

Minutes of the Virtual Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.
May 11, 2023 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Powell, Lavelle, Williamson, Innamorato
Members Absent: None

Staff Present: Harris, Nemani-Stanger, Link, Grantham, Peyton, Miller, Geiger, DiBernardo, Persson
Schacht, Barkley and Bohince

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

1. Roll Call
2. General
 - a. Approval of the April 13, 2023, Regular URA Board Meeting Minutes
3. Public Comment – See Attached
4. Announcements
 - a. Chair Chintalapalli announced that Executive Sessions were held on May 5, 2023, and May 11, 2023, regarding the May 2023 URA Board Agenda. These sessions were held for informational purposes only.
 - b. Welcome Quianna Wasler, Chief Housing Officer.
 - c. The annual Housing Opportunity Fund affordable housing survey opened May 1, 2023. Members of the public are invited to respond to the survey by the July 31, 2023, deadline.
 - d. The second application round for the Avenues of Hope American Rescue Plan Act Grant Program opened May 1, 2023, and will close June 30, 2023.
 - e. The URA’s 2022 Annual Report is now available at [URA.org/pages/annual-reports](https://ura.org/pages/annual-reports).
 - f. 2023 Quarter One Impact Report.
5. Avenues of Hope – Knoxville – 302 Zara Street
 - a. Authorization to enter in a Housing Preservation Program loan in an amount of up to \$850,000 with Spring Capital Partners, LLC, or a related entity, for the acquisition of 302 Zara Street.

Ms. Nemani-Stanger requested Board approval of the above item. Ben Peyton, Senior Lending Analyst, Residential and Consumer Lending presented:

Borrower/Developer Spring Capital Partners, LLC, or a related entity

Contractor: Spring Renovations, LLC

Location 302 Zara Street, Pittsburgh, PA 15210

Neighborhood: Knoxville

Council District: 3

Description: Authorization is requested to enter into an up to \$850,000 Housing Preservation Program (**HPP**) construction/ permanent loan with a to-be-determined entity wholly owned by Spring Capital Partners, LLC, for the acquisition and rehabilitation of 302 Zara Street. Located in the neighborhood of Knoxville, 302 Zara Street is a 22-unit, 21,405 sq. ft. affordable multi-family property that accepts Housing Choice Vouchers. The property is for sale and there is a chance that a different buyer could purchase the building and transition the property to market rate housing. The Developer, Spring Capital Partners, LLC, intends to purchase the building and agreed to keep the rent for all units affordable to households at or below 50% of the Area Median Income (**AMI**) for a period of 40 years. Further, the developer will construct three additional units (also affordable at 50% AMI) and complete a light rehabilitation of the building.

When complete, the building will contain affordable 25 units, including:

- One one-bedroom unit (approximately 488 sq. ft.)
- 17 two-bedroom units (approximately 735 sq. ft. each); and
- Seven three-bedroom units (approximately 1,000 sq. ft. each).

In addition to rent, residents are responsible for paying the cost of electric and gas, which includes heat, hot water, and cooking. The owner pays for water and sewer.

Formed in 2021, Spring Capital Partners, LLC, is wholly owned by S. James Fredo. Mr. Fredo has 40 years of experience in construction, project management, and risk management. Through its affiliated companies, Spring Capital Partners owns/operates 42 units and manages 35 units in Allegheny County.

Spring Garden Lending, which is in no way related to Mr. Fredo's companies, intends to provide a \$1,900,714 loan to the project. Spring Garden Lending is a Community Development Financial Institution (**CDFI**) based out of Baltimore. The CDFI maintains offices in Philadelphia, Washington D.C., and Pittsburgh. Upon completion of the project, Mr. Fredo plans to secure a permanent lender to replace Spring Garden Lending. In addition to the HPP and CDFI loans, Mr. Fredo will contribute \$347,429 of equity towards the project.

Construction is estimated to take 12 months with an anticipated completion date in August 2024. If authorized by the URA Board, this project would be the first to receive funds via the HPP.

Authority Financing for Review: \$850,000 HPP loan for acquisition/construction

Collateral: The URA HPP loan shall occupy a second lien position. An Open-End Mortgage and Security Agreement will be recorded on the property to evidence this lien position.

Required Approvals: Real Estate Loan Review Committee (5/3/2023)

Program Sources: Housing Preservation Program – American Rescue Plan Act Funding

MWBE: Narrative Approved

Commitment Expiration Date: October 31, 2023

Sources of Funds	
Equity	\$347,429
URA HPP Loan	\$850,000
Spring Garden Lending Loan	\$1,900,714
Total Project Financing	\$3,098,143

Uses of Funds	
Acquisition	\$2,525,271
Construction Hard Costs	\$250,000
Reserves	\$223,638
Construction Financing Charges	\$58,234
Development Fees	\$41,000
Total Uses of Funds	\$3,098,143

Spring Capital Partners is a Limited Liability Company with a mailing address of 461 Cochran Road, Suite 124, Pittsburgh, PA 15228. It is wholly owned by S. James Fredo.

Chair Chintalapalli read a question from the chat regarding disability access. S. James Fredo, Owner of Spring Capital Partners answered that there is a ramp on the first-floor that leads to 11 units that could have access. Mr. Fredo mentioned that there is not an elevator at this time.

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

RESOLUTION NO. 166 (2023)

RESOLVED: That a loan with Spring Capital Partners, LLC, for the acquisition of 302 Zara Street in the Knoxville neighborhood of Pittsburgh, in an amount of up to \$850,000, payable from the Housing Preservation Program, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, 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.

6. For-Sale Development Program for Community Land Trusts
 - a. Authorization to approve guidelines for the American Rescue Plan Act funded For-Sale Development Program for Community Land Trusts.

Ms. Nemani-Stanger requested Board approval of the above item.

Evan Miller, Director of Housing presented that 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 and/or new construction of affordable for-sale housing. FSDP CLT will provide low interest rate construction financing and/or grants to increase the supply of permanently affordable owner-occupied housing.

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, with affordability 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. The award of FSDP CLT funds shall be contingent upon an applying CLT providing proof that all funding required for the project's pre-development and development phases have been 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 a 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 million in ARPA funding from the City of Pittsburgh to support FSDP CLT. Draft guidelines were presented at the April 13, 2023, URA Board meeting and posted online for the public comment. Guideline revisions based upon received public comment include:

- Adjusting the cited statute defining eligible CLTs;
- Clearer language regarding projects seeking zoning variances;
- Adjusting desired "front end" ratios for homebuyers to align with existing URA homebuyer products; and
- Creating a cap on the maximum allowable per annum increase in resale value as opposed to the previously proposed flat percentage.

