

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

June 12, 2025 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Lavelle, Williamson, Powell, Connelly

Members Absent: None

Staff Present: Nemani-Stanger, Link, Diersen, Wasler, Persson, DiBernardo, Bowman-Porter, Schacht and Bohince

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

1. General

- a. Roll Call
- b. Approval of May 8, 2025, URA Regular Board Meeting Minutes

2. Public Comment

- a. Meghan Hammond, Executive Director of the Fair Housing Partnership of Greater Pittsburgh, was present, Ms. Hammond expressed her gratitude that fair housing continues to be upheld in URA housing proposals, regarding the Smithfield Lofts 46 project that affordable units will be visible for individuals with disabilities, the May Building project that will ensure current tenants have viable units to live in, El Court Phase 1 project to insure disability installation requests for future tenants and that there is a breakdown in bedroom sizes in the proposed units, and regarding the South Side Flats project to have a better understanding of how current residents will be impacted because of current affordable units that are based on HUD HAT contracts.

3. Announcements

- a. Chair Chintalapalli announced that an Executive Session was held on May 8, 2025
- b. Welcome Summer 2025 Interns
- c. Congratulations to Donita Thomas on being recognized among the “2025 City & State Pennsylvania Trailblazers in Economic & Workforce Development”
- d. South Shore Riverfront Park Design Request for Proposals (RFP) to be released on June 16, 2025
- e. PHFA Awards URA Two PHARE Grants

4. Central Business District – Pittsburgh Downtown Conversion Program and Rental Gap Program – Smithfield Lofts

- a. Authorization to enter into a Pittsburgh Downtown Conversion Program loan agreement with Smithfield Lofts, LP, or a related entity, in an amount of up to \$2,000,000 for the renovation of 4 Smithfield Street in the Central Business District, 1st Ward.



- b. Authorization to enter into a Rental Gap Program loan agreement with Smithfield Lofts, LP, or a related entity, in an amount of up to \$1,250,000 for the renovation of 4 Smithfield Street in the Central Business District, 1st Ward.

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

Brooke Gwin, Housing Lending Analyst presented that the Developer, Woda Cooper Development, Inc. (WCD) has applied for a \$2,000,000 Pittsburgh Downtown Conversion Program (PDCP) loan and a \$1,250,000 Rental Gap Program (RGP) loan for the Smithfield Lofts project. The development consists of the adaptive re-use of an office building at 4 Smithfield Street in the Central Business District of Pittsburgh. Built in 1902 at the corner of Smithfield Street and Fort Pitt Boulevard, the adaptive re-use of this office building will create 46 new units of housing in Downtown Pittsburgh, 39 of which will be affordable and seven will be market-rate. Smithfield Lofts Limited Partnership, a single-purpose entity, is the Borrower.

WCD has successfully worked on over 330 affordable housing projects in 18 states over the past 30+ years. In Pennsylvania, WCD has received 25 LIHTC awards from PHFA over the past 17 years, representing over 1,200 affordable rental housing units in the state.

The Smithfield Lofts proposal involves gutting and fully adapting the existing building into two separately owned and financed condominium units, totaling 46 residential units and 11,860 square feet of office. The project will contain 12 units for people with hearing or vision impairments, of which nine will be fully accessible. All 46 units will meet visitability standards.

The Housing Authority of the City of Pittsburgh is providing gap financing and 16 project based vouchers.

The total development cost for the project is \$26,063,667. Construction is expected to start August 2025 and last for an estimated 16 months.

Borrower/Developer:	Smithfield Lofts Limited Partnership / Woda Cooper Development
Project Location:	4 Smithfield Street
Neighborhood:	Central Business District
Council District:	6
Preliminary Authority Financing for Review:	\$2,000,000 PDCP Loan sourced with 2023 Affordable Housing Bond Proceeds \$1,250,000 RGP Loan sourced with 2023 Affordable Housing Bond Proceeds
Collateral:	Declaration of Restrictive Covenants requiring 5 units to be affordable at or below 20% of AMI, 25 units at or below 50% of AMI, and 9 units at or below 60% of AMI for a period of 40 years.
Proposed Program Sources:	2023 Affordable Housing Bond Proceeds
MWBE:	Narrative Approved
Commitment Expiration Date:	October 31, 2025, to be extended at the discretion of the Chief Housing Officer.
Total Units:	46
Affordable Units:	39 total affordable units 5 units affordable at or below 20% of AMI 25 units affordable at or below 50% of AMI 9 units affordable at or below 60% of AMI

