

Board Agenda

Date/Time: Thursday, March 12, 2026, at 2:00 PM

Hybrid Location: Lower-Level Conference Room, 412 Boulevard of the Allies, Pittsburgh, PA 15219

Web Access: <https://us06web.zoom.us/j/87518474459>

Dial In: 1 (929) 205-6099

Webinar ID: 8751 847 4459

REGULAR MONTHLY BOARD MEETING AGENDA TABLE OF CONTENTS

1. **General**

- a. Roll Call
- b. Approval of February 12, 2026, URA Regular Board Meeting Minutes

2. **Public Comment**

3. **Announcements**

a. **Lower Hill Redevelopment – 30-Day Public Notices**

- i. The URA plans to release a Request for Proposals (RFP) for Lower Hill District Housing on April 9, 2026. The draft RFP will be available on the URA's website for public comment until April 7, 2026.
 - ii. The URA plans to seek authorization to adopt and implement program guidelines for the Lower Hill Development Fund, reverting it to its original iteration. This will allow the URA and the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA) to receive payments in lieu of taxes from property owners, equal to 50% of the real estate tax generated by development within the Lower Hill Local Economic Revitalization Tax Assistance (LERTA) District, to capitalize the Lower Hill Development Fund. The Lower Hill Development Fund will be used to support public infrastructure and public realm improvements in the Lower Hill District. The draft program guidelines and amended declaration of restrictive covenants governing the Lower Hill Development Fund will be available on the URA's website for public comment until April 7, 2026.
 - iii. The URA plans to seek authorization to formalize site control for 1.75 acres on Block A of the Lower Hill redevelopment site, with the intention of entering into necessary agreements with the Housing Authority of the City of Pittsburgh or related entities to advance the Bedford Dwellings/Hill District redevelopment project, a mixed-income housing development funded by the U.S. Department of Housing and Urban Development's Choice Neighborhoods Implementation Grant program.
- b. The SEA released an RFP for parking management services for URA- and SEA-owned surface parking lots in the Lower Hill District on March 10, 2026, with responses due on April 16, 2026.
 - c. The URA will release an RFP for redevelopment of the city-owned Office of Municipal Investigations (OMI) Building at 2608 Penn Avenue on March 16, 2026. Proposals are due on May 15, 2026.

- d. The Housing Opportunity Fund Demonstration Dollars Program innovation grant application opens on April 1, 2026, and closes on June 20, 2026.
- e. The URA issued an RFP for the Greater Downtown Pittsburgh Public Realm Activation Study through Light and Art on March 6, 2026, with responses due April 27, 2026.

4. Development Services (Page 3 through Page 8)

a. Hazelwood – Woods Village

- i. Proposal and form of contract for the sale of Block 55-P, Lots 15, 16, 45, 57, 58, 60, 62, 64, 67, 68, 69, 70 and 71, and Block 56-B, Lot 37, in the 15th Ward, to Oak Moss Consulting, LLC, or a related entity for \$1.00 plus costs (estimated to total \$105,000).

b. Hill District – Greater Hill District Neighborhood Reinvestment Fund Development Initiatives Program Project Approvals

- i. Authorization to enter into a Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) Development Initiatives Program grant agreement with Kingdom Rising LLC, or a related entity, for the African Queens Apartment project, in an amount not to exceed \$250,000.
- ii. Authorization to enter into a GHDNRF Development Initiatives Program grant agreement with Big Tom’s Barbershop, LLC or a related entity, for Big Tom’s Barbershop Housing and Development Phase I project, in an amount not to exceed \$240,000.
- iii. Authorization to enter into a GHDNRF Development Initiatives Program grant agreement with Studio Volcy, LLC or a related entity, for the Rhythm Square Phase I project, in an amount not to exceed \$250,000.
- iv. Authorization to enter into a GHDNRF Development Initiatives Program grant agreement with Communion LLC, or a related entity, for the Herron and Wylie project, in an amount not to exceed \$190,000.

