

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

January 15, 2026 – 2:00 P.M., E.S.T.

Members Present: Zober, Lavelle, Powell, Charland, Williamson
Members Absent: None

Staff Present: Nemani-Stanger, Link, Diersen, Wasler, Carter, Gwin, Bowman-Porter, Schacht and Bohince

Councilman Lavelle called the Annual/Regular Meeting to order and declared a quorum present.

1. Annual Meeting

- a. Roll Call
- b. Public Comment (Only as to the Election of Board Officers)
- c. Election of Officers
 - i. Councilman Lavelle 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. Councilman Lavelle entertained the motion to elect Mr. Zober as Chair, Mr. Lavelle as Vice-Chair and Mr. Charland 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.

- d. Adjournment of Annual Meeting

**REGULAR JANUARY MONTHLY BOARD MEETING AGENDA
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1. General

- a. Roll Call
- b. Approval of December 11, 2025, URA Regular Board Meeting Minutes

2. Public Comment – There were no public comments

3. Announcements

- a. Chair Zober announced that an Executive Session was being held on January 8, 2026.
- b. Executive Director Susheela Nemani- Stanger welcomed Yarone Zober as the URA Board Chair, Bob Charland as a URA Board Member and Majestic Lane as the URA Deputy Executive Director
- c. Request for Proposals from qualified urban design and/or landscape architecture firms to create a district-wide Art and Lighting Initiative for Downtown Pittsburgh will open in early February 2026 and are due in March 2026

- d. Request for Proposals for Mellon Square Garage Restaurant feasibility and related architecture and engineering services will open in early February 2026 and are due in March 2026
- e. Request for Qualifications for state lobbying services, not to exceed the amount of \$54,000 per year plus expenses
- f. Request for Qualifications for federal lobbying services, not to exceed the amount of \$60,000 per year plus expenses
- g. Funding application round for the For-Sale Development Program (FSDP), which provides financing for the renovation and new construction of affordable for-sale housing, will open on February 2, 2026, and close on February 27, 2026

4. **Downtown Transit Revitalization Investment District**

- a. Authorization to engage the three taxing bodies (Allegheny County, City of Pittsburgh, & Pittsburgh Public Schools) and Pittsburgh Regional Transit regarding the creation of the Downtown Transit Revitalization Investment District (TRID) Implementation Plan.
- b. Authorization to enter into a professional service agreement with Jones Lang LaSalle (JLL) or a related entity for TRID underwriting and financial analysis services in an amount to be established based on final amount of bond issuance and TRID complexity, with costs to be paid from future TRID bond issuance proceeds.
- c. Authorization to enter into a professional service agreement with Cozen O'Connor or a related entity for TRID legal counsel services in an amount to be established based on final amount of bond issuance and TRID complexity, with costs to be paid from future TRID bond issuance proceeds.
- d. Authorization to enter into a professional service agreement with Clark Hill or a related entity for bond counsel services in an amount to be established based on final amount of bond issuance and TRID complexity, with costs to be paid from future TRID bond issuance proceeds.
- e. Authorization to issue a Request for Proposals (RFP) for TRID management services, with associated costs to be paid from TRID bond issuance proceeds.
- f. Authorization to issue an RFP for professional financial advisory services for Bond Issuance(s) with associated costs to be to be paid from future TRID bond issuance proceeds.
- g. Authorization to seek proposals from banks to provide underwriting services for Bond Issuance(s).

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

Tom Link, Chief Development Officer presented that the potential Downtown Transit Revitalization Investment District (TRID) Implementation Plan represents an initial step toward implementing a long-term, sustainable funding strategy to support Downtown Pittsburgh's revitalization, consistent with the recommendations of the 2024 Downtown Revitalization Plan (Revitalization Plan).

The Revitalization Plan was created in partnership with the URA, Allegheny County, the City of Pittsburgh, and the Allegheny Conference on Community Development to set forth a vision and investment strategy to transform Downtown Pittsburgh over the next several years. The Revitalization Plan emphasizes the importance of establishing reliable, ongoing funding mechanisms to support transit-oriented development (including leveraging the Bus Rapid Transit University Line connecting Downtown and Oakland), public realm improvements, real estate investment, and critical infrastructure improvements necessary to strengthen Downtown's long-term economic vitality. The Revitalization Plan further recognizes that strategic reinvestment is essential to reposition

Downtown Pittsburgh for a new mix of residential and commercial uses, while maximizing the impact of existing public and private investments.

A TRID is a value-capture tool that can support these objectives by capturing incremental tax revenues generated within a defined district and reinvesting those funds in transit-supportive infrastructure and related real estate development and economic development projects.

