

Minutes of the Hybrid Annual/Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

February 13, 2025 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Lavelle, Williamson, Powell

Members Absent: Connelly

Staff Present: Nemani-Stanger, Link, Geiger, Diersen, Wasler, Persson, Schacht and Bohince

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

1. Annual Meeting

- a. Introductory Remarks by Board Chair
- b. Roll Call
- c. Public Comment (Only as to the Election of Board Officers)
- d. Election of Officers
 - i. Chair Chintalapalli called to order the URA Annual Meeting. The URA's By-Laws provide for the election of the Chair, Vice-Chair and Treasurer at the annual meeting of the Board in January of each year that has been rescheduled to February 2025. Mr. Lavelle entertained the motion to elect Mr. Chintalapalli as Chair, Mr. Lavelle as Vice-Chair and Mr. Lavelle entertained the motion to elect Ms. Connelly as Treasurer to serve for one year and thereafter until successors are elected.

Upon motion made by Mr. Lavelle, seconded by Mr. Williamson, and unanimously carried, the aforementioned nominees were unanimously elected to said respective offices.

- e. Adjournment of Annual Meeting

Regular Board Meeting

2. General

- a. Roll Call
- b. Approval of the December 12, 2024, URA Regular Board Meeting Minutes

3. Public Comment

4. Announcements

- a. Chair Chintalapalli announced that an Executive Session was held on February 13, 2025.



- b. Honoring the Legacy of Skip Schwab
- c. Homeowner Assistance Program Application Pilot Round with ACTION-Housing Open from February 14 – March 14, 2025
- d. Request for Qualifications (RFQ): Requesting qualifications for the development of Lexington Technology Park (7228 – 7930 McPherson Blvd) from February 24 – April 28, 2025
- e. Crime Reduction through Blight Remediation Initiative – American Rescue Plan Act Property Stabilization Report
- f. Downtown LERTA (Local Economic Revitalization Tax Assistance) Program Accepting Applications
- g. Quarterly Impact Report: Q4 2024
- h. Congratulations to Executive Director Susheela Nemani-Stanger on being named to Pittsburgh Business Times' "Power 100" and City & State PA's "2024 Power of Diversity: Women 100" lists
- i. Congratulations to Chairman Kyle Chintalapalli on his appointment to Mayor's Gainey Chief of Staff

5 Beltzhoover – Rental Gap Program – Louis Venson Senior Lofts

- a. Authorization to enter into a Rental Gap Program (RGP) loan agreement with Cedarhurst Housing LLC, or a related entity, in an amount of up to \$2,640,000 for the rehabilitation of the former Beltzhoover Elementary School in the Beltzhoover neighborhood, Ward 18 of the City of Pittsburgh.
- b. Authorization to waive Rental Gap Program guidelines to exceed the maximum RGP loan amount of \$2,000,000.
- c. Proposal and form of contract for the sale of Block 15-M, Lots 99, 102, 103, 104, 126, 127, and 128, in the 18th Ward to Venson Lofts Housing LP, or a related entity, for \$1.00 plus costs (expected to total approximately \$65,000).

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

Niklas Persson, Lending Analyst, Residential and Consumer Lending presented that the local developers, Trek Development Group Inc. and Fulani Development Group LLC, plan to rehabilitate the former Beltzhoover Elementary School and transform the building into 39 affordable senior housing rental units.

Located in the Beltzhoover neighborhood of Pittsburgh, the former school ceased operations in 2004 and has remained vacant ever since. The local community development organization, the Beltzhoover Consensus Group (BCG), purchased the school in 2018 to preserve it for future development. On behalf of BCG, the URA released a Request for Proposals to select a developer that could set forth a plan for Cedar Housing LLC that will transform the former school

into affordable housing. The URA and the BCG selected the proposal submitted by Gatesburg Road Development (GRD). In 2023, the Pennsylvania Housing Finance Agency (PHFA) awarded GRD an allocation of \$1,345,810 LIHTC. In November 2024, Trek Development Group Inc. and Fulani Development Group LLC took over the project as the new co-developers. They will share ownership of the General Partner single purpose entity, Cedarhurst Housing LLC.

The total development cost is \$25,601,691. The capital stack to cover these costs includes Permanent Financing from PHFA as well as soft debt from their Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) and Development Cost Relief Program (DCRP). RBC Community Investments has agreed to provide equity in exchange for both the housing tax credits and historic tax credits, which is estimated to generate \$12,685,528 and \$3,621,852 respectively. To cover their financial gap, Trek has submitted an RGP application to the URA requesting a \$2,640,000 loan. These funds would be used to cover both the hard and soft costs associated with the development of these affordable units.