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

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

RESOLUTION NO. 167 (2023)

RESOLVED: That the American Rescue Plan Act-funded For-Sale Development Program for Community Land Trusts is hereby approved.

7. Central Business District – Triangle Building Renovation

- a. Authorization to enter into a Pittsburgh Downtown Conversion Program loan in an amount of up to \$300,000, with Hullett Properties, LLC, or a related entity, for the renovation of the Triangle Building at 926 Liberty Avenue.

Ms. Nemani-Stanger requested Board approval of the above item. David DiBernardo, Residential Lending Analyst, Residential and Consumer Lending Department presented.

Borrower/Developer Hullett Development Triangle, LP/Hullett Properties, LLC

Contractor: Continental Building Co.

Location 926 Liberty Avenue

Neighborhood: Downtown

Council District: 1

Description: Hullett Development Triangle, LP, currently owns and is renovating the Triangle Building at the intersection of Liberty Avenue, Seventh Avenue, and Smithfield Street in Downtown Pittsburgh. The building is a six-story, red brick, triangle-shaped, historic structure constructed in 1866 and enlarged in 1884. Throughout its existence, the street-level first floor has been occupied by retail businesses below five floors of office space. By 2019, and after years of neglect and insufficient maintenance, the condition of the property forced the remaining ground floor tenants to vacate.

In September 2022, Hullet Development Triangle, LP, began the total renovation of all six stories of the Triangle Building. When complete in December 2023, the property will consist of a ground-floor café and small neighborhood grocery. Above, 15 apartments will occupy the five floors formally used as office space. The unit breakdown of the 15 apartments is as follows:

- Three one-bedroom units that will be rented affordably to residents earning at or below 50% of the Area Median Income (**AMI**);
- Two one-bedroom units rented at market rates;
- Nine two-bedroom units rented at market rates; and
- One four-bedroom unit rented at the market rate.

The initial budget for this project was \$12.4 million. During construction, it was discovered that the building infrastructure was in worse condition than initially assessed, creating \$825,000 in cost overruns. The \$300,000 Pittsburgh Downtown Conversion Program (**PDCP**) loan will help cover some of these cost overruns and will designate three of these newly renovated units as affordable to residents earning at or below 50% of AMI for at least 40 years.

Authority Financing for Review: \$300,000 PDCP Loan sourced with Pennsylvania American Rescue Plan Act (**ARPA**) funding.

Collateral: Declaration of Restrictive Covenants requiring that three units remain affordable for tenants with incomes at or below 50% of AMI for 40 years.

Required Approvals: Real Estate Loan Review Committee (5/3/2023) & URA Board (5/11/2023)

Program Sources: ARPA

MWBE: Narrative Approved

Commitment November 11, 2023
Expiration Date:

Sources of Funds	
NexTier Senior Construction Loan	\$5,250,000
URA Pittsburgh Business Fund Subordinate Construction Loan	\$500,000
Hullett Properties, LLC & Principals	\$3,550,000
Equity Additional from Developer due to change orders	\$500,000
Enterprise Zone Tax Credit	\$225,000
Pittsburgh Downtown Partnership "Paris to Pittsburgh" façade grant	\$90,000
Historic Tax/New Market Tax Credits	\$2,610,000
PDCP Loan	\$300,000
Total Project Financing	\$13,256,897

Uses of Funds	
Acquisition	\$1,800,000
Total Construction Costs	\$8,688,397
Architecture, Engineering, Legal & Environmental Costs	\$506,500
Furnishings, Rent-Up, Utility Fees	\$37,000
Construction & Permanent Financing Fees & Holding Costs	\$927,500
Total Reserves & Developer Fee	\$623,000
Syndication Fees & Expenses	\$674,500
Total Project Uses	\$13,256,897

Hullett Properties Limited Liability Corporation, owner of Hullett Development Triangle Limited Partnership, has a mailing address of 3945 Forbes Avenue, Pittsburgh, PA 15213. It's Owners and Principals are Brett Walsh and Breanna Tyson.

Brett Walsh and Breanna Tyson, Owners, Hullett Development Triangle, were present. Mr. Walsh explained the project. Mr. Walsh thanked the URA staff for their support.

Ms. Powell asked for more of an overview of the first-floor café and grocery store. Mr. Walsh stated that there is one retailer so far, a flower shop. They are also in discussions with another group that will take up the rest of the space that will include a grocery store element and a prepared food café. Mr. Walsh also stated that housing vouchers will be excepted for the required units.

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

RESOLUTION NO. 168 (2023)

RESOLVED: That a loan with Hullett Properties, LLC, for the renovation of the Triangle Building located at 926 Liberty Avenue in Downtown Pittsburgh, in an amount of up to \$300,000, payable from the Pittsburgh Downtown Conversion Program, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, 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.

8. Avenues of Hope – Hill District – Bedford Dwellings Phase I
- a. Proposal and form of contract for the sale of Block 11-A, Lots 35, 36, 37, 38, 40, 41, 42, 43, 44, 46, 47, and 48, and Block 11-E, Lots 300-A, 300-B, 301, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 318, and 319, in the 3rd Ward to Reed Roberts Housing Limited Partnership, or a related entity, for \$253,880 plus costs.

Ms. Nemani-Stanger requested Board approval of the above item.

Niklas Persson, Lending Analyst, Residential and Consumer Lending presented that Trek Development has teamed up with Allies and Ross Management and Development Corporation, the Housing Authority of the City of Pittsburgh's (**HACP**) development subsidiary, for the first phase of the Bedford Dwellings redevelopment. Bedford Dwellings Phase I (**Phase I**) will be the first development ahead of the potential award of a Choice Neighborhoods Implementation Grant from the U.S. Department of Housing & Urban Development and serves as a catalyst for further Hill District development. Phase I will provide replacement housing for the residents of the current Bedford Dwellings public housing complex as well as market-rate units.

Located at the intersection of Reed and Roberts Streets, the Phase I project site was formally home to Reed Roberts Manor. The development will transform this vacant land on a key intersection in the neighborhood, allowing residents to relocate from distressed public housing, and create an opportunity for residents to live closer to the growing list of amenities available on Centre Avenue.

Phase I is applying a twinning strategy, using both 9% and 4% Low Income Housing Tax Credits (**LIHTC**) from the PA Housing Finance Agency. The full Phase I development plan includes 123 units across the 9% and 4% LIHTC components.

