

March 12, 2026

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

March 12, 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, Kane, Gwinn, McMahon, Bowman-Porter, Schacht and Bohince

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

1. General

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

2. Public Comment

- a. Renee Wilson, resident of the Hill District, expressed her concern about giving the Mayor credit for the Greater Hill District Neighborhood Reinvestment Fund
- b. Loretta Payne, resident of the Hill District, expressed her concern about utilizing only one Developer for Hill District developments
- c. Holly, a resident of Hazelwood, spoke on the Woods Village project in Hazelwood

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.

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- 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. **Hazelwood – Woods Village**

- a. 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).

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

Maya Fewes, Project Manager presented that 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

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Uses of Funds	
Hard Costs	\$8,290,890
Soft Costs	\$2,787,500
Acquisition	\$120,000
Total Project Costs	\$11,198,390

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.

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

RESOLUTION NO. 39 (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.

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

- a. 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.
- b. 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.
- c. 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.
- d. 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.

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

Julia McMahon, Senior Project Manager presented that 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.

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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 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

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

RESOLUTION NO. 40 (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. 41 (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. 42 (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. 43 (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.

6. Main and Main Initiative/Commercial Façade Grant Program

- a. 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)
- b. Authorization to enter into a loan agreement with Pittsburgh Urban Initiatives (PUI) for the Commercial Façade Grant Program in the amount of \$500,000.

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

Siena Kane, Assistant Director, Commercial & Business Lending presented that 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

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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.

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

RESOLUTION NO. 44 (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

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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.

CONSENT AGENDA

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

1. 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.

RESOLUTION NO. 45 (2026)

RESOLVED: That an agreement with Summit Strategies Government Affairs LLC, for federal government relation services, in an amount of \$5,000 per month plus related expenses, 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 an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

2. Authorization to enter into a two-year contract with C&G Strategies LLC for state government relation services for a fee of \$4,500 per month plus related expenses.

RESOLUTION NO. 46 (2026)

RESOLVED: That an agreement with C&G Strategies LLC, for state government relation services, in an amount of \$4,500 per month plus related expenses, 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 an 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. 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.

RESOLUTION NO. 47 OF 2026

A Resolution – Amending the Approving Resolution for the Issuance of Bonds for 120 Cecil Way Project

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WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the “**Authority**”) is a body corporate and politic constituting a public instrumentality of the Commonwealth of Pennsylvania (the “**Commonwealth**”), created under and pursuant to the Pennsylvania Redevelopment Law, as amended, 35 P.S. §1701, *et seq.* (the “**Act**”); and

WHEREAS, the Authority is authorized pursuant to the Act to, among other things, develop, acquire, lease and operate low-rent housing and to issue bonds in connection therewith; and

WHEREAS, the Board of the Authority approved Resolution No. 102 of 2025 (the “**Inducement Resolution**”) at its July 10, 2025 meeting with respect to the 120 Cecil Way housing project initiating the process by which the Authority would issue Bonds (as hereinafter defined) to the finance a portion of the 120 Cecil Way project; and

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WHEREAS, the Board of the Authority approved an authorizing resolution, Resolution No. 115 of 2025 at its September 11, 2025 meeting (the “**Authorizing Resolution**”) authorizing the issuance of its federally taxable or tax-exempt revenue bonds or notes in an aggregate principal amount not to exceed \$39,000,000 which bonds shall be designated as the “Urban Redevelopment Authority of Pittsburgh Multifamily Housing Revenue Bonds (120 Cecil Way Project), Series 2025” or similar appropriate designation (the “**Bonds**”); and

WHEREAS, BC Cecil LLC has requested that the Authority decrease the authorized amount on the Note from \$39,000,000 to \$23,500,000; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Authority (the “**Board**”) as follows:

1. The Authorizing Resolution with respect to the Bonds is hereby amended to authorize the issuance of the Bonds in an amount not to exceed \$23,500,000.
2. Except as specifically modified by this Resolution, the Inducement Resolution and the Authorizing Resolution are each ratified and confirmed and remain in full force and effect.
3. This Authority approves, ratifies and confirms all action heretofore taken by officers and other persons in the name or on behalf of this Authority in connection with the undertakings herein contemplated and with respect to the issuance of the Bonds.
4. In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, such invalidity shall not affect or impair any remaining provisions, section, sentence, clause or part of this Resolution, it being the intent of this Authority that such remainder shall be and shall remain in full force and effect.