5. Commercial & Business Lending (Page 9 through Page 11)

a. Main and Main Initiative/Commercial Façade Grant Program

- i. Presentation of draft program guidelines for the Commercial Façade Grant Program as part of the City of Pittsburgh’s Main and Main Initiative. (Non-voting Item)
- ii. Authorization to enter into a loan agreement with Pittsburgh Urban Initiatives (PUI) for the Commercial Façade Grant Program in the amount of \$500,000.

6. Consent Agenda (Page 12 through Page 13)

7. Adjournment of Regular Meeting

Director’s Report

To: URA Board of Directors
From: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: March 12, 2026
Re: Agenda Item 4(a): Development Services

4(a) Hazelwood – Woods Village

- i. Proposal and form of contract for the sale of Block 55-P, Lots 15, 16, 45, 57, 58, 60, 62, 64, 67, 68, 69, 70 and 71, and Block 56-B, Lot 37, in 15th Ward, to Oak Moss Consulting, LLC, or a related entity for \$1.00 plus costs (estimated to total \$105,000).

Authorization Details

At its November 2024 meeting, the URA Board of Directors authorized a period of exclusive negotiations for 14 parcels, currently owned by the City of Pittsburgh, for Oak Moss Consulting, LLC’s Woods Village development.

This proposed project consists of 23 townhomes, with two-bedroom and three-bedroom units with backyards and dedicated parking spaces. The construction will occur in phases starting with infill lots on the northeast side of Chatsworth Avenue and the southwest side of Monongahela Street, south of Tullymet Street, and then progressing down the northeast side of Monongahela Street towards Berwick Street. Phase I and Phase II will include a total of 15 for-sale market-rate units. Phase III will contain eight rental units, that will include six market-rate units and two affordable and/or workforce units for households at or below 80-125% of the Area Median Income (AMI).

The project will be presented to the Board again for approval of final drawings, final evidence of financing and authorization to execute a deed. It is anticipated that the financing will occur in phases, with Phase I to include the land acquisition and construction of the first eight units. The authorization for vertical construction of Phases II and III will be considered by the Board at later dates.

Total project development cost is approximately \$11.2 million.

Developer:	Oak Moss Consulting, LLC
Location:	Along Chatsworth and Monongahela streets, between Tullymet and Berwick streets
Neighborhood:	Hazelwood
Council District:	5
Description:	For-sale and rental townhome development
MWBE Plan:	Approved
Sources of Funds	
SSB Construction Loan – Phases II & III	\$7,205,222
SSB Construction Loan – Phase I	\$3,873,168
Developer Equity	\$120,000
Total Project Financing	\$11,198,390
Uses of Funds	
Hard Costs	\$8,290,890
Soft Costs	\$2,787,500
Acquisition	\$120,000

Total Project Costs	\$11,198,390
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Oak Moss Consulting, LLC, is a Pennsylvania limited liability company located at 322 North Shore Drive, Suite 200, Pittsburgh, PA 15212. Krish Pandya is Managing Member.

Resolution for Agenda Item 4(a)

RESOLUTION NO. ____ (2026)

RESOLVED: That the Redevelopment Proposal submitted by Oak Moss Consulting, LLC, or a related entity, for the sale of Block 55-P, Lots 15, 16, 45, 57, 58, 60, 62, 64, 67, 68, 69, 70 and 71, and Block 56-B, Lot 37, in the Hazelwood neighborhood, 15th Ward, and execution of a disposition contract by sale to Oak Moss Consulting, LLC, or a related entity for \$1.00 plus costs (estimated to total \$105,000) are hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, on behalf of the Authority 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.