Sources of Funds	
LIHTC Equity	\$ 13,906,909
Historic Tax Credit Equity	\$ 3,537,249
PHFA First Mortgage	\$ 3,510,000
URA PDCP Loan	\$ 2,000,000
HACP MTW	\$ 1,600,000
URA RGP Loan	\$ 1,250,000
Deferred Development Fee	\$ 244,509
Energy Rebate	\$ 15,000
Total Project Financing	\$ 26,063,667
Uses of Funds	
Hard Costs	\$ 16,909,418
Acquisition	\$ 3,220,853
Reserves and Developer Fee	\$ 2,403,606
Construction & Perm. Loan Financing Charges	\$ 2,214,170
Fees	\$ 891,500
Miscellaneous Development Expenses	\$ 293,870
Syndication Fees & Expenses	\$ 130,250
Total Project Costs	\$ 26,063,667

Smithfield Lofts Limited Partnership is a Pennsylvania limited partnership with a mailing address of 500 South Front Street, 10th Floor, Columbus, Ohio 43215. Principal Name: David Cooper, Jr., Director.

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

RESOLUTION NO. 73 (2025)

RESOLVED: That a loan with Smithfield Lofts Limited Partnership, or a related entity, for the renovation of 4 Smithfield Street in the Central Business District, 1st Ward, in an amount not to exceed \$2,000,000, payable from the Pittsburgh Downtown Conversion Program funds, 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.

RESOLUTION NO. 74 (2025)

RESOLVED: That a loan with Smithfield Lofts Limited Partnership, or a related entity, for the renovation of 4 Smithfield Street in the Central Business District, 1st Ward, in an amount not to exceed \$1,250,000, payable from Rental Gap Program funds, 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.

5. Central Business District – Rental Gap Program – May Building

- a. Authorization to waive the Rental Gap Program guidelines to exceed the maximum loan amount of \$2,000,000.

- b. Authorization to enter into a Rental Gap Program loan agreement with KV May Building LLC, or a related entity, in an amount of up to \$3,000,000 for the renovation of 529 Liberty Avenue in the Central Business District, 2nd Ward.

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

Brooke Gwin presented that the May Building, originally home to the May Drug Company, was built in 1910 at the corner of Fifth Avenue and Liberty Avenue. After the building was merged with an adjoining structure and a 12-story addition completed in 1974, the building was converted to residential use while retaining a ground floor retail space. Since this work was completed in the 1970s, the building has not received substantial upgrades. Beacon Communities intends to renovate the building, breathing new life into this 115-year-old Cultural District building.

The Borrower is KV May Building LLC, a single-purpose entity. The developer, Beacon Communities, has a wealth of experience in financing complex affordable housing and historic renovation projects. Other notable rehabilitation projects by Beacon include the recently completed Letsche School Apartments and the First & Market Building, which is currently under construction a few blocks away from the May Building.

Currently, the May Building is under a Housing Assistance Payments (HAP) contract for 46 of the 88 units. The HAP contract will be maintained, and the May Building will be adding 20 additional units of affordable housing with new Project Based Vouchers through the Housing Authority of the City of Pittsburgh. Twenty units will be market rate, leading to a new unit count of 86 total units. Ten of the units will be modified to meet Uniform Federal Accessibility Standards and four units will be accessible to individuals with sensory impairments. All appliances will be Energy Star rated, and the Developer will be pursuing the National Green Building Standard certification. Since the building is 80% occupied, units are being held vacant as they become available at turnover in anticipation of the renovation. Construction will be completed in phases, so that current tenants can temporarily move into available units in the building.

The total development cost is \$38,599,139. Construction is expected to start in August 2025 and be completed in December 2026.

