

Minutes of the Virtual Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.
August 10, 2023 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Powell, Lavelle, Williamson

Members Absent: Innamorato

Staff Present: Harris, Nemani-Stanger, Link, Grantham, Miller, Geiger, 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 July 13, 2023, URA Board Meeting Minutes.
3. Public Comment – See attached.
4. Announcements
 - a. Chair Chintalapalli announced that an Executive Session was held on August 4, 2023, for a briefing for informational purposes only.
 - b. Bedford Choice Award from the U.S. Department of Housing & Urban Development
 - c. Update: Greater Pittsburgh Coliseum
 - d. Update: Neighborhood Initiatives Fund & Avenues of Hope American Rescue Plan Act Grant Program
 - e. 2022 Housing Opportunity Fund Annual Report
 - f. Update: Child Care Lending and Technical Assistance (URA and Invest PGH)
 - g. 2023 Quarter Two Impact Report
5. Garfield – 112 N. Evaline Street
 - a. Authorization to enter into a For-Sale Development Program grant agreement, in an amount of up to \$100,000, with City of Bridges Community Land Trust for the renovation of 112 N. Evaline Street.

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

Niklas Persson, Lending Analyst Residential and Consumer Lending presented.

Borrower/Developer City of Bridges Community Land Trust

Contractor: Shape Development

Location:	112 N. Evaline Street, Pittsburgh, PA 15224 (Garfield)
Council District:	9
Description:	<p>Authorization is requested to enter into a For-Sale Development Program grant agreement, in an amount of up to \$100,000, with City of Bridges Community Land Trust (CBCLT) for the renovation of 112 N. Evaline Street.</p> <p>112 N. Evaline Street is a four-bedroom, two-bath townhouse located in Garfield. The previous owner of the house approached CBCLT about purchasing the home on the condition that affordability is maintained. As a Community Land Trust, CBCLT has a proven track record of both preserving and building new affordable for-sale housing. In the last five years, CBCLT has completed over 10 renovation projects similar in size to 112 N. Evaline Street. CBCLT continually fundraises for construction subsidies to allow for affordably priced homes to be sold within its Land Trust.</p> <p>CBCLT plans to sell 112 N. Evaline Street for \$195,000 to a homebuyer whose household income is less than or equal to 80% of Area Median Income. If authorized by the Board, the For-Sale Development Program grant, combined with “buyer-side” subsidies like the OwnPGH homeownership program, will ensure that 112 N. Evaline Street is sold affordably to an income-eligible homebuyer.</p> <p>Prior to selling the property, CBCLT will first make renovations to the house. These renovations include the installation of a new roof, furnace, bath, carpeting, and air conditioning system. The total cost to acquire and renovate the property is \$308,425. Previously secured funding, including a line of credit from PNC Bank and a Hillman Foundation grant, total \$208,425.</p> <p>To cover the remaining development costs, CBCLT is requesting a \$100,000 For-Sale Development Program Grant from the URA. This grant would be funded with Community Development Block Grant – 2020 dollars, and its terms would include recording a deed restriction that secures a 99-year affordability period on the property. CBCLT intends to close on the home within 30 days of receiving the For-Sale Development Program grant. Construction should commence shortly thereafter and is expected to take approximately 10 weeks to complete.</p>
Authority Financing for Review:	\$100,000 For-Sale Development Program Grant
Collateral:	Declaration of Restrictive Covenants requiring that the home be sold affordably to owner-occupied households at or below 80% of the Area Median Income for a period of 99 years
Required Approvals:	Authorization from the URA Board
Program Sources:	Community Development Block Grant – 2020
MWBE:	Approved
Commitment Expiration Date:	December 31, 2023

Sources of Funds	
Construction Loan – PNC Bank	\$188,625
URA For-Sale Development Program Grant	\$100,000
Hillman Foundation Grant	\$19,800
Total Project Financing	\$308,425

Uses of Funds	
Acquisition	\$208,928
Hard Costs	\$76,522
Developer Fee	\$10,000
Construction Loan Financing Charges	\$6,275
Environmental Audit	\$3,200
URA Fees	\$3,000
Appraisal	\$500
Total Project Uses	\$308,425

City of Bridges Community Land Trust is a non-profit with a principal mailing address of 5515 Penn Avenue, Pittsburgh, PA 15206. Ed Nusser is the Executive Director.

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

RESOLUTION NO. 250 (2023)

RESOLVED: That a grant with City of Bridges Community Land Trust for the renovation of 112 N Evaline Street in the City of Pittsburgh Garfield neighborhood, in an amount of up to \$100,000, payable from Housing Opportunity Fund (HOF) For-Sale Development 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 grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Fineview & Perry South – Fineview Perry Hilltop Rehab for Homeownership (Avenues of Hope)
 - a. Authorization to enter into a For-Sale Development Program grant agreement, in an amount of up to \$400,000, with City of Bridges Community Land Trust for the renovation of four for-sale units in Fineview and Perry South.