The building will be renovated into one-bedroom and two-bedroom units with the adjoining parcels developed into an expansion of the building. Units will be rented affordably to households at 20%, 30%, 50%, and 60% of the Area Median Income (AMI). Common space will be available for tenants for community meals, supportive service activities, laundry, fitness, and general gatherings. Additionally, the development team will create a 4,771 square-foot community service facility on site. Uses such as a community health center, police substation, or community gathering spaces are all viable options for this space. The URA owns the adjacent lots that will be used for expansion. Following the current board action to approve Trek's proposal and form of contract, we expect to return to the board in March or April for authorization to execute a deed.

The land and financial closing is anticipated in April 2025, with construction beginning immediately after. The project is anticipated to reach construction completion in Quarter 4 of 2026.

Borrower/Developer:	Cedarhurst Housing, LLC
Project Location:	320 Cedarhurst Street
Neighborhood:	Beltzhoover
Council District:	3
Authority Financing for Review:	\$2,640,000 Rental Gap Program loan – Sourced with HOME and Affordable Housing Bond
Collateral:	Declaration of Restrictive Covenants requiring four units remain affordable at 20% of AMI, two units remain affordable at 30% of AMI, 23 units remain affordable at 50% of AMI, and 10 units remain affordable at 60% of AMI for a period of 40 years
Proposed Program Sources:	\$118,572.56 HOME FY-2019 \$20,882.44 HOME FY-2020 \$22,698.73 HOME FY-2021 \$330,063 HOME FY-2022 \$2,147,783.27 Affordable Housing Bond 2023
MWBE:	Narrative Approved
Commitment Expiration Date:	December 31, 2025
Total Units:	39
Affordable Units:	4 units affordable at or below 20% of AMI 2 units affordable at or below 30% of AMI 23 units affordable at or below 50% of AMI 10 units affordable at or below 60% of AMI

Sources of Funds	
Equity (LIHTC)	\$12,685,528
Equity (HTC)	\$3,621,852
PHFA Development Cost Relief Program (DCRP)	\$3,500,000
RGP Cash Flow Loan (HOME/Bond) [Pending]	\$2,640,000
PHFA PHARE	\$1,168,410
Deferred Developer Fee	\$719,430
Permanent Financing – PHFA 1 st Lien	\$700,000
FHLB Affordable Housing Program (AHP)	\$566,471
Total Project Financing	\$25,601,691
Uses of Funds	
Construction	\$18,950,000
Developer Fee	\$1,750,000
Miscellaneous Fees & Development Expenses	\$1,548,004
Construction & Permanent Loan Financing Charges	\$1,121,636
Hard Cost Contingency	\$947,500
Acquisition	\$418,250
Supportive Services Escrow	\$390,000
Operating Reserve	\$216,455
Syndication Fees & Expenses	\$203,221
Taxes & Insurance Escrow	\$56,625
Total Project Costs	\$25,601,691

Cedarhurst Housing, LLC is a Pennsylvania limited liability company, with a mailing address of 130 7th Street, Pittsburgh, PA 15222. Principal Name: William J. Gatti, Trek Development Group, Inc.

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

RESOLUTION NO. 1 (2025)

RESOLVED: That a loan with Cedarhurst Housing LLC, or a related entity, for the rehabilitation of the former Beltzhoover Elementary School located in the Beltzhoover neighborhood, 18th Ward of the City of Pittsburgh, in an amount not to exceed \$2,640,000, payable from the Rental Gap Program, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, 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.

RESOLVED FURTHER: That a waiver of the Rental Gap Program guidelines to provide an RGP loan above the stated \$2,000,000 maximum amount is hereby approved.

RESOLUTION NO. 2 (2025)

RESOLVED: That the proposal and form of contract for the sale of Block 15-M, Lots 99, 102, 103, 104, 126, 127, and 128, in the 18th Ward to Venson Lofts Housing LP, or a related entity, for \$1.00 plus costs (expected to total approximately \$65,000) are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, 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.

6. Homeowner Assistance Program Guidelines Amendments

- a. Authorization to approve amendments to the Homeowner Assistance Program guidelines.