The authorizations requested as part of this item represent the initial actions necessary to evaluate, structure, and advance the creation of a Downtown Pittsburgh TRID Implementation Plan.

Reimbursement of professional service contract costs will be from future TRID bond issuance proceeds. Professional service providers will work at risk until there is a TRID bond issuance.

- Jones Lang LaSalle (JLL), JC Pelusi, Market Director, 260 Forbes Avenue, 1200, Pittsburgh, PA 15222
- Cozen O'Connor, Jeffrey A. Mills, Member, One Oxford Centre, 301 Grant Street 41st Floor, Pittsburgh, PA 15219
- Clark Hill PLC, Jeffrey J. Conn, Chairman and Member, One Oxford Centre, 301 Grant Street 14th Floor, Pittsburgh, PA 15219

RESOLUTION NO. 1 (2026)

RESOLVED: That engagement of the three taxing bodies (Allegheny County, the City of Pittsburgh, Public Schools) and Pittsburgh Regional Transit regarding the creation of the Downtown Transit Revitalization Investment District (TRID) is hereby approved.

RESOLUTION NO. 2 (2026)

RESOLVED: That an agreement with Jones Lang LaSalle (JLL) or a related entity, for TRID underwriting and financial analysis services, in an amount to be determined, payable from future TRID bond issuance proceeds, 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.

RESOLUTION NO.3 (2026)

RESOLVED: That an agreement with Cozen O'Connor or a related entity, for TRID legal counsel services, in an amount to be determined, payable from future TRID bond issuance proceeds, 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.

RESOLUTION NO. 4 (2026)

RESOLVED: That an agreement with Clark Hill or a related entity, for bond counsel services, in an amount to be determined, payable from future TRID bond issuance proceeds, 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.

RESOLUTION NO. 5 (2026)

RESOLVED: That an issuance of a Request for Proposals (RFP) for TRID management services, with associated costs to be paid from TRID bond issuance proceeds is hereby approved.

RESOLUTION NO. 6 (2026)

RESOLVED: That an issuance of an RFP for professional financial advisory services for Bond Issuance(s), with associated costs to be paid from TRID bond issuance proceeds is hereby approved.

RESOLUTION NO. 7 (2026)

RESOLVED: That authorization to issue an RFP from banks to provide underwriting services for Bond Issuance(s) is hereby approved.

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

5. Pittsburgh Technology Center – Parcel 3 – Elmhurst Innovation Center

- a. Authorization for Elmhurst Technology Drive LP to change the use of Phase I of the Elmhurst Innovation Center (709-775 Technology Drive, Block 28-N, Lot 315, in the 4th Ward) from a mix of office and flexible/technology space to school use and to enter into a lease with Environmental Charter School.

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

Tracy Brindle, Real Estate Transactions Coordinator, Real Estate Department presented that in October 2018, the URA Board of Directors approved a proposal from Elmhurst Development to purchase a 4.055-acre parcel in Pittsburgh Technology Center and improve it with a 175,000-square-foot, two-phase speculative development comprising approximately 60% office space and 40% flexible technology, light manufacturing, and research space. The total project budget was \$45.7 million. The transaction closed in January 2021. The developer completed core and shell work for the approximately 80,000-square-foot Elmhurst Innovation Center Phase 1 structure in late 2022. Unfortunately, despite serious interest from prospective technology-related users, the ratio of office to high-bay flexible technology space turned out to be too high to meet market requirements in the post-pandemic world, and the building remains unleased.

Recently, Environmental Charter School (ECS) agreed to enter into negotiations to lease Phase 1 for its middle and high school program, expected ultimately to bring up to 650 students, ranging from sixth- through 12th-grade, to this future campus. ECS is attracted to the site because it is accessible via public transit and has access to the Monongahela River and to outdoor learning opportunities connected to its environmental mission. The building can accommodate two unique schools with separate entrances, modern labs, maker space, digital studio space, a gymnasium, and room to continue expanding programs. Parking is also available in the recently completed 925 Technology Drive Parking Garage. ECS plans to begin moving into the facility in the summer of 2027 and to transition the middle and high school programs to the new campus for the 2027-2028 school year.

The preliminary budget for tenant buildout is \$21.2 million. The developer's tenant improvement allowance is \$100 per square foot, or approximately \$8 million, with the school covering the balance. The property will remain taxable. The developer has submitted MWBE and MWI narratives.

The URA's deed to Elmhurst Technology Drive LP includes covenants prohibiting changes in the use of the property as a mix of office and flexible/technology space without the URA's written approval and prohibiting leasing except to tenants for office or flex/technology spaces without the URA's consent.