The 9% component will include:

- 30 one-bedroom units;
- 21 two-bedroom units; and
- 10 three-bedroom units.

The 4% component will include:

- 43 one-bedroom units;
- 10 two-bedroom units; and
- Nine three-bedroom units.

99 units will be affordable to households at or below 60% of the Area Median Income, of which 90 will be replacement units for the Somers Drive site at the current Bedford Dwellings complex. 24 units will be rented at market rates. The Phase I site plan includes two elevator-serviced apartment buildings on Reed St. and a mix of 19 two- and three-bedroom townhomes. Total project costs for both components of Phase I are expected to be \$62.5 million, funded in part through 2022 HOME funds distributed via the Rental Gap Program.

Background

In conjunction with that year's LIHTC Applications, the URA entered into Exclusive Negotiations with TREK Development for the sale of the aforementioned parcels in May 2022. In December 2022, the URA entered into a co-op agreement with HACP and the City of Pittsburgh to apply for a Choice

Neighborhoods Implementation Grant to replace the current Bedford Dwellings complex with new rental housing. Further, the URA entered into an option agreement with TREK Development for the parcels making up the Phase I project site. If awarded, TREK Development will serve as the development partner for the implementation of the Choice Grant.

Phase I will be located off-site from the current Bedford Dwellings complex. Current Bedford Dwelling complex residents will remain housed in their units throughout construction of Phase I's replacement housing. The current Bedford Dwellings complex will not be demolished until after all current residents have been relocated into the newly constructed replacement units.

Prior to the sale of the Phase I project site 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 Minority and Women-owned Business Enterprise (**MWBE**) Program Officer has reviewed and approved MWBE and Minority Workforce Inclusion narratives for this project.

Reed Roberts Housing, LP, is a venture formed by TREK Development Group, Inc. (General Partner), and Bill Gatti (Limited Partner). TREK Development Group, Inc., is a privately held corporation with a mailing address of 130 7th Street, Suite 300, Pittsburgh, PA 15222. Bill Gatti is the President and CEO.

John M. Ginocchi, Executive Vice President, of Trek Development Group, Inc., was present. Mr. Ginocchi thanked the URA for their support.

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

RESOLUTION NO. 169 (2023)

RESOLVED: That the Redevelopment Proposal submitted by Reed Roberts Housing, LP, or a related entity, for the sale of Block 11-A, Lots 35, 36, 37, 38, 40, 41, 42, 43, 44, 46, 47, and 48, and Block 11-E, Lots 300-A, 300-B, 301, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 318, and 319, in the 3rd Ward, for \$253,880 plus costs, and execution of a disposition contract by sale to Reed Roberts Housing, or a related entity, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal 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.

9. Hill District – Lower Hill Block E Entertainment Venue & Parking Garage

- a. Final Board Approval pursuant to the Comprehensive Option Agreement (the “Option Agreement”) among the URA, the Sports & Exhibition Authority of Pittsburgh and Allegheny County, and Pittsburgh Arena Real Estate Redevelopment, LP, of the Conceptual Development Plan for the Take Down of Block E (Block 2-C, Lot 406) in the 3rd Ward (“Take Down Tract #7”), subject to all reviews and approvals provided in the Option Agreement.

- b. Final Board Approval of Parking Partners XXIII Block E, LLC as Redeveloper for the Take Down of Block E (Block 2-C, Lot 406) in the 3rd Ward (“Take Down Tract #7”).
- c. Final Board Approval of the Take Down of Block E (Block 2-C, Lot 406) in the 3rd Ward (“Take Down Tract #7”), subject to all reviews and approvals provided in the Option Agreement.
- d. Parking Tax Diversion Funding Agreement, to be entered into by the Authority and Parking Partners XXIII Block E, LLC

Ms. Nemani-Stanger requested Board approval of the above items.

Tom Link, Chief Development Officer and Susheela Nemani-Stanger, Executive Director, presented that the Pittsburgh Arena Real Estate Redevelopment LP (**PAR**) and the Parking Partners XXIII Block E, LLC (**Redeveloper**), an affiliate of PAR and 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 and Allegheny County (**SEA**). Pursuant to the June 20, 2018, Amended and Restated Comprehensive Option Agreement by and between PAR, the SEA, and the URA (**Option Agreement**), the SEA Board and the URA Boards must give final approval prior to a Take Down of any property comprising the Lower Hill site.

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

1. The Lower Hill Developer, LLC (or any affiliated entity) 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 2023 designs. The major changes are the removal of the subterranean parking garage and outdoor amphitheater.

	2019	2023
Uses:	<ul style="list-style-type: none"> • Three-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"> • Six-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 w/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"> • 910 Spaces
Cost:	<ul style="list-style-type: none"> • \$127.5 Million 	<ul style="list-style-type: none"> • \$110 Million

The URA Board was briefed on updates to Block E at the Regular URA Board Meetings held November 10, 2022, and on March 9, 2023.

At the March 9, 2023 Regular URA Board meeting, the Redeveloper and PAR (the **Development Team**) presented a revised development plan for Block E. Under the original Block E Conceptual Development Plan, preliminarily approved by the URA Board in 2019, Lower Hill Developer, LLC, was the “Proposed Redeveloper” for the entirety of Block E. Now, the Redeveloper intends to take down Block E, perform certain predevelopment work on Block E, and then subdivide Block E into two parcels – one for the parking garage and the other for the Entertainment Venue. The Redeveloper will develop only the parking garage and perform certain site preparation work for the Entertainment Venue (i.e., the construction of a common foundation). After the Entertainment Venue’s foundation is completed, the Redeveloper will transfer ownership of the music venue parcel to PAR, or an affiliate of PAR, that will subsequently ground lease the music venue parcel to a developer to be made up of affiliates, or related entities, of Live Nation Worldwide, Inc. and Fenway Sports Group (**Venue Developer**). After development, the Block E Entertainment Venue will be leased to and operated by Live Nation, or an affiliate thereof.