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

Quianna Wasler, Chief Housing Officer presented that the Housing Opportunity Fund (HOF) Homeowner Assistance Program (HAP) provides financial assistance to eligible homeowners in the City of Pittsburgh for home rehabilitation. The Housing Assistance Program (HAP) provides each homeowner with up to \$35,000 in the form of a \$5,000 grant and an up to \$30,000 deferred, 0% interest, forgivable loan. Funding provided through the program must be used to bring homes into compliance with City of Pittsburgh codes, undertake energy efficiency improvements, and to make eligible general property improvements to enhance livability as well as the household's overall quality of life.

Eligible applicants must have a total household income at or below 80% of the Area Median Income and they must own and reside at the property that is to be improved. Applicants must also prove that they have a current homeowners' insurance policy for the property and that they do not owe any real estate taxes to the County, City or School District or are current on a payment plan.

Requested updates to the HAP guidelines (in bold) include an update to the financing structure and a time-period restriction for re-application to the program:

- Financing structure amendment:
 - Current structure: \$30,000, 0% interest, 20-year deferred loan secured by a mortgage combined with a \$5,000 grant
 - Proposed new structure: **\$35,000 grant with a 10-year deed restriction**
- **Applicants who have previously gone through the HAP program will not be eligible to re-apply until 10 years have passed from the execution of the deed restriction for their project.**

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

RESOLUTION NO. 3 (2025)

RESOLVED: That the amendments to the Homeowner Assistance Program guidelines are hereby approved.

CONSENT AGENDA

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

1. Authorization to amend Resolution 295 (2022) and related documents which approved a For-Sale Development Program (FSDP) grant with Oakland Planning and Development Corporation (OPDC) for the renovation of six single-family homes on Edith Place in South Oakland to increase the grant amount from \$420,000 up to \$600,000.

RESOLUTION NO. 4 (2025)

RESOLVED: That Resolution No. 295 (2022) and related documents are hereby amended, to increase the grant amount from \$420,000 up to \$600,000.

2. Authorization to amend Resolution 390 (2023) and related documents which approved a Housing Preservation Program (HPP) loan with Marian Plaza, or related entity, to allow the general partner to purchase the interests of the limited and special limited partners in the Marian Plaza Apartments located at 8601 Bricelyn Street in the East Hills neighborhood, 13th Ward of the City of Pittsburgh to increase the loan amount from \$279,802 up to \$314,802.

RESOLUTION NO. 5 (2025)

RESOLVED: That Resolution No. 390 (2023) and related documents are hereby amended, to increase the loan amount from \$279,802 up to \$314,802.

3. Certificate of Completion for the Pittsburgh Land Bank for Block 174-N, Lot 91, in the 13th Ward (Afro American Music Institute – Nadir Way – portion of parking lot for existing campus).

RESOLUTION NO. 6 (2025)

RESOLVED: That issuance of a Certificate of Completion to Pittsburgh Land Bank, for Block 174-N, Lot 91, in the 13th Ward, and return of the Good Faith Deposit (Afro American Music Institute – Nadir Way – portion of parking lot for existing campus) are hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, are hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

4. Certificate of Completion for Pittsburgh Housing Development Corporation for Block 83-M, Lots 174 and 176, in the 12th Ward (22 Mayflower Street and 26 Mayflower Street – new residential construction).

RESOLUTION NO. 7 (2025)

RESOLVED: That issuance of a Certificate of Completion to Pittsburgh Housing Development Corporation, for Block 83-M, Lots 174 and 176, in the 12th Ward, and return of the Good Faith Deposit (22 Mayflower Street and 26 Mayflower Street – new residential construction) are hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, are hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

5. Certificate of Completion for Pittsburgh Housing Development Corporation for Block 15-R, Lot 231, in the 18th Ward (847 Gearing Avenue – residential rehabilitation).

RESOLUTION NO. 8 (2025)

RESOLVED: That issuance of a Certificate of Completion to Pittsburgh Housing Development Corporation, for Block 15-R, Lot 231, in the 18th Ward, and return of the Good Faith Deposit (847 Gearing Avenue – residential rehabilitation) are hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, are hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

6. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Wissmach Property Group, LLC, or a related entity for the sale of Block 83-N, Lots 340-G102, 340-G103, 340-G104, and 340-G105, in the 10th Ward for \$100,000 plus costs (5491 Penn Avenue – Glass Lofts Condominium – office/gallery space).