Borrower/Developer:	KV May Building LLC / Beacon Community Services LLC
Project Location:	529 Liberty Avenue
Neighborhood:	Central Business District
Council District:	1
Preliminary Authority Financing for Review:	\$3,000,000 RGP Loan sourced from 2023 Affordable Housing Bond Proceeds
Collateral:	Declaration of Restrictive Covenants requires 66 units to be affordable at or below 50% of AMI for a period of 40 years.
Proposed Program Sources:	2023 Affordable Housing Bond Proceeds HOME-ARP 2023 HOME
MWBE:	Narrative Approved
Commitment Expiration Date:	October 31, 2025, to be extended at the discretion of the Chief Housing Officer
Total Units:	86
Affordable Units:	66 total affordable units

	66 units affordable at or below 50% of AMI
Sources of Funds	
Federal LIHTC Equity	\$ 13,591,780
PHFA Permanent First Mortgage	\$ 8,564,000
HUD GRRP	\$ 5,160,000
Historic Tax Credits Equity	\$ 4,071,523
URA RGP loan	\$ 3,000,000
Seller Note	\$ 2,000,000
State LIHTC Equity	\$ 749,850
Allegheny County Dept. Economic Development	\$ 500,000
Allegheny County Dept. Human Services	\$ 500,000
Deferred Developer Fee	\$451,986
Total Project Financing	\$ 38,589,139
Uses of Funds	
Hard Costs	\$ 22,065,512
Acquisition	\$ 9,352,500
Reserves and Developer Fee	\$ 2,976,391
Fees	\$ 1,651,598
Syndication Fees & Expenses	\$ 1,161,456
Miscellaneous Development Expenses	\$ 730,620
Construction & Perm. Loan Financing Charges	\$ 651,062
Total Project Costs	\$ 38,589,139

KV May Building LLC is a Pennsylvania limited liability company, with a mailing address of 2 Center Plaza Suite 700, Boston, MA 02108. Principal Name: Dara Kovel, Chief Executive Officer.

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

RESOLUTION NO. 75 (2025)

RESOLVED: That a waiver of the Rental Gap Program guidelines to exceed the maximum loan amount of \$2,000,000 is hereby approved; and it is

RESOLVED FURTHER: That a loan with KV May Building, LLC, or a related entity, for the renovation of 529 Liberty Avenue in the Central Business District, 2nd Ward, in an amount not to exceed \$3,000,000, 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.

6. Homewood South – Rental Gap Program – El Court Phase 1

- a. Authorization to waive the Rental Gap Program guidelines to exceed the maximum loan amount of \$30,000 per unit affordable at or below 60% of AMI, \$50,000 per unit affordable at or below 50% of AMI, and \$75,000 per unit affordable at or below 30% of AMI.

- b. Authorization to enter into a Rental Gap Program loan agreement with El Court Redevelopment, LLC, or a related entity, in an amount of up to \$607,000 for the renovation of 518-538 El Court in the Homewood South neighborhood 13th Ward.

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

Brooke Gwin presented that the El Court complex, built in 1940, consists of two rows of townhouses, with each row containing 10 two-bedroom units. El Court Phase 1 will complete the renovation of 10 townhouses; the remaining 10 units will be completed in Phase 2. The units will connect people experiencing, or at-risk of, homelessness and individuals with special needs a safe place to call home. The El Court project aligns with the resident-driven Homewood Neighborhood Cluster Planning and the Homewood Comprehensive Community Plan. Further, the rehabilitation of El Court is a direct response to the loss of almost 200 affordable housing units following the forced relocation of Bethesda-Homewood tenants. Restoring housing near some of the properties impacted by that displacement is a small step in improving access to safe, affordable housing in Homewood. Tenants will receive financial literacy programming from Neighborhood Allies. Operation Better Block will provide job readiness training for high school aged children, as well as after-school programming.

Pennsylvania Affordable Housing Corporation (PAHC) is the Developer for El Court. PAHC was established in 2003 with a broad mandate to acquire, finance, develop, and manage affordable housing. Additionally, the General Contractor, Taylor Construction & Development, and the Development Consultant, Full Quiver Consulting, have experience on a myriad of affordable housing projects.