The Option Agreement does not contemplate subdivision of land after the take down process for the Lower Hill site. To advance the Block E project as outlined above, the Redeveloper or related entities must comply with the following conditions, in addition to other conditions not listed here:

- i. Submission of Minority and Women-owned Business Enterprise (**MWBE**), Sustainability, Economic Impact and Workforce plans/data about the development of the Entertainment Venue by the Venue Developer;
- ii. Provision of an updated MWBE Plan, in accordance with Exhibit P of the Option Agreement, for the Block E parking garage;
- iii. Changes to the design of the Block E Entertainment Venue will be shared with the URA;
- iv. The Block E Parking Tax Diversion (**PTD**) Funding Agreement, to be entered into by the URA and Parking Partners XXIII Block E, LLC will be withheld by the URA until provision of evidence, acceptable to the URA, of financial closing on the Entertainment Venue;
- v. Redeveloper will use commercially reasonable efforts to reengage with financial institutions to monetize 50% of the Block E Lower Hill Local Economic Revitalization Tax Assistance (**LERTA**) “Owner Payment” for the benefit of the Greater Hill District Neighborhood Reinvestment Fund (**GHDNRF**) at a defined future date; and
- vi. Execution of a Block E Entertainment Venue ticket surcharge agreement.

Some of these conditions will be included in the Block E Disposition Contract. If the Redeveloper fails to meet these conditions, the SEA will have the right to take back the land, by reverter deed, as will be set forth in the Block E Disposition Contract. This authorization is subject to receipt and staff review and approval of all outstanding items required by the Option Agreement prior to closing. These items include, but are not limited to:

- i. An updated MWBE Plan;
- ii. Final Evidence of Financing for Block E Entertainment Venue;
- iii. Delivery of certain Community Benefits, as referenced in the 2019 term sheet, including but not limited to:
 - a. A Public Safety Facility;
 - b. Small Business Incubator Space;
 - c. New Granada Theater Coordination;
 - d. LERTA Owner Payments;
 - e. The Parking Tax Diversion;

- f. The Ammon Recreation Center renovations;
- g. The First Source Hiring Center; and
- h. The Curtain Call public art installation.

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

Ms. Phyllis D. Ghafoor, a Hill District resident, was present. Ms. Ghafoor stated her concerns that she believes were not addressed. The first concern is the New Granada joint plans with Live Nation, and how the parking tax diversion plan will be administered; Second, sub-dividing parts of Block-E regarding elevated steep conditions; Third, putting the parking tax diversion in a fund monitored by the URA and not the Greater Hill Development Fund; Fourth, the last presentation by BPG to the URA Board did not provide contention; and Fifth, to approve this development.

Ms. Renee Wilson, a Hill District Resident, was present. Ms. Wilson stated her concern about the rights of the community regarding this new development.

Ms. Danya'le Northern was present. Ms. Northern spoke about job opportunities regarding this development and provided contact information.

Ms. Marimba Milliones, President & CEO of the Hill CDC, was present. Ms. Milliones provided an update to the community on the ten-point plan and presented on outstanding issues of the Hill CDC related to the development.

Mr. Williamson stated that a handful of closing conditions involve, essentially, an entity other than the URA. Some of the conditions require the developer to reach conditions with New Granada Theater or the City for the provision of funding for public safety facility and for improvements at the Ammon Recreation Center. The foregoing conditions as well as the curtain call condition are not included in the proposed conditions to the URA Board resolutions and Mr. Williamson proposed an amendment to incorporate the conditions that Ms. Nemani-Stanger presented.

Ms. Hannah Svonavec, URA Counsel, was present. Ms. Svonavec stated that, legally, some of the conditions can be added into the Block E disposition contract; however, Block E is not owned by the URA but rather is owned by the SEA. She also stated that the conditions that are missing from the URA list were not presented to the SEA Board and therefore, are not in alignment with the SEA Board's approval. She stated that the conditions could be brought to the SEA to implement into their disposition contract, which will take additional negotiations post board meeting.

Ms. Powell agreed that the URA resolutions should mirror the SEA's.

Mr. Williamson motioned to amend the URA resolutions to incorporate the complete list of closing conditions reached by the City and the Development Team.

Ms. Svonavec stated that we have these conditions placed on three of the resolution's approval of the takedown of Block E, approval of the redeveloper and approval of the conceptual development plan. She asked if the URA Board was revising the conditions for all three, so they are consistent.

Mr. Williamson answered yes.

Ms. Rhea Thomas, In-House Counsel of the SEA, was present. Ms. Thomas stated that the SEA Board Meeting was held earlier today and included the same five conditions that were presented at this current URA Board Meeting. She stated that they daylit for the SEA Board the conditions that have been agreed to that were termed as community benefits between all parties that have previously been mentioned. However, the additional conditions being added by the URA Board to the URA's resolutions currently were not included in the SEA conditions. Ms. Thomas explained that the additional conditions were not included because they were being or were already memorialized in other formats, as the option agreement and LERTA Declaration. She said that some of the additional conditions were outside of the SEA's control, but were things that the SEA would like to see come to fruition—such as New Granada Theater's coordination with Live Nation, the rehabilitation of Ammon Recreation Center, etc. She stated that there was not a role for the SEA in the implementation of those benefits and as such the SEA did not include them as conditions of the SEA's resolution.

Mr. Lavelle stated that it would be extremely beneficial for all parties if very early in the process these developments went through the DRP process. He will certainly do all that he can to ensure that this happens with future Lower Hill development projects.

Upon a motion to approve by Mr. Williamson seconded by Mr. Lavelle, and unanimously carried, the following resolutions were adopted, contingent on amendment to incorporate the complete list of closing conditions except for Resolution No. 173 (2023):

RESOLUTION NO. 170 (2023)

Resolved: That Final Board Approval is given pursuant to the Comprehensive Option Agreement ("Option Agreement") among this Authority, the Sports and Exhibition Authority of Pittsburgh and Allegheny County ("SEA") and Pittsburgh Arena Real Estate Redevelopment LP ("PAR") of the Conceptual Development Plan for the Take Down of Block E (Block 2-C, Lot 406) in the 3rd Ward ("Take Down Tract #7"), subject to all reviews and approvals provided in the Option Agreement. This Resolution is further conditioned upon:

- a. PAR shall cause Parking Partners XXIII Block E LLC to submit an updated Minority and Women Owned Business Enterprise ("MWBE") Plan, acceptable to Authority and SEA staff, as soon as practicable after MWBE commitments for work on the Block E parking garage are available;
- b. PAR or Parking Partners XXIII Block E LLC shall cause Live Nation Worldwide Inc. and Fenway Sports Group, or the developer of the Block E music/entertainment venue ("Venue Developer"), to fully comply with the MWBE, Sustainability, Economic Impact, and Workforce Development reporting and compliance measures, as described in the Option Agreement, for the Block E music/entertainment venue;
- c. If the approved Conceptual Development Plan for the Block E music/entertainment venue is modified, PAR or Parking Partners XXIII Block E LLC shall cause the Venue Developer to submit the revised drawings/plans to the Authority and SEA for review prior to submission to the City of Pittsburgh Planning Commission;
- d. PAR shall use, or shall cause Parking Partners XXIII Block E LLC (or a related entity) or the entity leasing and operating the Block E music/entertainment venue to use, commercially reasonable efforts to reengage with financial institutions to monetize 50% of the Block E Lower Hill Local Economic Revitalization Tax Assistance ("LERTA") Owner Payment for the benefit of the Greater Hill District Neighborhood Reinvestment Fund ("GHDNRF") at the