Director's Report

To: URA Board of Directors
From: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: March 12, 2026
Re: Agenda Item 4(b): Development Services

4(b) Hill District – Greater Hill District Neighborhood Reinvestment Fund – Development Initiatives Program Project Approvals

- i. Authorization is requested to enter into a Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) Development Initiatives Program grant agreement with Kingdom Rising LLC, or a related entity, for the African Queens Apartment project, in an amount not to exceed \$250,000.
- ii. Authorization to enter into a GHDNRF Development Initiatives Program grant agreement with Big Tom's Barbershop, LLC or a related entity, for Big Tom's Barbershop Housing and Development Project Phase I, in an amount not to exceed \$240,000.
- iii. Authorization to enter into a GHDNRF Development Initiatives Program grant agreement with Studio Volcy, LLC or a related entity, for the Rhythm Square Phase I, in an amount not to exceed \$250,000.
- iv. Authorization to enter into a GHDNRF Development Initiatives Program grant agreement with Communion LLC, or a related entity, for the Herron and Wylie Project, in an amount not to exceed \$190,000.

Authorization Details

Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) is a community-driven fund created as a result of the Lower Hill Local Economic Revitalization Tax Assistance (LERTA) Program. The Lower Hill LERTA is a Payment in Lieu of Taxes (PILOT) structure where a property owner makes payments in lieu of real estate taxes attributable to the development activities on the Lower Hill site. The GHDNRF provides funding for implementing the goals, objectives, strategies and processes outlined in the Community Collaboration and Implementation Plan (CCIP), and that align with the Greater Hill District Master Plan, including investments in development projects and other community needs throughout the entire Greater Hill District.

The GHDNRF Advisory Board establishes an annual allocation plan and guidelines for GHDNRF-supported programs. The Advisory Board then makes recommendations to the URA regarding the expenditures of GHDNRF dollars for eligible projects and programs.

On October 9, 2025, at the recommendation of the GHDNRF Advisory Board, the URA Board adopted the Development Initiatives Program, which provides "last-in" grants of up to \$250,000 in GHDNRF dollars to support new construction or rehabilitation of commercial, mixed-use or housing development projects in the Greater Hill District.

On March 4, 2026, the GHDNRF Advisory Board recommended a total of \$930,000 in GHDNRF Development Initiatives Program expenditures. Authorization is sought to advance the following projects:

1. African Queens Apartments
 - Developer: Kingdom Rising LLC (Amani Christian Community Development Corp.)
 - Project Summary: New construction of mixed-use development with two retail spaces on the ground floor and 12 units of affordable residential housing.
 - Total Development Cost: \$8,624,884
 - GHDNRF Award: \$250,000, not to be used for construction contingency costs
Principal Name: Reverend James L. Walls, Executive Director, 713 Clarissa St, Pittsburgh, PA 15219

2. Big Tom's Barbershop Housing and Development Project Phase I
 - Developer: Big Tom's Barbershop, LLC
 - Project Summary: Phase 1 of the mixed-use rehabilitation project will repurpose the vacant, three-story building at 2178 Centre Avenue into a commercial space that will house Big Tom's Barbershop on the first floor.
 - Total Development Cost: \$1,212,000
 - GHDNRF Award: \$240,000
 - Principal Name: TomTom24 Development, LLC, 1802 Bentley Dr., Apt 402, Pittsburgh, PA 15219.

3. Rhythm Square Phase I
 - Developer: Studio Volcy, LLC
 - Project Summary: Phase 1 of the Rhythm Square project will rehabilitate the former Centre Lumber and Building Supply warehouse located at 2239 Centre Avenue into a mixed-use building with two first-floor commercial retail spaces, and a second floor with 12 subsidized artist studios.
 - Total Development Cost: \$3,658,977
 - GHDNRF Award: \$250,000
 - Principal Name: Alicia Volcy, 100 S Commons Suite 102, Pittsburgh, PA 15212

4. Herron and Wylie Project
 - Developer: Communion, LLC
 - Project Summary: The project will rehabilitate 2932 Wylie Avenue into a mixed-use development that will be constructed with a first-floor commercial space with three offices, including the new office of Communion Place and six units of affordable residential units.
 - Total Development Cost: \$5,528,541
 - GHDNRF Award: \$190,000
 - Principal Name: Lakeisha Byrd, 2144 Wylie Avenue, Fl 3, Pittsburgh, PA 15219

Resolutions for Agenda Item 4(b)

RESOLUTION NO. __ (2026)

RESOLVED: That a Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) Development Initiatives Program grant with Kingdom Rising LLC, or a related entity, for the African Queens Apartment project, in an amount not to exceed \$250,000, payable from the GHDNRF fund, is hereby approved, and the Executive Director, Deputy Executive Director, 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.