The project location is within a half-mile of North Homewood Avenue, which has been identified as an Avenue of Hope and is one of Homewood's main business corridors. It is also close to existing public transit stops, including the Homewood East Busway station. All units will include EnergyStar certified appliances, heating and cooling, windows and doors. One unit will be designed for accessibility which will include smoke alarms and doorbells for the hearing impaired. Blocking will be installed in all bathrooms for future grab bar installation as needed.

The total development cost is \$2,607,000. Construction is anticipated to start in September 2025 and last 13 months.

Borrower/Developer:	El Court Redevelopment, LLC / Pennsylvania Affordable Housing Corporation
Project Location:	519, 521, 523, 525, 527, 529, 531, 533, 535, and 537 El Court
Neighborhood:	Homewood South
Council District:	9
Preliminary Authority Financing for Review:	\$ 607,000 RGP Loan sourced with Housing Opportunity Funds
Collateral:	Declaration of Restrictive Covenants requiring two units to be affordable at or below 30% of AMI, six units at or below 50% of AMI, and two units at or below 60% of AMI for a period of 40 years.
Proposed Program Sources:	Housing Opportunity Fund 2023 - 2024
MWBE:	Narrative Approved
Commitment Expiration Date:	October 31, 2025, to be extended at the discretion of the Chief Housing Officer.
Total Units:	10

Affordable Units:	10 total affordable units 2 units affordable at or below 30% of AMI 6 units affordable at or below 50% of AMI 2 units affordable at or below 60% of AMI
Sources of Funds	
Federal Home Loan Bank AHP	\$ 1,500,000
URA Rental Gap Program Loan	\$ 607,000
First National Bank Loan	\$ 500,000
Total Project Financing	\$ 2,607,000
Uses of Funds	
Hard Costs	\$ 2,028,819
Reserves and Developer Fee	\$249,652
Acquisition	\$139,800
Construction & Perm. Loan Financing Charges	\$ 87,789
Fees	\$ 82,440
Miscellaneous Development Expenses	\$18,500
Total Project Costs	\$ 2,607,000

El Court Redevelopment, LLC is a Pennsylvania limited liability company with a mailing address of 11743 Frankstown Road, Suite C, Pittsburgh, PA 15235. Principal Name: Shawn Taylor, President.

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

RESOLUTION NO. 76 (2025)

RESOLVED: That a waiver of the Rental Gap Program guidelines to exceed the maximum RGP loan amount of \$30,000 per unit affordable at or below 60% of AMI, \$50,000 per unit affordable at or below 50% of AMI, and \$75,000 per unit affordable at or below 30% of AMI is hereby approved; and it is

RESOLVED FURTHER: That a loan with El Court Redevelopment, LLC, or a related entity, for the renovation of 518-538 El Court in the Homewood South neighborhood 13th Ward, in an amount not to exceed \$607,000, 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.

7. South Side Flats – Rental Gap Program – Carson Square

- a. Authorization to enter into a Rental Gap Program loan agreement with Carson Square Preservation, LP, or a related entity, in an amount of up to \$2,000,000 for the renovation of 2112 Sidney Street in the South Side Flats neighborhood, 16th Ward.

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

Jared Clayton, Housing Lending Analyst, presented that Carson Square is a six-story apartment building located in the South Side Flats neighborhood of Pittsburgh. The building was built in the mid-1950s, and it was a student dorm until 2018. The property currently has a US Department of Housing and Urban Development (HUD) HAP contract on 46 of the 54 units. This project aims to renovate and update all the units and increase the number of affordable units at the site from 85% to 100%, which in turn will increase and extend this affordable housing opportunity. The borrower is requesting a \$2,000,000 loan through the Rental Gap Program to support the recapitalization of the site. The total development costs for the project amount to \$23,917,23.

The developer for this project is Carson Square Preservation, LP, which will be controlled by a General Partnership that is a joint-venture between Standard Communities and Housing on Merit. An affiliate of Standard Communities will be the Managing Member of the general partnership and own a 49% stake. Housing on Merit will own 51% of the partnership. Standard Communities will serve as the primary developer of Carson Square. The tax credit investor will be PNC Bank.