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

Borrower/Developer City of Bridges Community Land Trust

Contractor: Rebuilding Together Pittsburgh

Location: 121 Hawkins Avenue, Pittsburgh, PA 15214 (Perry South)
240 Kennedy Avenue, Pittsburgh, PA, 15214 (Perry South)
311 Elsdon Street, Pittsburgh, PA 15214 (Perry South)
1929 Mountford Avenue, Pittsburgh, PA 15214 (Fineview)

Council District: 6

Description: City of Bridges Community Land Trust (**CBCLT**) requests construction grant financing in an amount up to \$400,000 to fund the soft costs related to the acquisition and

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renovation of four for-sale single-family homes, including three in Perry South and one in Fineview The details of the four units are as follows:

- 121 Hawkins Avenue 4 bedrooms, 1.5 baths \$185,000 sales price
- 240 Kennedy Avenue 4 bedrooms, 2 baths \$185,000 sales price
- 311 Elsdon Street 3 bedrooms, 1 bath \$165,000 sales price
- 1929 Mountford Avenue 2 bedrooms, 1 bath \$150,000 sales price

All units are anticipated to be completed by June 2024. The four homes will be included in City of Bridges' Community Land Trust, providing permanently affordable homeownership opportunities to homebuyers at or below 80% of the Area Median Income (**AMI**).

This project will utilize a construction loan from First Commonwealth Bank, City of Bridges' PNC Bank line of credit, a Hillman Foundation grant, and a Federal Home Loan Bank Affordable Housing Program grant.

Authority Financing for Review: \$400,000 For Sale Development Program grant

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

Required Approvals: The Housing Opportunity Fund (**HOF**) Advisory Board approved the grant on August 3, 2023.

Program Sources: HOF For-Sale Development Program 2022 – \$200,000
Community Development Block Grant 2020 – \$200,000

MWBE: MWBE and MWI narratives are approved. The final MWBE plan must be approved prior to closing.

Commitment Expiration Date: December 10, 2023

Sources of Funds	
First Commonwealth Bank – Construction Loan	\$548,000
Federal Home Loan Bank Affordable Housing Program Grant	\$500,000
For-Sale Development Program Grant	\$400,000
PNC Line of Credit	\$118,212
Hillman Foundation Grant	\$115,000
First Commonwealth Bank Member Contribution	\$1,200
Total Project Financing	\$1,682,412

Uses of Funds	
General Requirements	\$877,975
Acquisition	\$342,160
Environmental Remediation	\$87,798
Construction	\$61,458
Builder's Overhead	\$52,679
Builder's Profit	\$52,679
Building Permit	\$46,022

Monmade Materials and Appliances	\$40,000
Hard Cost Contingency	\$28,000
URA Origination Fee	\$21,000
URA Legal Fee	\$17,560
URA Inspection Fee	\$8,370
Developer Fee	\$8,000
Architectural Fee (Design & Admin)	\$7,972
Civil Engineering & Survey	\$5,240
Environmental Audit (Hazard Assessment)	\$4,000
Appraisal	\$4,000
Construction Loan Interest	\$4,000
Construction Loan Fees	\$4,000
Taxes During Construction	\$2,500
Insurance During Construction	\$2,000
Title Insurance	\$2,000
Recording	\$2,000
Total Project Uses	\$1,682,413

City of Bridges Community Land Trust is a non-profit with a principal mailing address of 5515 Penn Avenue, Pittsburgh, PA 15206. Ed Nusser is the Executive Director.

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

RESOLUTION NO. 251 (2023)

RESOLVED: That a grant with City of Bridges Community Land Trust for the renovation of four for-sale units in City of Pittsburgh Fineview and Perry South neighborhoods, in an amount of up to \$400,000, payable from Housing Opportunity Fund (HOF) For-Sale Development 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 grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Downtown – Pittsburgh Downtown Conversion Program

- a. Authorization to amend the Pittsburgh Downtown Conversion Program Guidelines.

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

Mr. Evan Miller, Director of Housing, presented that the Pittsburgh Downtown Conversion Program (PDCP) is intended to stimulate the economic recovery of Downtown Pittsburgh by supporting the creation of much needed, diverse, and new housing via the conversion of underutilized office buildings. PDCP opened in January 2023 and has thus far received one formal application for funding. Under the current guidelines, PDCP provides per-unit funding in amounts between \$60,000 to \$100,000 for eligible projects that intend to bring new housing to market that is affordable to households earning 80% of the Area Median Income (AMI) or less. Projects receiving PDCP funds must rent 20% of units developed affordably to households at or below 80% AMI. In response to lower-than-expected demand for PDCP, input from the development community, and a need to commit and spend funding expeditiously, URA staff propose several changes to the guidelines to enhance the PDCP and bring more projects on-line.

