

URA Board Agenda



Date/Time: Thursday, April 13, 2023, at 2 p.m. EST

Web Access: <https://us06web.zoom.us/j/85617303896>

Dial In: 1 (929) 205-6099

Webinar ID: 856 1730 3896

Regular Board Meeting AGENDA TABLE OF CONTENTS

1. Roll Call

2. General

- a. Approval of the March 9, 2023, URA Board Meeting Minutes

3. Public Comment

4. Announcements

- a. The Housing Preservation Program application opens Friday, April 14, 2023.

5. Avenues of Hope (Pages 3 Through 4)

Announcements

- a. Centre Avenue – Update on projects.

Development Services

- b. Centre Avenue – Salem’s Market and Grill (*p. 3*)
 - i. Proposal and form of contract for the sale of Lot & Block 11-A-123, in the 3rd Ward to Salem’s Market Centre Avenue, LLC, or a related entity, for \$1,900,000.
- c. Larimer Avenue – Urban Academy Campus Expansion (*p. 4*)
 - i. Authorization to rescind Board Resolution 121, dated November 10, 2022.
 - ii. Authorization to reinstate Board Resolution 365, dated December 10, 2020.
 - iii. Approval of final drawings, final evidence of financing, and authorization to execute a deed with the Urban Academy of Greater Pittsburgh Charter School for the sale of Block & Lot 125-B-116-1, in the 12th Ward, for \$1.00 plus costs.

6. Residential Lending & Investments (Page 5)

- a. For-Sale Development Program for Community Land Trusts
 - i. Presentation of guidelines for the American Rescue Plan Act-funded For-Sale Development Program for Community Land Trusts, and the opening of a three-week public comment period.

7. Development Services (Pages 6 Through 8)

- a. Troy Hill – Troy Hill Firehouse (*p. 6*)
 - i. Authorization of the proposal and form of contract for the sale of Lot & Block 48-N-10, in the 24th Ward, to QGE Holdings, LLC, or a related entity, for \$300,000. This action is contingent on the execution of a Cooperation Agreement with the City of Pittsburgh.



b. Uptown – 23 Miltenberger (pp. 7-8)

- i. Final drawings, final evidence of financing, and authorization to execute a deed 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.

8. Neighborhood Business District Services (Page 9)

a. 2023 Neighborhood Initiatives Fund Revised Guidelines

- i. Authorization to revise the Neighborhood Initiatives Fund guidelines for the 2023 funding round.

9. Disclosures Agenda (Page 10)

10. Appendix: Resolutions (Page 11)



Director's Report

To: URA Board of Directors
From: Tom Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 13, 2023
Re: Agenda Item 5(b): Avenues of Hope – Development Services

5(b) Centre Avenue – Salem's Market and Grill

- i. Proposal and form of contract for the sale of Lot & Block 11-A-123, in the 3rd Ward, to Salem's Market Centre Avenue, LLC, or a related entity, for \$1,900,000.

Authorization Details

Authorization is requested to approve the proposal and form of disposition contract for the sale of Block & Lot 11-A-123, in the 3rd Ward to Salem's Market Centre Avenue, LLC, or a related entity, for \$1,900,000 plus costs. Located at the corner of Centre Avenue and Heldman Street, the parcel contains approximately 2.57 acres.

Total project costs are budgeted at approximately \$6,861,900, funded by debt, various grants, a Redevelopment Assistance Capital Program grant, and a URA commercial loan. Salem's Market and Grill is committed to Minority and Women-owned Business Enterprise (**MWBE**) requirements and is projected to spend \$643,950 in development costs with MWBE firms.

Background

Salem's Market and Grill currently operates a full-service grocery store and restaurant in the Strip District and is expanding its operations by opening a new grocery store in the former SHOP 'n SAVE building at Centre Heldman Plaza. The URA acquired the Centre Heldman Plaza in November 2019 from Centre Heldman Plaza, LLC. In 2020, the URA issued a Request for Interested Tenants to find new tenants to occupy the storefronts. The URA received 14 responses to the Request for Interested Tenants. The responses were evaluated, and agreements were entered into with the finalists. The sale of Block & Lot 11-A-123 to Salem's Market Centre Avenue, LLC, requires the buyer to honor all leases entered into via the 2020 Request for Interested Tenants process.