The building will offer 54 units, including 14 one-bedroom apartments and 40 two-bedroom apartments with a mix of affordable units. Renovation is set to begin in Summer 2025 and is expected to be completed in September 2026. The property is currently 96% occupied, but the developer will complete a tenant in-place renovation so no tenant will be permanently displaced. The proposed renovation is in-line with the South Side Neighborhood Plan that was developed by the South Side Chamber of Commerce, South Side Community Council and the South Slopes Neighborhood Association.

Borrower/Developer:	Carson Square Preservation, LP
Project Location:	2112 Sidney Street
Neighborhood:	South Side Flats
Council District:	3
Preliminary Authority Financing for Review:	\$2,000,000 RGP Loan sourced with 2023 Affordable Housing Bond Proceeds
Collateral:	Declaration of Restrictive Covenants requiring 6 units to be affordable at or below 20% of AMI, 22 units at or below 50% of AMI, and 26 units at or below 60% of AMI for a period of 40 years.
Proposed Program Sources:	2023 Affordable Housing Bond Proceeds
MWBE:	Narrative Approved
Commitment Expiration Date:	November 30, 2025, to be extended at the discretion of the Chief Housing Officer.
Total Units:	54
Affordable Units:	54 total affordable units 6 units affordable at or below 20% of AMI 22 units affordable at or below 50% of AMI 26 units affordable at or below 60% of AMI
Sources of Funds	
Permanent Financing – Citibank First Lien	\$ 10,492,000
LIHTC Equity	\$ 7,542,227
URA Rental Gap Program Loan	\$ 2,000,000
NOI During Renovation	\$ 1,296,712
Deferred Development Fee	\$ 1,218,619
HACP Loan	\$ 720,000

HUD GRRP Elements Grant	\$ 647,677
Total Project Financing	\$ 23,917,236
Uses of Funds	
Acquisition	\$ 11,352,325
Total Hard Costs	\$ 6,833,521
Total Reserves and Developer Fee	\$ 2,862,211
Construction & Permanent Loan Financing	\$ 1,677,268
Total Fees	\$ 645,500
Miscellaneous Development Expenses	\$ 419,211
Tax Credit Fees & Expenses	\$ 127,200
Total Project Costs	\$ 23,917,236

Carson Square Preservation, LP is a Pennsylvania Limited Partnership, with a mailing address of 31899 Del Obispo Street, Suite 150, San Juan Capo, CA 92675. Principal Name: Steven Kahn, Vice President.

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

RESOLUTION NO. 77 (2025)

RESOLVED: That a loan with Carson Square Preservation, LP, or a related entity, for the renovation of 2112 Sidney Street in the South Side Flats neighborhood, 16th Ward, in an amount not to exceed \$2,000,000, payable from Rental Gap Program funds, 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.

8. Central Business District – Demonstration Program – Wood Street Commons
 - a. Authorization to enter into a Demonstration Program grant agreement with The Residences at Wood Street, or a related entity, in an amount of up to \$125,608 for emergency housing related repairs to the Wood Street Commons shelter, located at 301 Third Avenue in the Central Business District, 1st Ward.

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

Eric Bernheimer, Housing Administration and Outreach Coordinator, presented that the Residences at Wood Street has applied for funds to address emergency needs related to building infrastructure and operations at Wood Street Commons. Wood Street Commons provides 259 units of single-room occupancy housing for low-income, vulnerable adults who are outside the traditional rental market and are either homeless or at risk of homelessness. They also provide supportive housing in cooperation with a local human services provider; subsidized housing in conjunction with the Housing Authority of the City of Pittsburgh; and affordable, monthly rental housing for those of limited means. Wood Street Commons lower barriers and access to services, resources, and referrals that help participants stabilize and move on to permanent housing opportunities.

The funding request is for an amount of up to \$125,608. The funds will be used to replace an existing vertical platform lift in the building's residential lobby, which is required to maintain accessibility, complete significant unanticipated repairs associated with an ongoing shower replacement project, and replace an inoperable HVAC unit serving a portion of the residential lobby.

The Residences at Wood Street is a Pennsylvania nonprofit corporation with a mailing address of 611 William Penn Place, Suite 800, Pittsburgh, PA 15219. Principal Name: Kevin Hanley, Executive Director.