Per-unit subsidy

The proposed amendments include increasing the available *per-unit* subsidy available for PDCP-supported projects as well as reworking the calculation for the per-project maximum. Proposed increases to per unit subsidies are as follows:

Affordability Level	Maximum Per-Unit Subsidy
Units affordable at/below 80% AMI	\$100,000
Units affordable at/below 60% AMI	\$150,000
Units affordable at/below 50% AMI	\$200,000

The amount of subsidy actually provided to PDCP-supported projects will be regulated by the PDCP guidelines and staff underwriting to determine exact need on a project-by-project basis.

Total project subsidy

Proposed shifts in the maximum *per-project* calculation include removing dollar-based caps and implementing a sliding scale related to the percentage of total project costs that the PDCP investment may represent, depending on the level of affordability pursued by the project. Maximum PDCP per-project subsidy percentages are as follows:

Affordability Level	Maximum PDCP subsidy (as a percentage of total project costs)
20% of units affordable at/below 80% AMI	No greater than 30% of total project costs
20% of units affordable at/below 60% AMI	No greater than 35% of total project costs
20% of units affordable at/below 60% AMI	No greater than 40% of total project costs

Funding for PDCP is available through American Rescue Plan Act funds provided by both the Commonwealth of Pennsylvania and the City of Pittsburgh, as well as internal URA sources identified to support office-to-residential conversions in the Central Business District.

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

RESOLUTION NO. 252 (2023)

RESOLVED: That amendment of the Pittsburgh Downtown Conversion Program Guidelines is hereby approved.

8. Downtown – Downtown Tax Abatement Program
 - a. Authorization to advance legislation to Pittsburgh Public Schools to adopt a Downtown Tax Abatement Program.

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

Mr. James Reid, Senior Manager, Development Finance Development Services, presented that authorization is requested to advance the adoption of a Downtown Tax Abatement Program to the Pittsburgh Public Schools.

Background

Downtown serves as the economic and symbolic core of the Pittsburgh region and is home to at least five Fortune 500 companies. As of 2021, the Greater Downtown area contained 35 million square feet of leasable office space,

representing 47% of the Pittsburgh region's office market. With 66% of Downtown Pittsburgh's real estate dedicated to office space, Pittsburgh possesses the fifth highest concentration of Downtown office space in the United States.

Historically, this concentration of office space served the region well but left Downtown Pittsburgh especially vulnerable to the effects of the COVID-19 pandemic. In Quarter One of 2023, vacancy rates remained stubbornly high at 22.8% as businesses adapted to hybrid work. The move to a hybrid working environment caused many Downtown businesses to downsize their office footprints by as much as 30%. As a result, while up 21% year-over-year, Downtown foot traffic is still down roughly 27% compared to 2019 levels. Conversely, despite the challenges faced by Downtown's office market, Downtown's residential market is showing strong growth, presenting an opportunity to diversify Downtown's building stock and create new opportunities for community.