In January 2022, the URA executed a lease with Salem's Market Centre Avenue, LLC, for the former SHOP 'n SAVE grocery space. Since then, Salem's has been working towards the opening of a grocery store. The URA transitioned to selling the property in March 2023. The opening of Salem's Market and Grill will bring a full-service grocery store back to the Greater Hill District and is expected to create more than 62 jobs. Further, its opening aligns with the vision of both the Greater Hill District Master Plan and the URA's Avenues of Hope initiative.

Salem's Market Centre Avenue is a single member Limited Liability Company, registered in Pennsylvania, that was formed on October 6, 2021. It has a mailing address at 2923 Penn Ave., Pittsburgh, PA 15201. Abdullah Salem is its President and owner.



Director's Report

To: URA Board of Directors
From: Tom Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 13, 2023
Re: Agenda Item 5(c): Avenues of Hope – Development Services

5(c) Larimer Avenue – Urban Academy Campus Expansion

- i. Authorization to rescind Board Resolution 121, dated November 10, 2022.
- ii. Authorization to reinstate Board Resolution 365, dated December 10, 2020.
- iii. Approval of final drawings, final evidence of financing, and authorization to execute a deed with the Urban Academy of Greater Pittsburgh Charter School for the sale of Block & Lot 125-B-116-1, in the 12th Ward, for \$1.00 plus costs.

Authorization Details

Authorization is requested to rescind Board Resolution 121 (2022), to reinstate Resolution 365 (2020), to approve final drawings, final evidence of financing, and to authorize the execution of a deed for the sale of Block & Lot 125-B-116-1, in the 12th Ward to Urban Academy of Greater Pittsburgh Charter School (**Urban Academy**) for \$1.00 plus costs. This City-owned parcel is in the process of being transferred to the URA, and eventual conveyance to Urban Academy will be contingent on successful completion of the transfer from the City to the URA. Located at the northeast corner of Meadow Street and Xenia Way, the parcel contains approximately 11,291 square feet of space.

Background

Urban Academy, with the help of design firm AE7, has developed a comprehensive master plan to expand their current footprint in Larimer via the creation of a campus environment. To do so, Urban Academy is also in the process of acquiring Lot & Block 124-P-199 from the Pittsburgh Land Bank. Additionally, Urban Academy has acquired several privately owned parcels surrounding their current building. While several parcels still need to be acquired to complete the master plan, acquisition of Block & Lot 125-B-116-1 is a crucial component of the project.

Given these recent land acquisitions, Urban Academy has requested that the URA rescind previously approved Resolution 121 (2022), which authorized approval of a revised proposal package and entrance into a disposition contract for a hybrid parking and greenspace concept. Authorization is requested to reinstate Resolution 365 (2020), acceptance of the original redevelopment proposal package for greenspace only and execution of a disposition contract for the sale of the parcel.

Acquisition of Block 125-B, Lot 116-1 by the Urban Academy will allow it to expand its footprint by creating a greenspace that will help enrich academic, social, and emotional learning opportunities for its students. It will also create an attractive, nurturing space for the Larimer community. The greenspace is inclusive of this parcel and an adjoining 5,303-square-foot parcel at the northwest corner of Meadow and Turrett Streets. This parcel was previously acquired by Urban Academy from the City of Pittsburgh.

Total project costs for this phase are budgeted at approximately \$436,032 and are funded entirely by redeveloper equity. Greenspace construction is planned to take place during the summer of 2023. Total development costs for the entire master plan are budgeted at approximately \$12.5 million, with an estimated completion date in 2027.

Urban Academy of Greater Pittsburgh Charter School is a Pennsylvania nonprofit organization with a mailing address at 437 Turrett St., Pittsburgh, PA 15206. K. Chase Patterson is the Chief Executive Officer.