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

RESOLUTION NO. 78 (2025)

RESOLVED: That a grant with The Residences at Wood Street, or related entity, for emergency housing related repairs to the Wood Street Commons shelter, located at 301 Third Avenue in the Central Business District, 1st Ward, in an amount not to exceed \$125,608, payable from the Demonstration 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 grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

CONSENT AGENDA

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

1. Authorization to approve an Assignment and Assumption of Lease Agreement and Estoppel Certificate approving Max Marina, Inc. assigning its Lease for Southside Marina at South Shore Riverfront Park to North South Partners, LLC.

RESOLUTION NO. 79 (2025)

RESOLVED: That approval of an Assignment and Assumption Agreement and Estoppel Certificate from Max Marina, Inc. to North South Partners LLC for the Southside Marina at South Shore Riverfront Park lease 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 an agreement and certificate therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

2. Authorization to amend program guidelines for the Bedford Choice Acquisition and Rehabilitation for Homeownership Program and the Bedford Choice Facade Repair and Renovation Program to include requirements for program cost and payment disbursement approvals by the US Department of Housing and Urban Development and the Housing Authority of the City of Pittsburgh.

RESOLUTION NO. 80 (2025)

RESOLVED: That the Bedford Choice Acquisition and Rehabilitation for Homeownership Program and the Bedford Choice Facade Repair and Renovation Program Guidelines for

program cost and payment disbursement approvals by the US Department of Housing and Urban Development and the Housing Authority of the City of Pittsburgh are hereby approved.

3. Authorization to amend the Pittsburgh Downtown Conversion Program Guidelines to include Affordable Housing Bond as a funding source and funding requirements.

RESOLUTION NO. 81 (2025)

RESOLVED: That the Pittsburgh Downtown Conversion Program Guidelines to include Affordable Housing Bond as a funding source and funding requirements are hereby approved.

4. Authorization to enter into a cooperation agreement with Allegheny County Department of Human Services, or a related entity, for an amount up to \$1,000,000 to administer the 2025 Legal Assistance Program to deploy funding with Legal Assistance Program providers who support prevention programs for renters at or below 50% of AMI, payable from the Housing Opportunity Fund.

RESOLUTION NO. 82 (2025)

RESOLVED: That a cooperation agreement with Allegheny County Department of Human Services, or a related entity to administer the 2025 Legal Assistance Program to deploy funding with Legal Assistance Program providers who support prevention programs for renters at or below 50% of AMI, in an amount not to exceed \$1,000,000, payable from the Housing Opportunity Fund, 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 cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Authorization to enter into a cooperation agreement with Action Housing, Inc., or a related entity, for an amount up to \$1,600,000 to administer the 2025 Housing Stabilization Program to deploy emergency rental assistance program funding, payable from the Housing Opportunity Fund.

RESOLUTION NO. 83 (2025)

RESOLVED: That a cooperation agreement with Action Housing, Inc., or a related entity to administer the 2025 Legal Assistance Program and the 2025 Housing Stabilization Program to deploy emergency rental assistance program funding, in an amount not to exceed \$1,600,000, payable from the Housing Opportunity Fund, 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 cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Authorization to amend Resolution 151 (2024), which approved issuance of a Certificate of Completion to The Pittsburgh Land Bank for Block 50-G, Lots 60, 62, and 63, and Block 50-K, Lots 172 and 173, in the 10th Ward (Rosetta Street and Broad Street – City of Bridges Community Land Trust – four affordable semi-detached single-family residences on Rosetta Street and two affordable semi-detached single-family residences on Broad Street) to add Block 50-G, Lot 61, which was created by subdivision of Block 50-G, Lot 60.

RESOLUTION NO. 84 (2025)

RESOLVED: That Resolution No. 151 (2024) is hereby amended, to add Block 50-G, Lot 61, which was created by subdivision of Block 50-G, Lot 60.

7. Authorization to enter into an agreement with Peter J. Caruso & Sons, Inc., in a not-to-exceed amount of \$396,745 for the paving of the Melody Tent parking lots in the Lower Hill (Block 2-C, Lots 298, 300, 301, 303, and 305, in the 3rd Ward) to be funded with Leased Land.