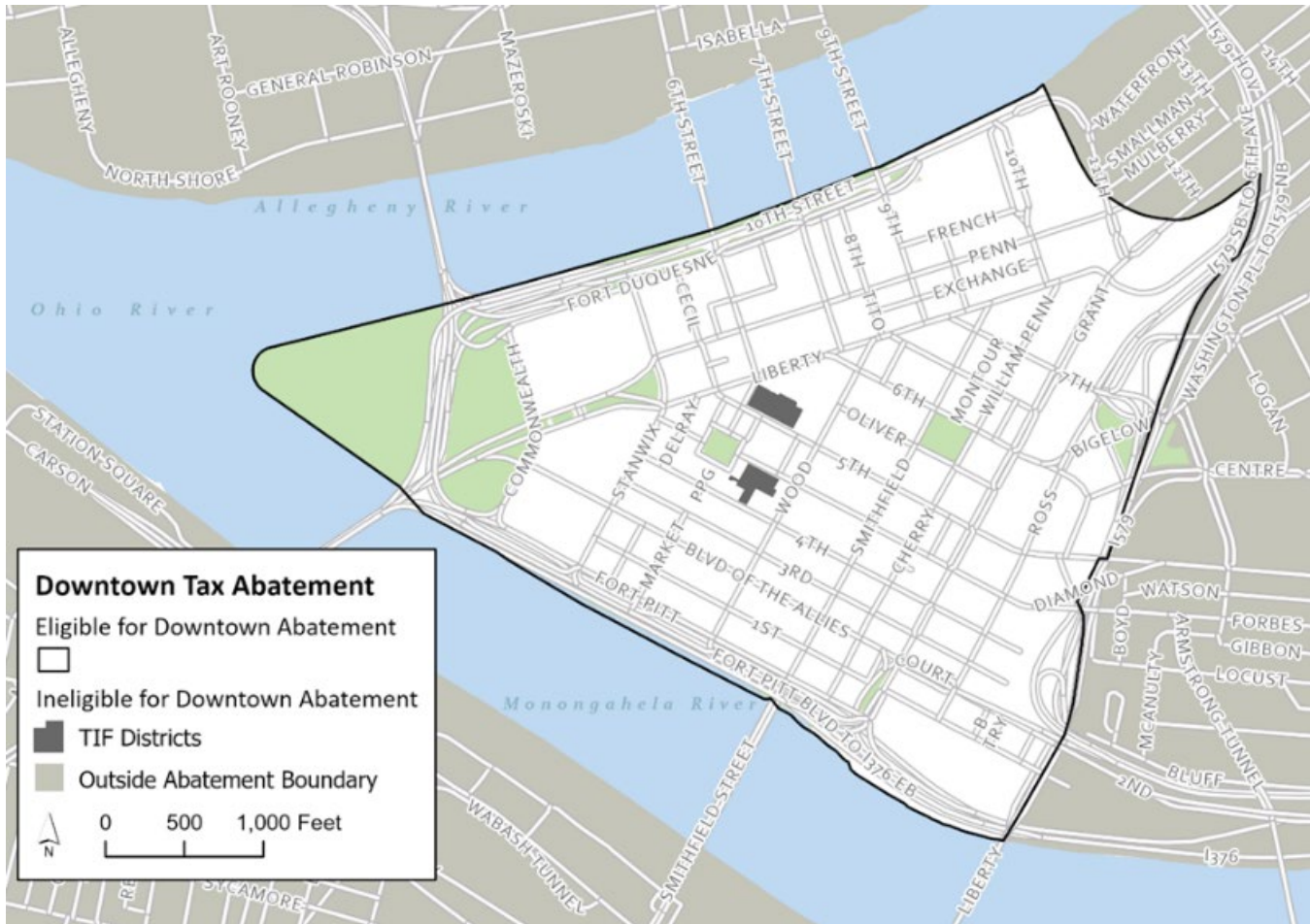
Proposed Program

URA staff propose the use of an existing tax abatement program to encourage investment in affordable housing and quality job creation in Downtown Pittsburgh. The program would harmonize several existing real estate tax abatement programs offered by the City of Pittsburgh, Pittsburgh Public Schools, and Allegheny County by having Pittsburgh Public Schools and the Allegheny County adopt the City of Pittsburgh's enhanced real estate tax abatement programs. Specifically, the program would incentivize Downtown Pittsburgh development projects that create:

1. A commercial residential development with at least 10% of total residential units affordable to and occupied by households earning incomes at or below 50% of the Area Median Income (**AMI**); or
2. A commercial residential development with at least 60% of total residential units affordable to and occupied by households earning incomes at or below 60% of AMI; or
3. A multi-unit for-sale or owner-occupied residential development with at least 10% of the units affordable to and occupied by households earning incomes at or below 80% of AMI; or
4. Commercial and industrial developments that increase the net number of full-time equivalency positions by at least 50.

The tax abatement program would be temporary in nature and would feature a three-year application period followed by an abatement period of 10 years for each of the approved development projects. The amount of real estate tax subject to abatement is derived from the value of the improvements created by each project. For example, if a property's value is assessed at \$1 million prior to undertaking one of the four eligible development projects and is then assessed at \$3 million after redevelopment, the value of the improvements would be \$2 million. This value of \$2 million would be subject to the real estate tax abatement program, with real estate tax relief capped at \$250,000 per taxing body. If the development project does not increase the value of the property, the project will not receive any tax abatement.

Program Administration The URA will not play a role in administering the program as it would be administered by each participating taxing body. The City of Pittsburgh's tax abatement program would not need to be modified as it is the basis of the program. Pittsburgh Public Schools and Allegheny County would be asked to adopt the program and limit its offering only to Downtown (the region shown in the map below).



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

RESOLUTION NO. 253 (2023)

RESOLVED: That advancement of legislation to the Pittsburgh Public Schools to adopt a Downtown Tax Abatement Program is hereby approved.

9. Downtown – 200 Ross Street

- a. Authorization to enter into a co-operation agreement with the City of Pittsburgh.
- b. Authorization to acquire the City of Pittsburgh's interest in 200 Ross Street (Block 2-J, Lot 164-2, in the 1st Ward) for \$1.00 plus costs.
- c. Authorization to amend Resolution 344 (2021), which authorized the acquisition of the Housing Authority of the City of Pittsburgh's interest in 200 Ross Street (Block 2-J, Lot 164-

2, in the 1st Ward) for a purchase price of \$1,306,000 using Pittsburgh Development Funds, to increase the purchase price to \$1,324,867.50.

- d. Release of a Request for Proposals for the redevelopment of 200 Ross Street.

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

Brandon Wilson, Project Manager, Project & Asset Management Department, presented that authorization is requested to enter into a co-operation agreement with the City of Pittsburgh for the sale of 200 Ross Street, to purchase the City of Pittsburgh's ownership interest of the property for \$1.00 plus costs, and to amend the authorization to purchase the Housing Authority of the City of Pittsburgh's (**HACP**) ownership interest in the property to increase the purchase price from \$1,306,000 to \$1,324,867.50.