Effective Date of Resolution. This Resolution shall take effect immediately

4. 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.

RESOLUTION NO. 48 (2026)

RESOLVED: That the For-Sale Development Program guidelines are hereby amended for 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.

5. 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).

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RESOLUTION NO. 49 (2026)

RESOLVED: That issuance of a Certificate of Completion to 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, and return of the Good Faith Deposit (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) 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 GaiaScape, LLC, or a related entity for the sale of Block 50-F, Lots 147 and 148, in the 10th Ward for \$53,000 (5025 Rosetta Street side yard).

RESOLUTION NO. 50 (2026)

RESOLVED: That the Redevelopment Proposal submitted by GaiaScape, LLC, or a related entity for the sale of Block 50-F, Lots 147 and 148, in the 10th Ward, and execution of a disposition contract by sale to GaiaScape, LLC, for \$53,000 are hereby approved, and the Executive Director, Deputy Executive Director, 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 GaiaScape, LLC or a related entity for the sale of Block 50-F, Lots 147 and 148, in the 10th Ward, are hereby approved, and the Executive Director, Deputy Executive Director, 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. Redevelopment Assistance Capital Program (RACP) Grant Awards
 - a. Authorization to enter into contracts with the Commonwealth of Pennsylvania (acting through the Office of the Budget) for RACP grants.
 - b. Authorization to enter into Subgrant Agreements for the RACP grants with RACP Subgrantees and to contract for Administrative Fees.
 - i. **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)

RESOLUTION NO. 51 (2026)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,500,000, for the CMU Robotics Innovation Center project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief

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Development Officer, Chief Housing Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,500,000, for the CMU Robotics Innovation Center project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 52 (2026)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Carnegie Mellon University or related entity for the CMU Robotics Innovation Center project , for an amount not to exceed \$1,500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- ii. **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)

RESOLUTION NO. 53 (2026)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$2,146,517, for the Hellbender Pittsburgh AI Driven project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$2,146,517, for the Hellbender Pittsburgh AI Driven project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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RESOLUTION NO. 54 (2026)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Hellbender or related entity for the Hellbender Pittsburgh AI Driven project , for an amount not to exceed \$2,146,517, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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

DocuSigned by:
Theresa Schacht

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Board Secretary

Public Comment Registration
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Overview of Comment Registration

In person: 1

Written: 1

Virtual: 0

In Person Comment

Name: Marimba Milliones

Agenda Item/Topic: Lower Hill Redevelopment, Greater Hill District Redevelopment Fund

Written Comment

Name: Matt Peters

Agenda Item/Topic: Woods Village

Comment:

Dear members of the URA board,

An agenda item on your meeting this Thursday regarding the sale of lots in Hazelwood to Oak Moss Developer indicates that you are selling this city-owned land for one dollar.

At a time when the city's budget crisis means streets aren't getting plowed, bridges aren't being repaired, this complete giveaway of the most precious resource we have, the land we live on, seems irresponsible at the very least.

Add to this the fact that the City's own Planning Department has determined these lands are unsuitable for development and should be included in the city's system of Greenways, this action is arbitrary and capricious and counter to the city's own agency recommendations, presented in October of 2025 at the monthly meeting of Hazelwood Initiative. This is also counter to the city's own Climate Action Plan goals.

This action is also counter to the city's Ordinance 618.03 (b) which states:

Natural communities and ecosystems ... possess inalienable and fundamental rights to exist and flourish within the City of Pittsburgh. Residents of the City shall possess legal standing to enforce those rights on behalf of those natural communities and ecosystems.

This “Rights of Nature” Ordinance is further supported in our state’s Constitution, Article 1 Section 27. This item from our state’s Bill of Rights guarantees to the people of Pennsylvania “the right to a clean air, pure water, and the preservation of the natural, scenic, historic, and esthetic value of the environment”, and appoints both state and local governments as trustee of this right. Recent case law from the PA Supreme Court, *Robinson twp. vs. Commonwealth of PA, 2013/2016*, further defines the role of local government as trustees of this right, requiring agencies such as the URA to act in a manner that meets three standards. A decision or action must be consistent with this constitutional right in a way that is: 1. Prudent, in seeking to conserve and uphold the right of people to enjoy a healthy environment and the aesthetic beauty of nature, 2. Loyal to that right, which the sale of lands in this instance is clearly not, and 3. Impartial in your judgment. It is important to note here, that none of these three standards apply to the right of Oak Moss to profit, and it would be improper for the URA to consider the one against the other as evenly balanced. The conclusion of the PA Supreme Court here supports the assertion that the URA is obliged to act in the interest of the forest, without partial favor to the interests of the developer.