- earlier of (a) 36 months from the Block E parking garage financial closing or (b) when commercial lender interest rates fall below 5%, with an interest rate and assessment methodology acceptable to Authority and SEA staff;
- e. Execution of a Ticket Surcharge Agreement, in a form acceptable to Authority and SEA staff, by and between the Authority, SEA, PAR, Parking Partners XXIII Block E LLC, and Live Nation Worldwide Inc. (or a related entity), which will provide a \$2 surcharge on every sale of a public ticket for the first 10 years, beginning with the first ticketed event, of the operation of the Block E music/entertainment venue to the GHDNRF;
 - f. PAR (or a related entity) shall provide \$1.2 million for the development of the Block E public safety facility;
 - g. PAR shall pause the Lower Hill Curtain Call Final Land Development Plan (“FLDP”) process with the City of Pittsburgh Planning Commission until PAR and the Hill Community Development Corporation (“Hill CDC”) host a community meeting, which shall occur no later than August 2023, to discuss the location of the Curtain Call project;
 - h. PAR shall submit, or shall cause its developer to submit, to the Authority and SEA proof of financing of the Curtain Call project, at the time the Curtain Call Take Down Notice is submitted;
 - i. PAR shall cause Live Nation Worldwide Inc. (or a related entity) to enter into a Booking Agreement requiring Live Nation Worldwide Inc. (or a related entity) to book and promote at least 25 events per year at the New Granada Theater during the New Granada Theater’s first 5 years of operation;
 - j. PAR or Parking Partners XXIII Block E LLC shall make up to 250 parking spaces available for New Granada Theater events, occurring on days where there are no events at the PPG Paints Arena, during the New Granada Theater’s first 5 years of operation, at no cost to New Granada Theater;
 - k. PAR shall cause the Penguins Foundation to make a \$100,000.00 donation to the Hill CDC in support of the New Granada Theater;
 - l. PAR shall cause the Penguins to join the New Granada Theater fundraising committee;
 - m. PAR or Parking Partners XXIII Block E LLC shall make a \$900,000.00 donation to the City of Pittsburgh for the rehabilitation of the Ammon Recreation Center, which shall be payable as follows: \$400,000.00 shall be paid at the financial closing of the Block E parking garage, \$250,000.00 shall be paid 12 months after the financial closing of the Block E parking garage, and the remaining \$250,000.00 shall be paid 24 months after the financial closing of the Block E parking garage; and
 - n. PAR or Parking Partners XXIII Block E LLC and Live Nation Worldwide Inc. (or a related entity) shall pursue a Hill District oriented training program through the First Source Center and Partner4Work focusing on training and hiring employees (consistent with the Community Collaboration & Implementation Plan) for the service, hospitality, and technical trade jobs at the Block E music/entertainment venue and Block E parking garage.

RESOLUTION NO. 171 (2023)

Resolved: That Parking Partners XXIII Block E LLC is approved as Redeveloper for the Take Down of Block E (Block 2-C Lot 406) in the 3rd Ward (“Take Down Tract #7”). This Resolution is further conditioned upon:

- a. PAR shall cause Parking Partners XXIII Block E LLC to submit an updated Minority and Women Owned Business Enterprise (“MWBE”) Plan, acceptable to Authority and SEA

- staff, as soon as practicable after MWBE commitments for work on the Block E parking garage are available;
- b. PAR or Parking Partners XXIII Block E LLC shall cause Live Nation Worldwide Inc. and Fenway Sports Group, or the developer of the Block E music/entertainment venue (“Venue Developer”), to fully comply with the MWBE, Sustainability, Economic Impact, and Workforce Development reporting and compliance measures, as described in the Option Agreement, for the Block E music/entertainment venue;
 - c. If the approved Conceptual Development Plan for the Block E music/entertainment venue is modified, PAR or Parking Partners XXIII Block E LLC shall cause the Venue Developer to submit the revised drawings/plans to the Authority and SEA for review prior to submission to the City of Pittsburgh Planning Commission;
 - d. PAR shall use, or shall cause Parking Partners XXIII Block E LLC (or a related entity) or the entity leasing and operating the Block E music/entertainment venue to use, commercially reasonable efforts to reengage with financial institutions to monetize 50% of the Block E Lower Hill Local Economic Revitalization Tax Assistance (“LERTA”) Owner Payment for the benefit of the Greater Hill District Neighborhood Reinvestment Fund (“GHDNRF”) at the earlier of (a) 36 months from the Block E parking garage financial closing or (b) when commercial lender interest rates fall below 5%, with an interest rate and assessment methodology acceptable to Authority and SEA staff;
 - e. Execution of a Ticket Surcharge Agreement, in a form acceptable to Authority and SEA staff, by and between the Authority, SEA, PAR, Parking Partners XXIII Block E LLC, and Live Nation Worldwide Inc. (or a related entity), which will provide a \$2 surcharge on every sale of a public ticket for the first 10 years, beginning with the first ticketed event, of the operation of the Block E music/entertainment venue to the GHDNRF;
 - f. PAR (or a related entity) shall provide \$1.2 million for the development of the Block E public safety facility;
 - g. PAR shall pause the Lower Hill Curtain Call Final Land Development Plan (“FLDP”) process with the City of Pittsburgh Planning Commission until PAR and the Hill Community Development Corporation (“Hill CDC”) host a community meeting, which shall occur no later than August 2023, to discuss the location of the Curtain Call project;
 - h. PAR shall submit, or shall cause its developer to submit, to the Authority and SEA proof of financing of the Curtain Call project, at the time the Curtain Call Take Down Notice is submitted;
 - i. PAR shall cause Live Nation Worldwide Inc. (or a related entity) to enter into a Booking Agreement requiring Live Nation Worldwide Inc. (or a related entity) to book and promote at least 25 events per year at the New Granada Theater during the New Granada Theater’s first 5 years of operation;
 - j. PAR or Parking Partners XXIII Block E LLC shall make up to 250 parking spaces available for New Granada Theater events, occurring on days where there are no events at the PPG Paints Arena, during the New Granada Theater’s first 5 years of operation, at no cost to New Granada Theater;
 - k. PAR shall cause the Penguins Foundation to make a \$100,000.00 donation to the Hill CDC in support of the New Granada Theater;
 - l. PAR shall cause the Penguins to join the New Granada Theater fundraising committee;

