NO. _____ (2022)

RESOLVED: That a loan with the Urban Redevelopment Authority of Pittsburgh to serve as a bridge loan for the development of the Fairywood Industrial Site, in an amount of up to \$800,000, payable from the Pittsburgh Development Fund (PDF) to be repaid using monetized Enhanced Commercial LERTA funds is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Strategy Officer, Senior Counsel and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan 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. _____ (2022)

RESOLVED: That a certified redevelopment area designation for the Fairywood Industrial site is hereby approved.