RESOLUTION NO. __ (2026)

RESOLVED: That a Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) Development Initiatives Program grant with Big Tom's Barbershop, LLC or related entity, for the for Big Tom's Barbershop Housing and Development Phase I Project, in an amount not to exceed \$240,000, payable from the GHDNRF fund, is hereby approved, and the Executive Director, Deputy Executive Director, 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.

RESOLUTION NO. __ (2026)

RESOLVED: That a Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) Development Initiatives Program grant with Studio Volcy, LLC or related entity, for the Rhythm Square Phase I, in an amount not to exceed \$250,000, payable from the GHDNRF fund, is hereby approved, and the Executive Director, Deputy Executive Director, 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.

RESOLUTION NO. __ (2026)

RESOLVED: That a Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) Development Initiatives Program grant with Communion LLC, or related entity, for the Herron and Wylie Project, in an amount not to exceed \$190,000, payable from the GHDNRF fund, is hereby approved, and the Executive Director, Deputy Executive Director, 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.

Director's Report

To: URA Board of Directors
From: Siena Kane, Assistant Director
Cc: Susheela Nemani-Stanger, Executive Director
Date: March 12, 2026
Re: Agenda Item 5(a): Commercial & Business Lending

5(a) Main and Main Initiative / Commercial Façade Grant Program

- i. Presentation of draft program guidelines for the Commercial Façade Grant Program as part of the City of Pittsburgh's Main and Main Initiative. (Non-voting Item)
- ii. Authorization to enter into a loan agreement with Pittsburgh Urban Initiatives (PUI) for the Commercial Façade Grant Program in the amount of \$500,000.

Authorization Details

Main streets are crucial to a thriving neighborhood. They are home to the essentials for neighborhood residents, they offer local job opportunities, and they are a place to build community with neighbors. Many of Pittsburgh's main streets are still recovering post-pandemic and require investment that will attract customers and improve the quality of life for residents.

As a program of the City of Pittsburgh's Main and Main Initiative, the proposed Commercial Façade Grant Program aims to boost neighborhood business districts and small businesses by providing grant dollars to eligible businesses and commercial property owners to improve their external facade. The proposed program details are as follows:

- Grant funding covers 75% of project costs, up to \$20,000, for exterior work including windows and doors, brick pointing, painting, signage, lighting and more.
- Eligibility restrictions are limited to properties that have commercial use and are in or near a neighborhood business district.
- The URA will offer technical assistance to support eligible grant applications.
- Applications will be reviewed, and projects will be evaluated, based on their impact on neighborhood business districts, community engagement, adherence to the URA Façade Design Guidelines, and its geographic location.
- Applications will be accepted during designated funding rounds with the goal of providing two funding rounds per year, while funding is available.

The proposed program guidelines will be open for public comment until April 3, 2026, at 1 p.m. and will be presented to the URA Board for authorization during its Regular April Meeting. The Commercial Façade Grant program launch is planned for mid-April 2026.

Authorization is requested to enter into a loan agreement with the URA's affiliate, Pittsburgh Urban Initiatives (PUI), for a 10-year, 0% interest \$500,000 loan to fund the URA's Commercial Façade Grant Program. PUI is the City of Pittsburgh's Community Development Entity (CDE), working to secure New Markets Tax Credit (NMTC) awards through the U.S. Department of Treasury. PUI partners with private investors to provide equity to NMTC projects and deploy these credits into projects that serve Pittsburgh's underserved neighborhoods. PUI has previously seeded small business and housing development throughout the City of Pittsburgh, including initiatives undertaken by Invest PGH and the Pittsburgh Housing Development Corporation, and the URA's early efforts at microfinancing lending.