RESOLUTION NO. 85 (2025)

RESOLVED: That an agreement with Peter J. Caruso & Sons, Inc. for the paving of the Melody Tent parking lots in the Lower Hill (Block 2-C, Lots 298, 300, 301, 303, and 305, in the 3rd Ward), in an amount not to exceed \$396,745, payable from Leased Land, 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 an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Authorization to amend Resolution 2 (2025), which approved 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, and Resolution 55 (2025), which approved the final drawings and evidence of financing and authorized execution of a deed to Venson Lofts Housing LP, or a related entity, for the sale of Block 15-M, Lots 99, 102, 103, 104, 126, 127, and 128, in the 18th Ward, for \$1.00 plus costs to include adjoining portions of vacated Haberman Avenue and Palmetto Way.

RESOLUTION NO. 86 (2025)

RESOLVED: That Resolution No. 2 (2025) is hereby amended, to include adjoining portions of vacated Haberman Avenue and Palmetto Way.

9. Authorization to approve two change orders from Wreckcrew Demolition, LLC, amounting to \$96,388.40 for removal of interior drywall and mold remediation related to the structural stabilization of 710 North Homewood, increasing the total contract cost to \$1,190,388.40. Pursuant to Resolution 208 (2024), the URA approved a total contract cost of \$1,094,000.00, to be funded with American Rescue Plan Act and PAYGO funding.

RESOLUTION NO. 87 (2025)

RESOLVED: That the approval of two change orders from Wreckcrew Demolition, LLC, for removal of interior drywall and mold remediation related to the structural stabilization of 710 North Homewood, for an increase amount of \$96,388.40 for a total contract amount of \$1,190,388.40 is hereby approved.

10. Authorization to approve two change orders from Bear-IC, LLC, amounting to \$43,952.31, for revisions to architectural and MEP designs to accommodate overhead utility lines, related to the stabilization, rehabilitation and construction of the core-and-shell of 1602-1606 Broadway Avenue, increasing the total contract cost to \$2,565,661.43, to be funded with American Rescue Plan Act and Redevelopment Assistance Capital Program funding.

RESOLUTION NO. 88 (2025)

RESOLVED: That the approval of two change orders from Bear-IC, LLC, for revisions to architectural and MEP designs to accommodate overhead utility lines, related to the stabilization, rehabilitation and construction of the core-and-shell of 1602-1606 Broadway Avenue, for an increase amount of \$43,952.31 for a total contract amount of \$2,565,661.43 is hereby approved.

11. Authorization to ratify approval of a change order from A. Merante Contracting, Inc. in the amount of \$44,854.37 for additional subgrade work under the existing planters, the excavation required to remove unforeseen slag and asphalt layers, and de-energizing the site for construction and removal of the energized bollard at the corner of North Highland and Broad Street, related to the Broad Street Plaza Construction Project, increasing the total contract cost to \$1,185,411.14.

RESOLUTION NO. 89 (2025)

RESOLVED: That the ratification of approval of a change order from A. Merante Contracting, Inc., for additional subgrade work under the existing planters, the excavation required to remove unforeseen slag and asphalt layers, and de-energizing the site for construction and removal of the energized bollard at the corner of North Highland and Broad Street, related to the Broad Street Plaza Construction Project, for an increase amount of \$44,854.37 for a total contract amount of \$1,185,411.14 is hereby ratified.

12. Certificate of Completion for The Pittsburgh Land Bank for Block 9-S, Lots 181 and 187, in the 3rd Ward (Amani Christian Community Development Corporation – Hillside Drive for-sale new construction housing).

RESOLUTION NO. 90 (2025)

RESOLVED: That issuance of a Certificate of Completion to The Pittsburgh Land Bank, for lock 9-S, Lots 181 and 187, in the 3rd Ward, and return of the Good Faith Deposit (Amani Christian Community Development Corporation – Hillside Drive for-sale new construction housing) 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.

13. Certificate of Completion for The Pittsburgh Land Bank for Block 26-N, Lots 51, 52, 53, and 54, in the 5th Ward (Amani Christian Community Development Corporation – Milwaukee Street for-sale new construction housing).