Background

200 Ross Street, also known as the John P. Robin Civic Building, served as the offices for the URA, HACP, and several City of Pittsburgh departments. In 2018, these entities purchased new office space at 412 Boulevard of the Allies, Pittsburgh, PA 15219, and have vacated 200 Ross Street as of 2023. In cooperation with the City of Pittsburgh, the URA is requesting proposals from developers to acquire, renovate and re-use 200 Ross Street, with a strong preference for affordable housing. In order to convey the property to the developer selected through the Request for Proposals (**RFP**) process, the URA will enter into a cooperation agreement with the City of Pittsburgh. This agreement will allow the URA to steward the RFP process and purchase the City of Pittsburgh's ownership in it upon selection of the winning proposal.

HACP obtained permission from the U.S. Department of Housing and Urban Development's (**HUD**) to convey its ownership interest in 200 Ross Street to the URA, freeing and clearing HUD's restrictions on the property. The sale requires the URA to pay HACP fair market value for HACP's interest in 200 Ross Street. A new appraisal was conducted on October 30, 2022, and assessed the value of the building at \$3,975,000. Because HACP owns 33.33% of 200 Ross Street, the fair-market acquisition price of HACP's stake was determined to be \$1,324,867.50.

The URA's purchase of HACP's ownership interest will be funded with a Pittsburgh Development Fund loan. The Pittsburgh Development Fund loan will be reimbursed at final closing and conveyance to the developer selected through the RFP process.

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

RESOLUTION NO. 254 (2023)

RESOLVED: That the execution of an agreement with the City of Pittsburgh 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 a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 255 (2023)

RESOLVED: That the acquisition of 200 Ross Street (Block 2-J, Lot 164-2, in the 1st Ward) for \$1.00 plus costs, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Chief Financial Officer on behalf of the Authority, is authorized to execute all documents required for the said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 256 (2023)

RESOLVED: Resolution No. 344 (2021), is hereby amended to increase the purchase price to \$1,324,867.50.

RESOLUTION NO. 257 (2023)

RESOLVED: That the Release of a Request for Proposals (RFP) for the redevelopment of 200 Ross Street is hereby approved.

10. Uptown – Fifth & Dinwiddie East / 112 Dinwiddie Street

- a. Authorization to enter into a Pittsburgh Business Fund loan agreement, in an amount of up to \$1,575,000, with Fifth & Dinwiddie East, LLC, or a related entity, for the redevelopment of the property at 112 Dinwiddie Street.
- b. Authorization to waive the Pittsburgh Business Fund program guidelines.
- c. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 11-E, Lot 85 (formerly Block 11-E, Lots 81, 82, and 85) in the 3rd Ward to Fifth & Dinwiddie East, LLC, or a related entity, for \$1,080,000 plus costs.
- d. Authorization to hold a Seller's Note in an amount not to exceed \$1,080,000.

Ms. Nemani-Stanger requested Board approval of the above items. Mr. Tom Link, Chief Development Officer presented.

Borrower/Developer: Fifth & Dinwiddie East, LLC, or a related entity (an affiliate of Bridging the Gap Development, LLC)

Contractor: Waller Corporation

Location: 112 Dinwiddie Street, Pittsburgh, PA 15219 (Uptown)

Council District: 6

Description: The Fifth and Dinwiddie site is located at the northeast corner of Fifth Avenue and Dinwiddie Street on the border of the Crawford-Roberts and Uptown neighborhoods. The City of Pittsburgh owns this property, which will be transferred to URA pursuant to a Cooperation Agreement executed on July 24, 2018. The site contains approximately 0.4 acres and includes vacant land and a structure, known as the Mugele Building, that was previously a Department of Public Works warehouse.

The Fifth and Dinwiddie East development will feature the adaptive reuse of the Mugele Building, which will be converted into commercial/institutional flexible space. The developer also plans to add two stories to the roof of the existing building that

will be set back from the Fifth Avenue frontage. A purchase price of \$1,080,000 has been established for the property, which will constitute the first phase of development.

The developer proposes to redevelop the property at the northwest corner of Fifth Avenue and Dinwiddie Street into two new mixed-use buildings joined by a three-story skybridge as part of a future second phase. The authorization here relates solely to the Fifth and Dinwiddie East phase of the development. Total project costs for the first phase are approximately \$16.6 million. Non-URA sources of funding include New Markets Tax Credits, The Reinvestment Fund, Neighborhood Allies, and State Enterprise Zone Tax Credits. The URA is providing financing for this project in the form of a \$1,575,000 Pittsburgh Business Fund loan and a \$1,080,000 Seller's Note.

Background

The URA issued a Request for Proposals (**RFP**) on February 27, 2019, seeking redevelopers to purchase and redevelop the site. The RFP's goal was to implement the community supported vision as identified in the 2017 EcoInnovation District Plan. At the July 2019 URA Board Meeting, the Board authorized Exclusive Negotiations with Fifth and Dinwiddie Development, LLC. In September 2021, the URA Board approved the developer's proposal. The project has MWBE approval and the Final MWBE Plan will be submitted at closing or prior to the start of construction.