This authorization requests to change the use and to allow a lease to a school, rather than to an office and flexible/technology space user, which will allow the developer to seek the zoning change that will be required to permit school use and the developer and ECS to proceed with lease negotiations.

Developer:	Elmhurst Technology Drive LP
Location:	709-775 Technology Drive, Pittsburgh Technology Center
Neighborhood:	South Oakland
Council District:	6
Description:	Interior buildout and leasing of existing three-story building
MWBE:	Approved

Elmhurst Technology Drive LP is a Pennsylvania limited partnership with a mailing address of One Bigelow Square, Suite 630, Pittsburgh, PA 15219. Officers of its parent, Elmhurst Development, LLC, include William E. Hunt, President and CEO.

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

RESOLUTION NO. 8 (2026)

RESOLVED: That Elmhurst Technology Drive LP is authorized to change the use of Phase I of the Elmhurst Innovation Center (709-775 Technology Drive, Block 28-N, Lot 315, in the 4th Ward) from a mix of office and flexible/technology space to school use and is further authorized to enter into a lease with Environmental Charter School is hereby approved.

6. Larimer – For-Sale Development Program – Mayflower Renewal 2.0

- a. Authorization to enter into a For-Sale Development Program (FSDP) grant agreement with East Liberty Development Incorporated (ELDI) or a related entity, for the rehabilitation of 157 and 163 Mayflower Street in the Larimer neighborhood, 12th Ward, in an amount of up to \$200,000.

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

Shayla Burrow, Program Outreach Specialist, Pittsburgh Housing Development Corporation presented that authorization is requested to enter into a FSDP grant agreement for an amount of up to \$200,000 with ELDI, or a related entity, for the rehabilitation of two homes in the Larimer neighborhood of Pittsburgh.

The Mayflower Renewal 2.0 project involves the acquisition and renovation of two vacant single-family homes. One of these homes is 1,472 square feet, three bedrooms, 1.5 bathrooms; the second home will be 1,356 square feet, two bedrooms, 1.5 bathrooms. The homes will be sold to homebuyers earning at or below 80% of the Area Median Income (AMI) and remain affordable for 99 years.

Borrower/Developer:	East Liberty Development Incorporated
Project Location:	157 & 163 Mayflower Street
Neighborhood:	Larimer
Council District:	9
Preliminary Authority Financing for Review:	\$200,000 FSDP grant
Collateral:	Declaration of Restrictive Covenants requires the two units to remain affordable at or below 80% of AMI for a period of 99 years
Proposed Program:	HOF FSDP

Commitment Expiration Date:	July 15, 2026
Total Units:	Two
Affordable Units:	Two units at or below 80% of AMI
Sources of Funds	
Federal Home Loan Bank Affordable Housing Program	\$300,000
Permanent Financing – WesBanco 1 st Lien	\$286,400
URA / HOF FSDP Grant	\$200,000
PHFA Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund Grant	\$114,136
Equity (ELDI)	\$20,800
Transaction Fees	\$12,800
Total Project Financing	\$934,136
Uses of Funds	
Total Hard Cost	\$706,082
Total Reserves and Developer Fee	\$73,000
Total Acquisition Fees	\$51,302
Total Fees	\$42,972
Construction & Permanent Loan Financing	\$39,960
Transaction Fees	\$12,800
Total Miscellaneous Development Expense	\$8,020
Total Project Costs	\$934,136

East Liberty Development Incorporated is a Pennsylvania 501(c)3 nonprofit, with a mailing address of 211 N. Whitfield Street, Pittsburgh, PA 15206. Principal Name: Maelene J. Myers, Executive Director.

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

RESOLUTION NO. 9 (2026)

RESOLVED: That a grant with East Liberty Development Incorporated (ELDI) or a related entity, for the rehabilitation of 157 and 163 Mayflower Street in the Larimer neighborhood, 12th Ward, in an amount of up to \$200,000, payable from the For-Sale Development 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 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 Mr. Williamson, and unanimously carried; the following resolutions were adopted.

1. Authorization to enter into an agreement or agreement(s) with the City of Pittsburgh to provide up to \$1,526,398 in American Rescue Plan Act (ARPA) funds to the URA to fund a feasibility study and related improvements to the Mellon Square Storefronts.

RESOLUTION NO. 10 (2026)

RESOLVED: That an agreement(s) with the City of Pittsburgh, for a feasibility study and related improvements to Mellon Square Storefronts, in an amount of up to \$1,526,398, payable from American Rescue Plan Act (ARPA)

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 an agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

2. Authorization to subgrant ARPA funds to the Pittsburgh Economic & Industrial Development Corporation (PEIDC) to undertake related Mellon Square Storefront project elements, such as core and shell work, in preparation for solicitation of potential developer proposals.