- m. PAR or Parking Partners XXIII Block E LLC shall make a \$900,000.00 donation to the City of Pittsburgh for the rehabilitation of the Ammon Recreation Center, which shall be payable as follows: \$400,000.00 shall be paid at the financial closing of the Block E parking garage, \$250,000.00 shall be paid 12 months after the financial closing of the Block E parking garage, and the remaining \$250,000.00 shall be paid 24 months after the financial closing of the Block E parking garage; and
- n. PAR or Parking Partners XXIII Block E LLC and Live Nation Worldwide Inc. (or a related entity) shall pursue a Hill District oriented training program through the First Source Center and Partner4Work focusing on training and hiring employees (consistent with the Community Collaboration & Implementation Plan) for the service, hospitality, and technical trade jobs at the Block E music/entertainment venue and Block E parking garage.

RESOLUTION NO.172 (2023)

Resolved: That the Executive Director, Chief Operating Officer, Chief Development Officer, or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate the Take Down of Block E (Block 2-C, Lot 406) in the 3rd Ward ("Take Down Tract #7") and the Secretary or Assistance Secretary is authorized and directed to attest the same and affix the seal of the Authority thereto. This Resolution is further conditioned upon:

- a. PAR shall cause Parking Partners XXIII Block E LLC to submit an updated Minority and Women Owned Business Enterprise ("MWBE") Plan, acceptable to Authority and SEA staff, as soon as practicable after MWBE commitments for work on the Block E parking garage are available;
- b. PAR or Parking Partners XXIII Block E LLC shall cause Live Nation Worldwide Inc. and Fenway Sports Group, or the developer of the Block E music/entertainment venue ("Venue Developer"), to fully comply with the MWBE, Sustainability, Economic Impact, and Workforce Development reporting and compliance measures, as described in the Option Agreement, for the Block E music/entertainment venue;
- c. If the approved Conceptual Development Plan for the Block E music/entertainment venue is modified, PAR or Parking Partners XXIII Block E LLC shall cause the Venue Developer to submit the revised drawings/plans to the Authority and SEA for review prior to submission to the City of Pittsburgh Planning Commission;
- d. PAR shall use, or shall cause Parking Partners XXIII Block E LLC (or a related entity) or the entity leasing and operating the Block E music/entertainment venue to use, commercially reasonable efforts to reengage with financial institutions to monetize 50% of the Block E Lower Hill Local Economic Revitalization Tax Assistance ("LERTA") Owner Payment for the benefit of the Greater Hill District Neighborhood Reinvestment Fund ("GHDNRF") at the earlier of (a) 36 months from the Block E parking garage financial closing or (b) when commercial lender interest rates fall below 5%, with an interest rate and assessment methodology acceptable to Authority and SEA staff;
- e. Execution of a Ticket Surcharge Agreement, in a form acceptable to Authority and SEA staff, by and between the Authority, SEA, PAR, Parking Partners XXIII Block E LLC, and Live Nation Worldwide Inc. (or a related entity), which will provide a \$2 surcharge on every sale of a public ticket for the first 10 years, beginning with the first ticketed event, of the operation of the Block E music/entertainment venue to the GHDNRF;
- f. PAR (or a related entity) shall provide \$1.2 million for the development of the Block E public safety facility;
- g. PAR shall pause the Lower Hill Curtain Call Final Land Development Plan ("FLDP") process with the City of Pittsburgh Planning Commission until PAR and the Hill Community Development

- Corporation (“Hill CDC”) host a community meeting, which shall occur no later than August 2023, to discuss the location of the Curtain Call project;
- h. PAR shall submit, or shall cause its developer to submit, to the Authority and SEA proof of financing of the Curtain Call project, at the time the Curtain Call Take Down Notice is submitted;
 - i. PAR shall cause Live Nation Worldwide Inc. (or a related entity) to enter into a Booking Agreement requiring Live Nation Worldwide Inc. (or a related entity) to book and promote at least 25 events per year at the New Granada Theater during the New Granada Theater’s first 5 years of operation;
 - j. PAR or Parking Partners XXIII Block E LLC shall make up to 250 parking spaces available for New Granada Theater events, occurring on days where there are no events at the PPG Paints Arena, during the New Granada Theater’s first 5 years of operation, at no cost to New Granada Theater;
 - k. PAR shall cause the Penguins Foundation to make a \$100,000.00 donation to the Hill CDC in support of the New Granada Theater;
 - l. PAR shall cause the Penguins to join the New Granada Theater fundraising committee;
 - m. PAR or Parking Partners XXIII Block E LLC shall make a \$900,000.00 donation to the City of Pittsburgh for the rehabilitation of the Ammon Recreation Center, which shall be payable as follows: \$400,000.00 shall be paid at the financial closing of the Block E parking garage, \$250,000.00 shall be paid 12 months after the financial closing of the Block E parking garage, and the remaining \$250,000.00 shall be paid 24 months after the financial closing of the Block E parking garage; and
 - n. PAR or Parking Partners XXIII Block E LLC and Live Nation Worldwide Inc. (or a related entity) shall pursue a Hill District oriented training program through the First Source Center and Partner4Work focusing on training and hiring employees (consistent with the Community Collaboration & Implementation Plan) for the service, hospitality, and technical trade jobs at the Block E music/entertainment venue and Block E parking garage.

RESOLUTION NO. 173 (2023)

Resolved: That the Authority will withhold the Parking Tax Diversion Funding Agreement, to be entered into by the Authority and Parking Partners XXIII Block E, LLC until the provision of evidence, acceptable to the Authority, of financial closing of the Block E music/entertainment venue.

DISCLOSURES AGENDA

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

1. Authorization to amend the guidelines for the Homeowner Assistance Program (**HAP**) program to eliminate the HAP + portion of the program and allow homeowners with incomes at or below 80% of the Area Median Income to qualify for assistance through the HAP program.

RESOLUTION NO 174 (2023)

RESOLVED: that the Homeowner Assistance Program (HAP) is hereby amended to eliminate the HAP + portion of the program and allow homeowners with incomes at or below 80% of the Area Median Income to qualify for assistance through the HAP program.