Authority Financing for Review:	\$1,575,000 – Pittsburgh Business Fund Loan \$1,080,000 – Seller's Note
Collateral:	Land, Real Estate improvements, and assignment of leases and rents.
Required Approvals:	Carrying Cost Payment URA Real Estate Loan Review Committee (August 2, 2023)
Program Sources:	Community Development Block Grant – 2021
MWBE:	Approved
Commitment Expiration Date:	August 10, 2024 (12 months from the date of this URA Board Authorization)

Sources of Funds	
The Reinvestment Fund Loan	\$7,800,000
New Markets Tax Credit Equity	\$3,709,800
URA Pittsburgh Business Fund Loans	\$1,575,000
Neighborhood Allies Grant	\$1,500,000
Seller's Note	\$1,080,000
Developer Equity	\$738,243
Neighborhood Assistance Program/Enterprise Zone Program Tax Credits	\$225,000
Total Project Financing	\$16,628,043

Uses of Funds	
Construction Costs	\$9,894,405
Soft Costs	\$2,813,750
Financing Fees	\$1,650,800

Other Costs	\$1,149,088
Acquisition Costs	\$1,120,000
Total Project Uses	\$16,628,043

Fifth & Dinwiddie East, LLC, is an entity formed by Bridging the Gap Development, LLC, a Pennsylvania limited liability company that is a certified Minority Business Enterprise firm controlled by Derrick Tillman. Fifth & Dinwiddie East, LLC, has a mailing address of 1435 Bedford Avenue, Pittsburgh, PA 15219. Derrick Tillman is the Managing Partner.

Mr. Derrick Tillman, Managing Partner, Fifth & Dinwiddie East, LLC, was present. Mr. Tillman spoke more about the project.

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

RESOLUTION NO. 258 (2023)

RESOLVED: That a loan with Fifth & Dinwiddie East, LLC, or a related entity for the redevelopment of the property at 112 Dinwiddie Street, in an amount of up to \$1,475,000, payable from Pittsburgh Business Fund (PDF), 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; and it is

RESOLVED FUTHER: That a waiver of the Pittsburgh Business Fund Program guidelines is hereby approved.

RESOLUTION NO. 259 (2023)

RESOLVED: That the final drawings and evidence of financing submitted by Fifth & Dinwiddie East, LLC, or a related entity, for the sale of Block 11-E, Lot 85 (formerly Block 11-E, Lots 81, 82, and 85) in the 3rd Ward, 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 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.

RESOLUTION NO. 260 (2023)

RESOLVED: That retention of a Seller's Note at closing in lieu of immediate receipt of funds for the purchase price in an amount not to exceed \$1,080,000 is hereby approved.

11. Greater Hill District Neighborhood Reinvestment Fund

- a. Authorization to allocate up to \$465,000.00 from the Greater Hill District Neighborhood Reinvestment Fund and expend the funds through a temporary home repair program modeled after the URA's Homeowner Assistance Program.

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

On July 20, 2023, URA Staff presented a temporary home repair program for Hill District residents modeled after the URA's Homeowner Assistance Program to the Greater Hill District Neighborhood Reinvestment Fund (**GHDNRF**) Advisory Board. The temporary measure will allow the award of grants by the GHDNRF Advisory Board of up to \$20,000 to fund repairs of homes in the Greater Hill District. Applications will be received by URA Housing Staff in rounds, with the first round beginning in mid-August 2023 and ending at the end of September 2023.

The temporary home repair program will give priority consideration to applicants whose:

- Incomes are at or below 80% of the Area Medium Income;
- Homes require critical repairs to remain habitable;
- Households include one or more children aged five and under;
- Households include one or more seniors (individuals aged 62 and older); and/or
- Households include one or more individuals with a disability.

After an application is deemed eligible, the URA will provide a recommendation report to the GHDNRF Advisory Board for their vote. The recommendation report structure is outlined in the GHDNRF Guidelines. To protect the privacy of applicants, the recommendation report would not include applicant names, addresses, or other personally identifiable information.

About the GHDNRF

The GHDNRF is a community-driven fund that takes diverted future tax revenues from the development activities on the Lower Hill site and provides funding for implementing the goals, objectives, strategies and processes in the Community Collaboration and Implementation Plan, including investments in development projects and other community needs throughout the entire Greater Hill District. The GHDNRF Advisory Board is comprised of 12 Hill District community stakeholders and is co-chaired by Marimba Milliones, president and CEO of the Hill Community Development Corporation, and Councilman Daniel Lavelle, District Six.

Mr. Lavelle spoke about the recommendations of the Advisory Board.

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

RESOLUTION NO. 261 (2023)

RESOLVED: That the allocation of \$465,000 from the Greater Hill District Neighborhood Reinvestment Fund to a temporary home repair program is hereby approved.

DISCLOSURES AGENDA

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

1. Homewood – Hale Street Playground
 - a. Authorization to amend Resolution 133 (2022), which approved the proposal and form of contract, and Resolution 232 (2023), which approved final drawings and final evidence of financing and authorized execution of a deed for the sale of Block 175-C, Lot 308, in the 13th Ward to One Call Handles It All Landscaping and Trucking, LLC, for \$2,000 plus costs,

to add co-developer Richard's Imagine Center of Hope, Inc., to the proposal, contract and deed.