Director's Report

To: URA Board of Directors
From: Evan Miller, Director of Housing
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 13, 2023
Re: Agenda Item 6(a): Residential Lending & Investments

6(a) For-Sale Development Program for Community Land Trusts

- i. Presentation of guidelines for the American Rescue Plan Act funded For-Sale Development Program for Community Land Trusts, and the opening of a three-week public comment period.

Authorization Details

The For-Sale Development Program for Community Land Trusts (**FSDP CLT**) is an American Rescue Plan Act (**ARPA**) funded program that provides construction financing to Community Land Trusts (**CLTs**) for the substantial rehabilitation or new construction of affordable for-sale housing. FSDP CLT will provide low interest rate construction financing and/or grants for the purpose of increasing the supply of permanently affordable housing for homeownership.

FSDP CLT will provide a dedicated stream of funding to allow CLTs to serve the communities in which they work. Units that receive FSDP CLT funding must remain affordable to households at or below 80% of the Area Median Income for a period of 99-years and will be enforced by a recorded deed restriction on the property. All homes must remain owner occupied after initial sale by the CLT.

FSDP CLT funding will be made available through a to-be-released funding application that must be completed and returned to the URA for project underwriting. Approval of FSDP CLT funding is contingent upon the applying CLT providing evidence that all other funds needed for the pre-development and/or development phases of the project are secured.

The maximum per-unit amount of FSDP CLT funding cannot exceed \$100,000 for rehabilitated units. The per-unit maximum for newly constructed units cannot exceed \$130,000. Funding will primarily be in grant form to bridge the difference between total development costs and an affordable sale price for the given unit. The maximum grant amount cannot exceed the difference between the total development costs and the total proposed sales price(s) for the project unit(s).

The URA is scheduled to receive \$5,000,000 in ARPA funding from the City of Pittsburgh to support the FSDP CLT Program. Draft guidelines will be posted on the URA's website and open for public comment until Thursday, May 4, 2023, at 5:00 PM. Final guidelines are slated for presentation to the URA Board for approval during the Thursday, May 11, 2023, Regular Meeting.

Upon final approval, and contingent upon the execution of a recipient agreement between the URA and City of Pittsburgh, the URA will then release an application for funding seeking eligible projects in need of FSDP CLT financing. The application release date will be announced at a future URA Board Meeting.



Director's Report

To: URA Board of Directors
From: Tom Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 13, 2023
Re: Agenda Item 7(a): Development Services

7(a) Troy Hill – Troy Hill Firehouse

- i. Authorization of the proposal and form of contract for the sale of Lot & Block 48-N-10, in the 24th Ward, to QGE Holdings, LLC, or a related entity, for \$300,000. This action is contingent on the execution of a Cooperation Agreement with the City of Pittsburgh.

Authorization Details

Contingent on the execution of a Cooperation Agreement between the URA and the City of Pittsburgh, authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with QGE Holdings, LLC, or related entity, for their 2,200 square foot adaptive reuse of the historic firehouse located at 1800 Ley St. in Troy Hill. The firehouse will be redeveloped into a tap room and farm-to-table community market, with prepared food and locally sourced and grown products from Western Pennsylvania farmers. The market will be managed and operated by the owners of Scratch and Co., an existing restaurant across the street from the project site. Due to the historic nature of the building and its ongoing nomination for historic designation with the Historic Review Commission, all renovations will be sensitive to restoring the firehouse to its original condition. Total development costs are estimated at \$648,000.

Background

In November 2021, the URA, in partnership with the City of Pittsburgh, released a Request for Proposals (**RFP**) for the redevelopment of the historic firehouse. In December 2021, the URA received three RFP responses. URA staff, along with a Review Committee comprised of relevant community stakeholders, interviewed all three development teams. After reviewing the proposals and interviewing the development teams, the Review Committee unanimously decided to move forward with the proposal put forth by QGE Holdings, LLC.

In March 2022, QGE Holdings, LLC, was granted authorization to enter into Exclusive Negotiations for the sale of the property. Since that time, QGE Holdings successfully completed their Redevelopment Proposal Package. Their proposed drawings, evidence of financing, and Minority and Women-owned Business Enterprise (**MWBE**) cost calculator have all been approved by URA staff. In addition, approved MWBE and Minority Workforce Inclusion narratives are on file.