The young forests growing on the lots here in question are part of a key biological linkage that connects Hazelwood’s core Greenways and associated lands (Calvary Cemetary, as well as lands owned by Pgh Housing Authority), with Schenley Park. The Sylvan Avenue Corridor is a narrow band of steep hillside that provides the only car-free corridor for wildlife to travel between the habitat “islands” found in Schenley Park and Hazelwood’s core Greenways. Severing or degrading this linkage will have direct impacts on existing populations of Firefly, a class of species in precipitous decline due to this sort of habitat loss, and also impact bats, of which several species remain protected under the Endangered Species Act, despite ongoing efforts at the federal level to dismantle these protections.

The degradation of habitat that comes with the sale of these young forested lots to the developer will have direct impacts on human health and well-being. The change from a cooling, carbon-absorbing forest to a heat-reflecting rooftop (or series of rooftops) means higher rates of heat-related illnesses, exacerbated asthma episodes, in the immediate vicinity.

The piecemeal degradation of habitat means increased human-wildlife interactions, with consequences ranging from increased car collisions with deer, to increased occurrence of Lyme disease, or zoonotic diseases that become epidemic such as Covid-19 or the eventual transformation of the “bird flu” to a form or variant that can infect humans. Ecological balance and healthy forests are essential to human survival and well-being.

Parks and green spaces, especially wild or rewilded areas, provide unique and essential mental-health services for the human mind, especially the modern urban mind plagued with modern urban stress, depression, anxiety, and other mental health issues. We need a bit of wild nature to nourish and inspire the human spirit, and this is a core part of the rights enshrined in our nation’s Constitution to ensure Life, Liberty, and the Pursuit of Happiness.

The sale of these lots and construction of market-rate and market-affordable homes denies these rights to the people most marginalized from access to parks, recreational facilities, and wild Nature. Directly situated on Monongahela Street is a row of federal housing, and the

demographic represented by this category is in the greatest need of access to parks and nature. Sale of these lots to a developer for a single dollar squanders the unique opportunity here to provide this important resource.

The real and undeniable danger presented by anthropogenic climate change means that every opportunity to protect and restore forests must be taken by city agencies and authorities like the URA. Forests in the tropics, and boreal Canada, are rapidly losing their ability to absorb carbon due to extensive logging, urban sprawl, converting forest and grassland to rangeland for beef production, and other human industrial activity. But here in the Appalachian region of the eastern US, our forests are actually benefiting slightly, from what scientists call “carbon fertilization” and the longer growing seasons that the early onset of climate change is providing to our region. That means that our forests are growing faster and lusher, absorbing more carbon from the atmosphere and storing it in the biomass and the soil itself. Further, the shady conditions of these temperate deciduous broadleaf forests provide enough cooling power to offset the warming atmosphere by an average of five to seven degrees C, which is ten to fifteen degrees F. That’s a life-saving degree of cooling power! We need every acre of forest, and we need to take every opportunity to restore forests especially in our urban communities. The action before you today, to sell these forested lots to a developer for one dollar, is contrary to that aim. I urge you please deny the sale of these lots to Oak Moss, and recognize the report published by Planning which finds that these lands should be set aside from consideration for development.

May the forests be with you in your considerations.

Matt Peters
Hazelwood 15207

Hello,

As a resident of Hazelwood, I urge the URA to respect our woods and NOT SELL any parcels for the development of the proposed Woods Village housing project. Our community already suffers disproportionately from high rates of asthma, heart disease, diabetes, and depression—diseases which are worsened with less exposure to nature.

As the proposed build-out of Hazelwood Green continues, the risks of light pollution, heat, noise, and traffic pollution will increase. What's left of our forests serves as a valuable buffer of protection for our community's health and oasis for migrating insects and birds that have few places to rest or feed in the neighborhoods surrounding us.

Greenfield neighbors visit Hazelwood's greenway because they have no green left in Greenfield. Our greenway needs to increase in size to support the expected increase in Hazelwood residents and visitors. It would be beyond shameful to sell our woods for a pittance to a private developer when they are worth so much to the public—including those that don't live in our community.

Please preserve these parcels and add them to the greenway.

Best,
Tiffany Taulton