2. Authorization to approve Cynthia Ward to receive a Home Accessibility Program for Independence grant in the amount of \$15,000 (Cynthia Ward is a relative of a URA staff member).

RESOLUTION NO. 175 (2023)

RESOLVED: That a Home Accessibility Program for Independence grant to Cynthia Ward (a relative of a URA staff member) in the amount of \$15,000 is hereby approved.

3. Authorization to amend the Pittsburgh Business Fund guidelines to require an appraisal for loans larger than \$150,000 in which the URA holds first position on a mortgage as collateral. Given its low interest rates, the URA is increasingly considering commercial loan applications in which the URA serves as the primary lender.

RESOLUTION NO. 176 (2023)

RESOLVED: That the Pittsburgh Business Fund (PBF) guidelines are hereby amended to require an appraisal for loans larger than \$150,000 that the URA holds a first position on a mortgage as collateral.

4. Authorization to amend the Disposition Contract executed by and between the URA and MidPoint Group of Companies, Inc., dated July 26, 2018, and amended December 7, 2021, for Block 2-H, Lot 108, in the 3rd Ward, to extend the deadline for Financial Closing from December 31, 2022, to November 30, 2023, and to execute all contracts and/or agreements previously approved by the Board and necessary for the Financial Closing.

RESOLUTION NO. 177 (2023)

RESOLVED: That the execution of the Amendment to the Disposition Contract, as well as execution of all contracts and/or agreements and related documents necessary for the Financial Closing and previously approved by the Board of Directors, including, without limitation, the Parking Tax Diversion, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said Amendment to the Disposition Contract, contracts and/or agreements and related documents to effectuate same, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Upper Hill – Pittsburgh Housing Development Corporation (PHDC) / Schenley Heights Collaborative

- 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>
5th	26-P-164	Adelaide Street

RESOLUTION NO. 178 (2023)

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, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or 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:

May 11, 2023

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5th	26-P-164	Adelaide Street

6. Certificate of Completion for the Pittsburgh Land Bank for Block 4-L, Lot 133, in the 19th Ward (6 Boggs Avenue – mixed-used).

RESOLUTION NO. 179 (2023)


RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank for Block 4-L, Lot 133, in the 19th Ward, and return of the Good Faith Deposit (6 Boggs Avenue – mixed-used) are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a Certificate of Completion therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Transfer proposal, form of contract, and authorization to execute a deed for the sale of Block 27-B, Lots 392 and 393, in the 5th Ward, to Pittsburgh Land Bank for \$500 plus costs per parcel (826 and 828 Shawnee Street).

RESOLUTION NO. 180 (2023)

RESOLVED: That the transfer of a Redevelopment Proposal to the Pittsburgh Land Bank for the sale of Block 27-B, Lots 392 and 393, in the 5th Ward, and execution of a restated disposition contract, for the amount of \$500 plus costs per parcel, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal 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.

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

DocuSigned by:

 742E4DACDC874B0

Assistant Secretary

PUBLIC COMMENT – REGULAR URA BOARD MEETING – MAY 11, 2023**VOTING AGENDA PUBLIC COMMENT**

Comment Method	Name	Zoom Name & Contact Info	Topic	Written Comment (If Applicable)
Live	Ed Nusser	ed@cityofbridgesclt.org	FSDP-CLT	
Live	Steven B Mazza	smazza@eascarpenters.org		
Live	Tammy Thompson	tammy@catapultpittsburgh.org	Quianna Wasler	

PUBLIC COMMENT – REGULAR URA BOARD MEETING – MAY 11, 2023

LOWER HILL PUBLIC COMMENT

Comment Method	Name	Zoom Name & Contact Info	Written Comment (If Applicable)
Written	Bonnie Young Laing	younglaing@aol.com	Do not put monies from the \$2 per car into the Greater Hill reinvestment fund or in any other CCIP related fund. Current Hill Lerta Funds are not being distributed to community projects, the Hill CDC. (which chairs the fund) has been the only beneficiary and there is no transparency or public input process. Meanwhile important projects like the Hamm's Barbershop restoration are underfunded. Also important community buildings such as the Northside Lodge of the Elks are being demolished. Place funds with a publicly accountable entity with transparent community driven application process.
Written	Tonya Ford	tonya@allenenterprises.net	Do not put monies from the \$2 per car into the Greater Hill reinvestment fund. Place funds with a publicly accountable entity with transparent community driven application process. More community input is needed
Written	Rev. Dr. Martin J. Rafanan	mjr9201@gmail.com	Letter – attached.
Written	Shelly Lewis	shellbell0283@yahoo.com	I would like to see small business owners WHO LIVE AND RESIDE in the HILL DISTRICT for more than 5 years and been in business for at least 5yrs to be the first ones considered for any and all of these contracts and not allow others to come and take over our jobs based on who they know. I have a cleaning company and would love to have the opportunity to get a contract for these bldg once they are up and running. im asking for a small part of the finished projects. STOP OUT SOURCING TO OUT SIDERS. Give me a opportunity. Thanks.
Written	Kristian Robinson		This letter is to all the residents of the Hill District from Kris of KI Heavy Construction. KI Heavy Construction feels the redevelopment plans for the Hill District should move forward. KI Construction feels that these projects would help the community prosper in many ways. These plans would help develop affordable housing for the community. The plans also call for a state of the art music venue that people can come and take advantage of. This could become somewhere people in the community can go to and enjoy their atmosphere. This 28 acre project could bring many jobs to the Hill District to promote generational wealth for families. These plans can help change lives for the people of the Hill District. KI Heavy Construction is excited for the possibilities that can happen for the Hill District. These projects would make more people desire to be a part of more projects moving forward. Thank you, KI Heavy Construction.