The project is privately financed with 29% of project costs coming from equity and 71% coming from debt.

QGE Holdings is a Limited Liability Corporation with a mailing address of 1600 Lowrie St., Pittsburgh, PA 15212. Chad Chalmers and Heather Wildman are the founders.



Director’s Report

To: URA Board of Directors
From: Tom Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 13, 2023
Re: Agenda Item 7(b): Development Services

7(b) Uptown – 23 Miltenberger

- i. Final drawings, final evidence of financing, and authorization to execute a deed 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.

Authorization Details

Authorization is requested to accept final drawings, final evidence of financing, and to execute a deed for the sale of the following three URA-owned parcels in the 1st Ward to Epic Development, LLC, or a related entity, for \$60,000 plus costs:

<u>BLOCK & LOT</u>	<u>ADDRESS</u>	<u>BLOCK & LOT</u>	<u>ADDRESS</u>	<u>BLOCK & LOT</u>	<u>ADDRESS</u>
11-J-95	0 Forbes Ave.	11-J-96 (Structure)	23 Miltenberger St.	11-J-101	0 Forbes Ave.

The parcels are currently in the process of consolidation and comprise a total area of approximately 3,200 square feet. Epic Development will serve as the redeveloper of a mixed-use development featuring:

- One commercial unit
- Two one-bedroom apartments – one rented for \$1,450 per month (affordable to a two-person household at 80% of Area Median Income [AMI]) and the other at \$1,550/month (affordable to a two-person household at/between 80-100% AMI)
- An outdoor community and food truck space at the intersection of Miltenberger Street and Forbes Avenue

The rehabilitation of the site’s vacant building will reactivate a commercial corner in Uptown by providing a vibrant space for residents of the neighborhood along the forthcoming Bus Rapid Transit line.

A top-to-bottom renovation of 23 Miltenberger St. will restore the turn of the century building’s ground level retail space into a welcoming corner storefront café. Upper floors will be rehabilitated as apartments. The building’s prominent architecture will also be restored via the removal of the ill-proportioned “hat” that expanded the fourth floor, replacing it with rebuilt dormers. New windows will also be installed throughout the building.

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 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 other amenities.

Food cart spaces will be rented out on an annual basis. Compared to traditional brick and mortar leases, this arrangement provides entrepreneurs with an opportunity to incubate their businesses in a lower barrier, lower risk environment. One of the food cart spaces will be reserved each year for an Uptown-based or minority-owned business. Additionally, Epic would seek to work with other Uptown developments to place businesses looking to expand from the food cart model to a traditional storefront setting when applicable.



Background

In May 2021, the URA released a Request for Interest seeking a redeveloper to purchase and redevelop the aforementioned parcels. In July 2021, upon receipt of two responses, the URA requested that both developers submit full proposals. Epic Development was the only developer to submit a full proposal by the September 24, 2021, due date. The project has the full support of Uptown Partners and the Office of Council District 6. On November 16, 2021, the URA entered into exclusive negotiations with Epic Development for the sale of the parcels for the construction of the aforementioned mixed-use commercial development. The Board accepted Epic Development's proposal package and authorized the URA to enter into a contract for disposition of the parcels on July 14, 2022.

Epic Development has since submitted their final drawings as well as all evidence of financing for the project. Further, Epic Development obtained all necessary city and zoning approvals, and URA approval of their final Woman and Minority-owned Business Enterprise plan. The project is expected to close in April 2023 and is anticipated to be fully occupied by the end of 2023.

The project's financing is comprised entirely of private funding, with 77% coming from debt and 23% coming from equity. Total development costs are estimated at \$455,565.

Epic Development is a Limited Liability Corporation with a mailing address of 1536 Colwell St., Pittsburgh, PA 15219. Michael McAllister is the Managing Member.