RESOLUTION NO. 262 (2023)

RESOLVED: That Resolution No. 133 (2022), is hereby amended to add co-developer Richard's Imagine Center of Hope, Inc., to the proposal, contract and deed.

- b. Authorization to amend Resolution 233 (2023), which authorized an agreement with One Call Handles It All Landscaping and Trucking, LLC, in the amount of \$50,000 of Community Development Block Grant funds to purchase playground equipment, to add co-developer Richard's Imagine Center of Hope, Inc, to the agreement.

RESOLUTION NO. 263 (2023)

RESOLVED: That Resolution No. 233 (2023), is hereby amended t to add co-developer Richard's Imagine Center of Hope, Inc, to the agreement.

2. Avenues of Hope American Rescue Plan Act contracts
 - a. Authorization to amend the contract with Paramount Pursuits from \$99,000 to \$198,000.

RESOLUTION NO. 264 (2023)

RESOLVED: That amendment of Agreement with Paramount Pursuits for an increase of \$99,000 for a total Agreement amount of \$198,000, 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 an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- b. Authorization to amend the contract with First Sip Studios from \$28,571 to \$200,000.

RESOLUTION NO. 265 (2023)

RESOLVED: That amendment of Agreement with First Sip Studios for an increase of \$171,429 for a total Agreement amount of \$200,000, 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 an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

3. Authorization to approve Omoye Aikhuele to receive funding through OwnPGH – \$10,000 in the form of a Second Deferred Forgivable Mortgage and \$10,000 in the form of a grant for a total of \$20,000. (Omoye Aikhuele is a City of Pittsburgh Recycling Environmental Specialist employee).

RESOLUTION NO. 266 (2023)

RESOLVED: That a Second Deferred Forgivable Mortgage Loan and a grant to Omoye Aikhuele (a City of Pittsburgh Recycling Environmental Specialist employee), in the amount of \$20,000, payable from OwnPGH, is hereby approved.

4. Authorization to approve Omoye Aikhuele, a City of Pittsburgh Recycling Environmental Specialist, to receive a deferred loan in the amount of \$7,500 for down payment and closing cost assistance.

RESOLUTION NO. 267 (2023)

RESOLVED: That a Down Payment and a Closing Cost Assistance Loan to Omoye Aikhuele (a City of Pittsburgh Recycling Environmental Specialist), in the amount of \$7,500, is hereby approved.

5. Authorization to approve Wilma Fuller to receive a Home Accessibility Program for Independence grant in the amount of \$15,000 (Wilma Fuller is a relative of a Pittsburgh Housing Development Corporation staff member).

RESOLUTION NO. 268 (2023)

RESOLVED: That a Home Accessibility Program for Independence grant to Wilma Fuller (a relative of a Pittsburgh Housing Development Corporation staff member), in the amount of \$15,000, is hereby approved.

6. Authorization to approve Panini Chowdhury, a City of Pittsburgh employee with the Department of Mobility and Infrastructure, to receive a deferred loan in the amount of \$5,000 for down payment and closing cost assistance.

RESOLUTION NO. 269 (2023)

RESOLVED: That a Down Payment and a Closing Cost Assistance Loan to Panini Chowdhury (a City of Pittsburgh employee with the Department of Mobility and Infrastructure), in the amount of \$5,000, is hereby approved

7. 2400 East Carson Street Redevelopment Assistance Capital Program
 - a. Authorization to rescind Resolution No. 146 (2022), which previously authorized the filing of an application with and entry into a contract with the State Budget Office for a \$1,000,000 Redevelopment Assistance Capital Program (**RACP**) Grant.
 - b. Authorization to rescind Resolution No. 147 (2022), which previously authorized entry into a Subgrant Agreement with WAG4, LP, for the \$1,000,000 RACP Grant and to contract for Administrative Fees.
 - c. Authorization to rescind Resolution No. 148 (2022), which previously authorized entry into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant of \$1,000,000.
 - d. Authorization to amend Resolutions 81 (2021), 82 (2021), and 83 (2021) to increase the Grant amount from \$1,300,000 to \$2,300,000.

RESOLUTION NO. 270 (2023)

RESOLVED: That Resolutions No. 146 (2022) is hereby rescinded.

RESOLUTION NO. 271 (2023)

RESOLVED: That Resolutions No. 147 (2022) is hereby rescinded.

RESOLUTION NO. 272 (2023)

RESOLVED: That Resolutions No. 148 (2022) is hereby rescinded.

RESOLUTION NO. 273 (2023)

RESOLVED: That Resolution Nos. 81, 82 and 83 of (2021) are hereby amended, to increase the Grant amount from \$1,300,000 to \$2,300,000.