RESOLUTION NO. 9 (2025)

RESOLVED: That the Redevelopment Proposal submitted by Wissmach Property Group, LLC, or a related entity, for the sale of Block 83-N, Lots 340-G102, 340-G103, 340-G104, and 340-G105, in the 10th Ward, and execution of a disposition contract by sale to Wissmach Property Group, LLC, or a related entity, for \$10,000 plus costs are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is;

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Wissmach Property Group, LLC, or a related entity for the sale of Block 83-N, Lots 340-G102, 340-G103, 340-G104, and 340-G105, in the 10th Ward, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Northside Properties Residences III LLC for the sale of Block 22-D, Lot 216, in the 25th Ward for \$5,000 plus costs (Brightbridge Street – side yard).

RESOLUTION NO. 10 (2025)

RESOLVED: That the Redevelopment Proposal submitted by Northside Properties Residences III LLC, for the sale of Block 22-D, Lot 216, in the 25th Ward, and execution of a disposition contract by sale to Northside Properties Residences III LLC, for \$5,000 plus costs are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is;

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Northside Properties Residences III LLC for the sale of Block 22-D, Lot 216, in the 25th Ward, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Transfer proposal, form of contract, and authorization to execute a deed to the Pittsburgh Land Bank for the sale of Block 174-N, Lot 91, in the 13th Ward for \$500 plus costs (estimated to total \$3,000).

RESOLUTION NO. 11 (2025)

RESOLVED: That the transfer of Block 174-N, Lot 91, in the 13th Ward for \$500 per parcel, plus costs (estimated to total \$3,000) and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, are hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and to affix the seal of the Authority thereto.

9. Rescind Resolution 58 (2018) for the Intensive Care Patient Rooms at CHP project.

RESOLUTION NO. 12 (2025)

RESOLVED: That Resolution No. 58 (2018) for the Intensive Care Patient Rooms at CHP project is hereby rescinded.

10. Amend Resolution No. 389 (2014) to increase the amount of Redevelopment Assistance Capital Program (RACP) funds for the Intensive Care Patient Rooms at CHP project, from \$2,500,000 to \$3,500,000.

RESOLUTION NO. 13 (2025)

RESOLVED: That Resolution No. 389 (2014) is hereby amended, to increase the RACP grant for the Intensive Care Patient Rooms at CHP project amount from \$2,500,000 up to 3,500,000.

11. Authorization to utilize the PTC Escrow Account to serve as RACP matching funds for the 925 Technology Drive Garage project.

RESOLUTION NO. 14 (2025)

RESOLVED: That utilization of the PTC Escrow Account to serve as RACP matching funds for the 925 Technology Drive Garage project is hereby approved.

February 13, 2025

DISCLOSURE AGENDA

1. Providing notice to the public that Donna Harper to receive OwnPGH Homeownership Program financing in the amount of \$70,000 and a Down Payment and Closing Cost Assistance Program loan in the amount of \$7,500 for an affordable home purchase. (Ms. Harper is an employee of the City of Pittsburgh Bureau of Fire).

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

DocuSigned by:

A handwritten signature in black ink that reads "Theresa Schacht". The signature is written in a cursive style.

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Board Secretary



Pennsylvania
Resources
Council

A Pennsylvania where nothing is wasted

February 11, 2025

URA of Pittsburgh Board of Directors:

I serve as the Deputy Director of the PA Resources Council, a statewide nonprofit organization located in Pittsburgh's North Side. We have been working for the past year on a plan for a Center for Hard to Recycle Materials (CHaRM) located either in the City of Pittsburgh or a municipality that borders the city limits. Such a center aims to enable the maximum recovery and proper waste diversion/recycling for the region while providing residents with a convenient, cost-effective location to drop off electronics, household chemicals, and other materials not accepted in curbside recycling. The project has the support of the City of Pittsburgh's and Allegheny County's Recycling Coordinator.

The proposed vision aligns with City and County waste diversion, climate, and sustainability initiatives:

- [Allegheny County Solid Waste Management Plan](#)
- [City of Pittsburgh Roadmap to Zero Waste](#)
- [Southwest PA Commission Regional Climate Pollution Reduction Plan](#)

After coming across the URA property along River Avenue (**Parcel Number:** 0025-A-00002-0000-00), we feel this site would be a good fit for such a project. This is due to its general size and convenient location, but also because it presents an opportunity to invest in a beneficial infrastructure project that would directly serve the residents of the City of Pittsburgh.

PRC, now in its 86th year, has a long history in recycling and waste reduction work. We currently run the City and County's residential electronics recycling and household hazardous waste collection programs. More information on the CHaRM project can be found at www.prc.org/charm. I welcome the opportunity to speak to the board in more detail about the project at a future date.

Thank you for the opportunity to provide this comment.

Sincerely,

Sarah Alessio Shea
Pennsylvania Resources Council