Director's Report

To: URA Board of Directors
From: Tom Link, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: April 13, 2023
Re: Agenda Item 8(a): Neighborhood Business District Services

8(a) 2023 Neighborhood Initiatives Fund Revised Guidelines

- i. Authorization to revise the Neighborhood Initiatives Fund Guidelines for the 2023 funding round.

Authorization Details

The Neighborhood Initiatives Fund Program (**NIF**) was developed in 2019 to:

1. Help unlock the economic and placemaking potential within neighborhood commercial corridors.
2. Support vision-to-action community investment strategies that build a more equitable Pittsburgh.
3. Formalize collaborative partnerships across the City of Pittsburgh.

NIF is intended to assist nonprofit and community-based organizations with neighborhood-scale projects within commercial corridors that improve quality of life and maintain the corridor as a desirable location for small business. NIF projects include efforts that encourage investment through vacant property reclamation and stewardship, historic preservation, brownfield redevelopment, public infrastructure improvements, and other eligible efforts. Nonprofit organizations with for-profit development partners are also eligible to apply.

Since 2019, the URA has awarded nearly \$2.4 million to fund 42 projects in 21 neighborhoods throughout the City of Pittsburgh. In 2023, the NIF Program guidelines will be adjusted due to an increase in the amount of available funding. This will allow NIF to support up to 15 projects in 2023 – up from 10 in previous years. In addition:

1. Four specialized grant categories have been added:

- Americans with Disabilities Act upgrades in business corridors
 - Grant Amount: \$30,000
 - Number of Grants Awarded: Up to two
- Public Art Installation and Improvements
 - Maximum Grant Amount: \$30,000
 - Number of Grants Awarded: Up to two
- Nonprofit-owned Building Improvements
 - Maximum Grant Amount: \$50,000
 - Grants Awarded: one
- Small Nonprofit Organization Grants
 - Maximum Grant Amount: \$50,000
 - Grants Awarded: up to two

2. The grant disbursement process has changed from reimbursement-only to the following:

- 90% of the grant will be awarded upon execution of the project contract.
- The final 10% will be awarded upon receipt of the final project report.
- Each awardee will be required to submit quarterly reports, including receipts and/or proof of payment for all grant expenditures.

The total amount of funding available for the 2023 NIF program is \$1,100,000, sourced from 2023 Community Development Block Grant and PAYGO funds.



**Regular Board Meeting
April 13, 2023
DISCLOSURE AGENDA**

1. Agreements/Amendments

- a. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh to accept up to \$1,000,000 in funding for the Penn Circle Two-Way Conversion project, funded by City Bond.
- b. Authorization to amend the guidelines for the Small Landlord Fund (SLF) program to reduce the interest rate for SLF loans from 3% to 0%.
- c. Authorization to amend the guidelines for the OwnPGH program to clarify that the starting value of the participating homes shall be expressed in the OwnPGH deed restriction as “Sales Price minus 50% of OwnPGH assistance or \$190,000, whichever is less.” Allowable resale price will continue to increase at 2% per year.
- d. Authorization to enter into a contract, in an amount of up to \$7,880 sourced from the Housing Opportunity Fund’s 2022 allocation, with E Holdings, Inc., or a related entity, for design and preparation services related to the Housing Opportunity Fund 2022 Annual Report.
- e. Rescission of Resolution 46 (2015), which approved the proposal and form of contract for the sale of certain parcels, including Block 83-M, Lots 174 and 176, in the 12th Ward, to Pittsburgh Housing Development Corporation, for \$7,500.
- f. Authorization to enter into a new contract, in an amount not to exceed \$200,000 sourced from Community Development Block Grant funds, with Catapult Greater Pittsburgh, or a related entity, for the continued implementation of their 2023 entrepreneurship programs.
- g. Amendment of Resolution 308 (2017), which approved the conveyance of Block 31-G, Lot 200, in the 31st Ward, and Block 32-H, Lot 100, in the 16th Ward, to the City of Pittsburgh, for \$1.00 plus costs, to include Block 31-G, Lot 202, in the 31st Ward, which was formerly a part of Block 31-G, Lot 200, and was recently assigned a new parcel number by Allegheny County.
- h. Amendment of Resolution Nos. 198 (2008), 451 (2018), 209 (2019), 255, 256, 257,258, 399 (2020), 83, 272 (2022) and 5 (2023) to add Chief Financial Officer, Assistant Director of Finance and Senior Counsel as Signatories for all URA Documents.
- i. Amendment of Resolution Nos. 450 (2018), 255 (2020), 85 (2022), 273 (2022) and 6 (2023) by inserting a new subparagraph A as follows:
 - i. All accounts of this Corporation – any two of the following: one of which is to be one of the following: Acting Executive Director, Executive Director, Deputy Executive Director, Senior Counsel, Chief Operating Officer, Chief Development Officer, or Chairperson of the Board of Directors and the second signature to be that of one of the following, so long as it is not the same as the first signature: Acting Executive Director, Executive Director, Deputy Executive Director, Senior Counsel, Chief Legal Officer, Chief Operating Officer, Chief Development Officer, Chairperson of the Board of Directors, Vice Chairperson of the Board of Directors, Director of Finance and Chief Financial Officer; excepting the accounts designated “Contractor’s Disbursement Account” and “PHRP Disbursement Account” and the “HOME Disbursement Account” which shall require only one signature to be one of the following: Acting Executive Director, Executive Director, Deputy Executive Director, Senior Counsel, Chief Operating Officer, or Chief Development Officer.”
- j. Authorization to approve Aaron Brown to receive a Down Payment and Closing Cost Assistance second deferred mortgage loan in the amount of \$7,500 (Aaron Brown is a Pittsburgh Department of Public Safety employee).