The PUI Board of Directors approved the \$500,000 loan at its February 2026 meeting, with the goal to renew a Commercial Façade Grant Program at the URA, and as part of its commitment to strategic community investment.

The URA has a proven track record implementing commercial facade programs. Previous programs supported hundreds of businesses to transform their facade and improve their main street by enhancing curb appeal for residents and visitors alike. The grant investments planned through this program will be matched by owner equity for a public-private investment into neighborhood business districts.

This PUI funding will enable the URA to open a round of the program in 2026, offering to fund up to 25 facade grants.

Resolutions for Agenda Item 5(a)

RESOLUTION NO. ____ (2026)

RESOLVED: That a ten year, 0% interest loan with Pittsburgh Urban Initiatives (PUI), for the URA Commercial Façade Grant Program for city-wide facade improvements, in an amount of \$500,000, payable from PUI fund is hereby approved, and the Executive Director, Deputy Executive Director, 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, in and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

Regular Board Meeting
March 12, 2026
Consent Agenda

1. Agreements/Amendments

- a. Authorization to enter into a two-year contract with Summit Strategies Government Affairs LLC for federal government relations services for a fee of \$5,000 per month plus related expenses.
- b. Authorization to enter into a two-year contract with C&G Strategies LLC for state government relations services for a fee of \$4,500 per month plus related expenses.
- c. Authorization to amend Resolution No. 115 (2025) to decrease the Multifamily Bond Issuance amount from \$39,000,000 to an amount of up to \$23,500,000 for the 120 Cecil Way project.
- d. Authorization to amend the For-Sale Development Program guidelines for projects funded with Housing Opportunity fund dollars to change the affordability periods as follows:
 - Projects with less than four units will have an affordability that is reduced from 99 years to 30 years; and
 - Projects with four or more units will have affordability reduced from 99 years for all units to 50% of the units restricted to 99 years and 50% restricted for 30 years.

2. Certificates of Completion

- a. Certificate of Completion and return of Good Faith Deposit for Grandview South Homes, L.P., for Block 3-N, Lot 171; Block 3-P, Lots 186, 187, 197, 216, 262, 277 and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; and Block 14-B, Lots 6, 7, 10, 15, 78, 222, 223 (Lots 222 and 223 now each incorporating portions of the parcel that was previously designated as Block 14-B, Lot 223-A) and 254, in the 18th Ward (Allentown – 702, 710, 717, 719, 724, 726, 731, 732, 734, 740 and 904 Eureka Street; 814 McLain Street; 6 and 8 Renwick Street; 0 Ceres Way, 45 Allen Street; and 803, 805 and 828 Excelsior Street – new construction affordable scattered-site single-family residential development).

3. Conveyances

- a. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to GaiaScape, LLC (Chris Kosin), for the sale of Block 50-F, Lots 147 and 148, in the 10th Ward for \$53,000 (5025 Rosetta Street side yard).

4. Grants

- a. Redevelopment Assistance Capital Program (RACP) Grant Awards
 - i. Authorization to enter into contracts with the Commonwealth of Pennsylvania (acting through the Office of the Budget) for RACP grants.
 - ii. Authorization to enter into Subgrant Agreements for the RACP grants with RACP Subgrantees and to contract for Administrative Fees.

1. **CMU Robotics Innovation Center - \$1,500,000**

Project Summary: The project will build a Physical AI Accelerator in the Robotics Innovation Center. The Accelerator will provide space for corporate landing parties and start-ups to collaborate with CMU researchers and access the full spectrum of state-of-the-art capabilities for the development of Physical AI.

- Subgrantee: Carnegie Mellon University or related entity

- Neighborhood (Council District): Hazelwood (5)

2. Hellbender Pittsburgh AI Driven - \$2,146,517

Project Summary: To achieve our vision, we have outlined a clear plan with specific, measurable outcomes. The scope of this project involves the building out of the facility.

- Subgrantee: Hellbender or related entity
- Neighborhood (Council District): Larimer (9)