8. City’s Edge RACP

- a. Authorization to rescind Resolution No. 164 (2022), which previously authorized the filing of an application with and entry into a contract with the State Budget Office for a \$1,500,000 RACP Grant.
- b. Authorization to rescind Resolution No. 165 (2022), which previously authorized entry into a Subgrant Agreement with MidPoint Group of Companies, Inc., or a related entity, for the \$1,500,000 RACP Grant and to contract for Administrative Fees.
- c. Authorization to rescind Resolution No. 166 (2022), which previously authorized entry into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant of \$1,500,000.
- d. Authorization to amend Resolutions 93 (2021), 94 (2021), and 95 (2021) to increase the grant amount from \$1,200,000 to \$2,700,000.

RESOLUTION NO. 274 (2023)

RESOLVED: That Resolutions No. 164 (2022) is hereby rescinded.

RESOLUTION NO. 275 (2023)

RESOLVED: That Resolutions No. 165 (2022) is hereby rescinded.

RESOLUTION NO. 276 (2023)

RESOLVED: That Resolutions No. 166 (2022) is hereby rescinded.

RESOLUTION NO. 277 (2023)

RESOLVED: That Resolution Nos. 93, 94 and 95 of (2021) are hereby amended, to increase the grant amount from \$1,200,000 to \$2,700,000.

- 9. Certificate of Completion and return of Good Faith Deposit for Harvard Beatty Housing, LLC, for Block 83-P, Lot 225, in the 11th Ward (205-233 N. Beatty Street – multifamily residential development).

RESOLUTION NO. 278 (2023)

RESOLVED: That issuance of a Certificate of Completion to Harvard Beatty Housing, LLC for Block 83-P, Lot 225, in the 11th Ward, and return of the Good Faith Deposit (205-233 N. Beatty Street – multifamily residential development) 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.

10. Certificate of Completion for the Pittsburgh Land Bank for Block 56-C, Lots 239, 240, and 240-A, in the 15th Ward (Flowers Avenue – residential development).

RESOLUTION NO. 279 (2023)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank for Block 56-C, Lots 239, 240, and 240-A, in the 15th Ward, and return of the Good Faith Deposit (Flowers Avenue – residential development) 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.

11. Authorization to reappoint Jerome Jackson to the Board of the Pittsburgh Housing Development Corporation (three-year term).

RESOLUTION NO. 280 (2023)

RESOLVED: That the reappointment of Jerome Jackson to the Pittsburgh Housing Development Corporation (PHDC) Board for a three-year term is hereby approved.

12. Authorization to apply to the Pennsylvania Department of Community & Economic Development Keystone Communities Program and, in the event of an award, authorizing the Executive Director, Chief Operating Officer and/or Chief Financial Officer to enter into a grant agreement, in an amount not to exceed \$300,000, for the Housing Accessibility Program for Independence program.

RESOLUTION NO. 281 (2023)

RESOLVED: That application to the Pennsylvania Department of Community & Economic Development's (DCED) for the Housing Accessibility Program for the Independence program, for an amount not to exceed \$300,000, 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 an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a grant from the Pennsylvania Department of Community & Economic Development's (DCED), for an amount not to exceed \$300,000, for the Housing Accessibility Program for the Independence 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 grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

13. Authorization to apply to the Pennsylvania Department of Community & Economic Development Keystone Communities Program and, in the event of an award, authorizing the Executive Director, Chief Operating Officer and/or Chief Financial Officer to enter into a grant agreement, in an amount not to exceed \$500,000, for the Enterprise Zone Revolving Loan Fund to support commercial lending programs.

RESOLUTION NO. 282 (2023)

RESOLVED: That application to the Pennsylvania Department of Community & Economic Development's (DCED), for the Enterprise Zone Revolving Loan Fund, for an amount not to exceed \$500,000, 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 an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a grant from the Pennsylvania Department of Community & Economic Development's (DCED), for an amount not to exceed \$500,000, for the Enterprise Zone Revolving Loan Fund, 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 grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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

DocuSigned by:
Theresa Schacht
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Assistant Secretary

VOTING AGENDA PUBLIC COMMENT				
Comment Method	Name	Zoom Name & Contact Info	Topic	Written Comment (If Applicable)
Live	Randall Taylor	Randall Taylor 412-537-2564 Randall@hdcg.org	Greater Hill District Allocation Plan for Affordable Housing	
Live	Raymond Moore	Raymond Moore 412-391-2535 Ray@fhp.org	4a and 6d	
Written	Kim Montgomery			I want to say that I think the LERTA money should be given out now. The Advisory Board has held on to it long enough and I don't think one organization should be in charge of it...there should be multiple organizations. And we want the funds to be released because there are a lot of homeowners who have things that need to be done to their homes. It was promised to the community, and it is now time for the community to have it. I would like to know how the community will be notified when the application is available and how we can apply because I know a lot of people who are interested.
Live/Written	Dr. Kim Ellis	Drkimellis@gmail.com	URA Allotment of GHDNRF Funds of \$465,000 for Home Repair	Attached to email
Live	Aaron Sukenik, Vice President, District Development at the Pgh Downtown Partnership		support of Downtown – PDCP Amendments	