2. Certificates of Completion

- a. East Allegheny – Allegheny City Brewing
 - i. Certificate of Completion for Allegheny Center Alliance Church for Block 23-S, Lots 165, 165-A and 166, in the 23rd Ward (506-508 East Ohio Street and 507 Emlin Street – community parklet).
 - ii. Authorization to approve a change in reuse of Block 23-S, Lots 165, 165-A and 166, in the 23rd Ward to allow for development of a restaurant and tap house by Farmolly, LLC.

3. Dispositions

- a. Transfer proposal, form of contract, and authorization to execute a deed to Pittsburgh Housing Development Corporation for the sale of Block 83-M, Lots 174 and 176, in the 12th Ward, for \$500 per parcel plus costs.



Appendix – April 13, 2023, Resolutions

5. AVENUES OF HOPE

Item 5(b)

RESOLUTION NO. ____ (2023)

RESOLVED: That the Redevelopment Proposal submitted by Salem’s Market Centre Avenue, LLC, or a related entity, for the sale of Block 11-A, Lot 123, in the 3rd Ward, for \$1,900,000, and execution of a disposition contract by sale to Salem’s Market Centre Avenue, LLC, or a related entity, are hereby approved, and the Acting Executive Director, Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or 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.

Item 5(c)

RESOLUTION NO. ____ (2023)

RESOLVED: That the final drawings and evidence of financing submitted by Urban Academy of Greater Pittsburgh Charter School for the sale of Block 125-B, Lot 116-1, in the 12th Ward, for the amount of \$1.00 plus costs are hereby approved, and the Acting Executive Director, Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or 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.

7. DEVELOPMENT SERVICES

Item 7(a)

RESOLUTION NO. ____ (2023)

RESOLVED: That the Redevelopment Proposal submitted by QGE Holdings, LLC, or a related entity, for the sale of Block 48-N, Lot 10, in the 24th Ward, for \$300,000, and execution of a disposition contract by sale to QGE Holdings, LLC, or a related entity, are hereby approved, and the Acting Executive Director, Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

Item 7(b)

RESOLUTION NO. ____ (2023)

RESOLVED: That the final drawings and evidence of financing 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 the amount of \$60,000 plus costs are hereby approved, and the Acting Executive Director, Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or 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 BUSINESS DISTRICT SERVICES

Item 8(a)

RESOLUTION NO. ____ (2022)

RESOLVED: That revised Neighborhood Initiatives Fund Guidelines are hereby approved.