RESOLUTION NO. 11 (2026)

RESOLVED: That a subgrant agreement with Pittsburgh Economic & Industrial Development Corporation (PEIDC), for core and shell work, in preparation for solicitation of potential developer proposals related to Mellon Square storefront projects, payable from ARPA 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 subgrant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

3. Authorization to amend Resolution No. 428 (2023) to increase the Rental Gap Program loan with City's Edge Residential 1, LLC by \$226,026.64 to a total of \$1,486,026.64.

RESOLUTION NO. 12 (2026)

RESOLVED: That Resolution No. 428 (2023) is hereby amended, to increase the loan amount by \$226,026.64 for a total amount of \$1,486,026.64.

4. Rescission of Resolution No. 178 (2024), which approved the proposal and form of contract for the sale of Block 2-J, Lot 164-2 (200 Ross Street) in the 1st Ward to ACTION-Housing, Inc., or a related entity.

RESOLUTION NO. 13 (2026)

RESOLVED: THAT Resolution No. 178 (2024) is hereby rescinded.

5. Authorization to adopt the 2026 Fee Schedule for all URA programs and rescind any conflicting prior resolutions. Where fees in the Fee Schedule differ from any program guidelines, the Fee Schedule shall control.

RESOLUTION NO. 14 (2026)

RESOLVED: That the adoption of the 2026 Fee Schedule for all URA programs is hereby approved.

RESOLUTION NO. 15 (2026)

RESOLVED: That prior resolutions that conflict with the 2026 fee schedule for all URA programs are hereby rescinded.

6. Authorization for the appointment of Yarone Zober to the Pittsburgh Urban Initiatives, LLC (PUI) Board of Managers to fill the seat previously held by Kyle Chintalapalli.

RESOLUTION NO. 16 (2026)

RESOLVED: That the appointment of Yarone Zober to the Pittsburgh Urban Initiatives, LLC (PUI) Board of Managers is hereby approved.

7. Certificate of Completion and return of Good Faith Deposit for Steel City Squash Support Corporation for Block 124-K, Lot 77 (previously designated as Block 124-K, Lots 66, 66, 68, 69, 71, 72, 73, 74, 75, 76, 77, 78, 78-A, 78-B, 123, 123-A, 124, 127, 128, 129, 130, 131, 132, 133, 147 and 149) in the 12th Ward (624 Larimer Avenue – new construction squash and classroom facility).

RESOLUTION NO. 17 (2026)

RESOLVED: That issuance of a Certificate of Completion to Steel City Squash Support Corporation, for Block 124-K, Lot 77 (previously designated as Block 124-K, Lots 66, 66, 68, 69, 71, 72, 73, 74, 75, 76, 77, 78, 78-A, 78-B, 123, 123-A, 124, 127, 128, 129, 130, 131, 132, 133, 147 and 149) in the 12th Ward, and return of the Good Faith Deposit (624 Larimer Avenue – new construction squash and classroom facility) 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.

8. Certificate of Completion for Riverview Terrace Housing Partnership, L.P., for Block 25-S, Lot 124 (previously designated as Block 25-S, Part of Lot 112, and Block 25-S, Lots 146, 147, 148, 149, 150, 151 and 152) in the 5th Ward (2829 Bedford Avenue, Christopher A. Smith Terrace – new construction affordable senior housing).

RESOLUTION NO. 18 (2026)

RESOLVED: That issuance of a Certificate of Completion to Riverview Terrace Housing Partnership, L.P, for Block 25-S, Lot 124 (previously designated as Block 25-S, Part of Lot 112, and Block 25-S, Lots 146, 147, 148, 149, 150, 151 and 152) in the 5th Ward, and return of the Good Faith Deposit (2829 Bedford Avenue, Christopher A. Smith Terrace – new construction affordable senior 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.

9. Authorization to enter into a right-of-way agreement with Duquesne Light Company for a pole and conduit on Block 25-S, Lot 110, in the 5th Ward.

RESOLUTION NO. 19 (2026)

RESOLVED: That a right-of-way agreement with Duquesne Light Company, for a pole and conduit on Block 25-S, Lot 110, in the 5th Ward 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.

Disclosure Agenda

1. Providing notice to the public that Angela Brundage to receive a Down Payment and Closing Cost Assistance Program loan of up to \$5,000. (Ms. Brundage is an employee of the City of Pittsburgh's Department of Public Safety.)

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

DocuSigned by:
Theresa Schacht
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Board Secretary