RESOLUTION NO. 91 (2025)

RESOLVED: That issuance of a Certificate of Completion to The Pittsburgh Land Bank, for Block 26-N, Lots 51, 52, 53, and 54, in the 5th Ward, and return of the Good Faith Deposit (Amani Christian Community Development Corporation – Milwaukee Street for-sale new construction housing) 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.

14. Certificate of Completion for Keystone Commercial Properties, Inc., for Block 2-G, Lot 53, and Block 2-H, Lots 54 and 56, in the 3rd Ward (portions of a parking lot on Fifth Avenue in Crawford- Roberts).

RESOLUTION NO. 92 (2025)

RESOLVED: That issuance of a Certificate of Completion to Keystone Commercial Properties, Inc., for Block 2-G, Lot 53, and Block 2-H, Lots 54 and 56, in the 3rd Ward, and return of the Good Faith Deposit (portions of a parking lot on Fifth Avenue in Crawford-Roberts) 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.

15. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 9-S, Lots 181 and 187, in the 3rd Ward (Hillside Drive in Crawford-Roberts) for \$500 plus costs per parcel (estimated to total \$13,500).

RESOLUTION NO.93 (2025)

RESOLVED: That the transfer of Block 9-S, Lots 181 and 187, in the 3rd Ward (Hillside Drive in Crawford-Roberts) to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, for \$500 plus costs(estimated to total \$13,500) is 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.

16. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 26-N, Lots 51, 52, 53, and 54, in the 5th Ward (Milwaukee Street in Upper Hill) for \$500 plus costs per parcel (estimated to total \$28,500).

RESOLUTION NO.94 (2025)

RESOLVED: That the transfer of Block 26-N, Lots 51, 52, 53, and 54, in the 5th Ward (Milwaukee Street in Upper Hill) to the Pittsburgh Land Bank and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, for \$500 plus costs per parcel (estimated to total \$28,500) is 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.

17. Transfer proposal, form of contract, and authorization to execute a deed to Pittsburgh Housing Development Corporation for the sale of Block 15-S, Lot 197, in the 18th Ward (Eldora Place in Beltzhoover) for \$500 plus costs (estimated to total \$6,600).

RESOLUTION NO. 95 (2025)

RESOLVED: That the transfer of Block 15-S, Lot 197, in the 18th Ward (Eldora Place in Beltzhoover) to Pittsburgh Housing Development Corporation and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Housing Development Corporation, for \$500 plus costs (estimated to total \$6,600) is 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.

18. Authorization to convey Block 128-R, Lot 200, in the 14th Ward (2005 Beechwood Boulevard in Summerset at Frick Park in Swisshelm Park) to the City of Pittsburgh for \$1.00 plus costs for expansion of Frick Park.

RESOLUTION NO. 96 (2025)

RESOLVED: That the conveyance of Block 128-R, Lot 200, in the 14th Ward (2005 Beechwood Boulevard in Summerset at Frick Park in Swisshelm Park) to the City of Pittsburgh, for \$1.00 plus cost, is 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 authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

19. Authorization to convey Shelburne Park, Block 88-M, Lot 200, in the 14th Ward (1614-1680 Parkview Boulevard in Summerset at Frick Park in Squirrel Hill South) to the City of Pittsburgh for \$1.00 plus costs.

RESOLUTION NO. 97 (2025)

RESOLVED: That the conveyance of Block 88-M, Lot 200, in the 14th Ward (1614-1680 Parkview Boulevard in Summerset at Frick Park in Squirrel Hill South) to the City of Pittsburgh, for \$1.00 plus cost, is 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 authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

20. Authorization to acquire portions of vacated Haberman Avenue and Palmetto Way adjoining Block 15-M, Lots 99, 102, 103, 104, 126, 127, and 128, in the 18th Ward from the City of Pittsburgh for the Dr. Louis A. Venson Senior Lofts project in Beltzhoover for \$1.00 plus costs using Leased Land funds.

RESOLUTION NO. 98 (2025)

RESOLVED: That the acquisition of portions of vacated Haberman Avenue and Palmetto Way adjoining Block 15-M, Lots 99, 102, 103, 104, 126, 127, and 128, in the 18th Ward for \$1.00 plus cost, payable from Leased Land funds, is 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 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.

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

DocuSigned by:

Theresa Schacht

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Board Secretary