PUBLIC COMMENT – REGULAR URA BOARD MEETING – MAY 11, 2023

Written	Denna Zenmon	dzenmon@gmail.com	<p>Dear Urban Redevelopment Authority,</p> <p>As a resident of the Historic Hill District, I'm excited to bear witness to the exciting plans the Lower Hill Redevelopment has for the community. My personal experience with the Lower Hill Redevelopment Team is one of transparency, keeping the community informed via newsletters and public meetings and a genuine care, concern, love and wellbeing of the whole community.</p> <p>As a transformation of the Historic Hill District takes shape, the Team has worked tirelessly so no Hill District Resident is let behind and thrives. Engaging the community to have input and buy in, in the transformation of the Lower Hill addition to offering resources and access to jobs and business opportunities through the First Source Center.</p> <p>This plan brings together community and vibrancy, I support the Lower Hill Development Team. I hope you will too.</p> <p>Sincerely, Denna Zenmon Hill District Resident</p>
Live	Renee Wilson	reneelovep@yahoo.com	
Live	Phyllis D Ghafoor, MURP, MBA	ghafoorpd@yahoo.com	
Live	Danya'le Northern	lowerhilloportunities@gmail.com	
Live	Marimba Milliones	mmilliones@hilldistrict.org	

PUBLIC COMMENT – REGULAR URA BOARD MEETING – MAY 11, 2023

Letter: Rev. Dr. Martin J. Rafanan

May 11, 2023

RE: Lower Hill Block E

My name is Martin Rafanan. My wife Solveig and I live at 547 Roberts St in the Crawford Square Housing Association. We moved to Pittsburgh in 2017 to be close to family living in Point Breeze and have enjoyed being a part of the Historic Hill District. We have felt welcomed and engaged in the neighborhood and feel privileged to be a part of a neighborhood with a powerful history of accomplishment and resistance to forces of oppression, especially from the City of Pittsburgh itself and its economic entities and authorities.

I am currently a member of the Crawford Square Housing Association, the Hill District Consensus Group, the Hill District CDC, and the Hill District Ministerial Alliance. I volunteer at Sunny's Community Garden, take classes at the Hill CEC, and am involved in efforts to seek reparations for Bethel AME through my home congregation, St Andrew Lutheran Church, Shadyside. I organize the annual Martin Luther King Jr Commemoration Service of the Southwest PA Synod of the Evangelical Lutheran Church in America.

I believe that it is my responsibility to be actively engaged in my neighborhood and to be politically engaged to ensure that our elected leaders support working families, protect the environment, and support the most vulnerable through affordable housing and equity-building programming.

The development of the Lower Hill remains a critical and central process for ensuring that the City of Pittsburgh, the URA and the SEA stay focused on righting the historic wrongs committed in the Hill District 75 years ago. The data indicate that the takeover of this land has led to a massive economic benefit to the City, the Penguins, and other quasi- governmental agencies apart from the care and support of the people who called this neighborhood their home. Any development in these 28 acres now or in the future should carefully address the current needs of the Hill District as a whole, and the mechanism for this effort should be the Hill District CDC which is the true RCO in the neighborhood.

Although I do not always agree with the specific directions of the Hill District CDC, I am aware of its embeddedness in the neighborhood, its historic engagement of community residents, and its fair and equitable processes of educating and decision-making that include ALL in the community. A cursory look at its website, a look at its history and accomplishments, and a visit to its offices, demonstrates that it is the real infrastructure for community engagement and decision-making reflecting the community's sentiments in the Hill District.

Relative to the work on Block E in the Lower Hill, I support the Hill District CDC's assessment of what is required of the developer, those who have the right to develop, and those who currently hold title to the land.

On March 9th, 2023, the Lower Hill Development Team presented at the URA non-voting board meeting to provide updates on Block E as required for the final transfer of Block E from the URA and SEA to the Pens and BPG. The land is expected to be sold to the Pens and BPG for \$10 per parcel.

The October 2019 Amended Term Sheet and other agreements for Block E obligate the Lower Hill Development Team to fulfill the following public and community benefits:

1. Public Safety Rescue Station (AGREEMENT REACHED WITH CITY)
2. URA/Catapult Retail Incubator Space (AGREEMENT REACHED WITH URA)
3. New Granada Support and Coordination
 - a. (INCOMPLETE, Although the Lower Hill Development team is building a new entertainment multiplex, they have not completed their agreements and commitments with the Hill CDC to support the historic and nationally important New Granada development, an essential part of to the Hill District's economic future.)
4. Capitalization of the Local Economic Revitalization Tax Assistance (LERTA)

PUBLIC COMMENT – REGULAR URA BOARD MEETING – MAY 11, 2023

- a. (INCOMPLETE, The Developers are trying to make their LERTA payments over time versus upfront (capitalized) as initially promised.)
5. Parking Tax Diversion
 - a. (INEQUITABLE, City Council passed legislation to allow the developer to keep the money that would have otherwise gone to the City's Pension Fund. The Developer will keep 75% of the tax funds and the community will only get 25% to an 'unknown' fund at the URA. This is an inequitable split that should be addressed by City Council, and the funds ultimate home should be publicly specified.)
6. Curtain Call Funding
 - a. (INCOMPLETE, The Pens have still not evidenced that they have total funding for this public art and sustainability project. Further, the Pens have independently moved the Curtain Call from in front of the PPG Paints arena to Wylie and Crawford without any input from the community. Hundreds of community members participated in the creation of the Curtain Call. To add insult to injury, the Hill CDC has learned that the Pens have formally submitted a Final Land Development Plan for the new Curtain Call site that they independently selected. Background on the Curtain Call.)
7. Ammon Upgrades
 - a. (INCOMPLETE, The Pens promised \$1M in investment to the Ammon Recreation Center for Hill District youth, but they have only contributed \$100K to date. They owe \$900K and ongoing dialogue with Macedonia Church of Pittsburgh.)
8. First Source Center
 - a. (INCOMPLETE, Partnership with Partner4Work remains undefined for forthcoming hospitality and service jobs on Block E. The Pens and BPG have not evidenced any contractual requirement with Live Nation to hire from the Hill District first.)
9. Other Commitments
 - a. (INCOMPLETE, No evidence of contract to provide \$2 dollar surcharge per ticket at the music venue to be deposited into the Greater Hill District Reinvestment Fund.)

(INCOMPLETE, The Buccini Pollin Group and the Pens abandoned the Development Review Panel (DRP) for Block E, although they publicly promised to follow that process, and Mayor Gainey and Councilman Lavelle expressly asked them to complete the DRP community review process.)

No transfer of land should occur without the above agreements being completed to the satisfaction of the Hill District CDC and the developer going through the Community's stated process for assessing development (the Development Review Panel - prior to a final Community vote on the project).

I agree with the Hill District CDC that as much as the community welcomes new development, it should not be at the cost of what is in the best interest of the Hill District neighborhood. We expect that the City and the agencies addressing these concerns stand with our neighborhood and demand that those who seek to develop the land fulfill their promised obligations.

Rev. Dr. Martin J. Rafanan
Evangelical Lutheran Church in America, Retired
547 Roberts St, Pittsburgh PA 15219
314-258-0452, mjr9201@gmail.com