

Board Agenda

Date/Time: Thursday, June 11, 2026, at 2:00 PM

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

Web Access: <https://youtube.com/live/T2MUJDHcnto?feature=share>

REGULAR MONTHLY BOARD MEETING AGENDA TABLE OF CONTENTS

1. **General**

- a. Roll Call
- b. Approval of May 14, 2026, URA Regular Board Meeting Minutes

2. **Public Comment**

3. **Announcements**

- a. The URA welcomes its Summer Internship Program Class of 2026.
- b. The URA will lease 1,200 square feet of Lower Hill retail space located at the Citizens Live at The Wylie music venue, 1201-1217 Wylie Avenue. The space will be available for rent beginning in November 2026. Interested parties should contact the URA.
- c. The URA will release a Request for Qualifications (RFQ) on June 18, 2026, for firms to provide Basic Conditions Study services, with the goal of creating a slate of providers. Responses are due on July 7, 2026.
- d. The URA will release a Request for Interest (RFI) for the redevelopment of URA and City-owned scattered sites in the Larimer neighborhood into high quality housing on June 22, 2026. Responses are due on August 24, 2026.
- e. The URA will accept applications for the Home Accessibility Program for Independence (HAPI) from June 22, 2026, through July 31, 2026.

4. **Development Services (Page 3 through Page 9)**

- a. **Homewood South – 710 N Homewood Avenue – Exclusive Negotiations**
 - i. Authorization to enter into exclusive negotiations with Generation Realty, LLC, or a related entity, for Block 174-J, Lots 131, 134 and 135 (710 N Homewood Avenue) in the Homewood South neighborhood, 13th Ward, for a period of six months.

b. **Hill District – Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) Children, Youth, and Education Initiatives Program and Workforce Development Initiatives Program Grants**

- i. Authorization is requested to enter into a GHDNRF Children, Youth, and Education Initiatives Program grant agreement with ACH Clear Pathways, or a related entity, for an amount not to exceed \$25,000 for the ACH Clear Pathways Creative Camp.
- ii. Authorization is requested to enter into a GHDNRF Children, Youth, and Education Initiatives Program grant agreement with The Citizens Science Lab, or a related entity, for an amount not to exceed \$25,000 for The Citizens Science Lab Pipeline Initiatives and Community Program project.
- iii. Authorization is requested to enter into a GHDNRF Children, Youth, and Education Initiatives Program grant agreement with Central Baptist Church, or a related entity, for an amount not to exceed \$25,000 for the Resilient Futures After-School Program.
- iv. Authorization is requested to enter into a GHDNRF Workforce Development Initiatives Program grant agreement with ACH Clear Pathways, or a related entity, for an amount not to exceed \$30,000 for The Career Compass project.

c. **Downtown – Mellon Square Storefronts Activation**

- i. Authorization to enter into a professional services agreement in an amount not to exceed \$110,000 with Indovina Associates Architects, LLC, or a related entity, for consulting services to reimagine the function of the retail spaces along Smithfield Street below Mellon Square Park and adjacent to the Mellon Square Garage.

5. **Housing (Page 10 through Page 12)**

a. **Beltzhoover – For-Sale Development Program – Beltzhoover Rehabilitation for Resale Phase 2C**

- i. Authorization to enter into a For-Sale Development Program (FSDP) grant agreement with Pittsburgh Housing Development Corporation (PHDC) in an amount of up to \$100,000 for the rehabilitation of 244 E Warrington Avenue in the Beltzhoover neighborhood, 18th Ward.

6. **Consent Agenda (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: June 11, 2026
Re: Agenda Item 4(a): Development Services

4(a) Homewood – 710 N Homewood Avenue – Exclusive Negotiations

- i. Authorization to enter into exclusive negotiations with Generation Realty, LLC, or a related entity, for Block 174-J, Lots 131, 134 and 135 (710 N Homewood Avenue) in the Homewood South neighborhood, 13th Ward, for a period of six months.

Authorization Details

Authorization is requested to enter into a six-month exclusive negotiations period with Generation Realty for 710 N Homewood Avenue in the Homewood South neighborhood of the City of Pittsburgh.

At the November 2025 Regular URA Board Meeting, staff announced a Request for Proposals for the redevelopment of 710 N Homewood Avenue and two adjacent parcels. In February 2026, the URA received four proposals which were reviewed by staff with input from a review committee made up of community stakeholders. Through proposal evaluation, interviews, and in-depth stakeholder discussions, the URA is recommending entering into exclusive negotiations with Generation Realty, or a related entity, to explore its mixed-use proposal.

The proposal includes six two-bedroom units and two efficiency units on the second and third floors and three commercial ground floor spaces. Preliminary total development costs are projected to be approximately \$4,000,000.

Project Information:

Borrower/Developer:	Generation Realty, LLC
Project Location:	710 N Homewood Avenue
Neighborhood:	Homewood South
Council District:	9
Commitment Expiration Date:	December 11, 2026
Total Units:	8 residential, 2-3 commercial
Affordable Units:	4 units affordable at or below 60% of AMI

Generation Realty, LLC, is a limited liability company with a mailing address of 557 N Homewood Avenue, Pittsburgh, PA 15208. Principal: Farren Mason Jr.

Resolution for Agenda Item 4(a)

RESOLUTION NO. ____ (2026)

RESOLVED: That exclusive negotiations with Generation Realty, LLC, or a related entity, for the sale of 710 N Homewood Avenue in the Homewood South neighborhood, 13th Ward, for a period six (6) months are hereby approved.

Director's Report

To: URA Board of Directors
From: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 11, 2026
Re: Agenda Item 4(b): Development Services

4(b) Hill District – Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) Children, Youth, and Education Initiatives Program and Workforce Development Initiatives Program Grants

- i. Authorization is requested to enter into a GHDNRF Children, Youth, and Education Initiatives Program grant agreement with ACH Clear Pathways, or a related entity, for an amount not to exceed \$25,000 for the ACH Clear Pathways Creative Camp.
- ii. Authorization is requested to enter into a GHDNRF Children, Youth, and Education Initiatives Program grant agreement with The Citizens Science Lab, or a related entity, for an amount not to exceed \$25,000 for The Citizens Science Lab Pipeline Initiatives and
- iii. Authorization is requested to enter into a GHDNRF Children, Youth, and Education Initiatives Program grant agreement with Central Baptist Church, or a related entity, for an amount not to exceed \$25,000 for the Resilient Futures After-School Program.
- iv. Authorization is requested to enter into a GHDNRF Workforce Development Initiatives Program grant agreement with ACH Clear Pathways, or a related entity, for an amount not to exceed \$30,000 for The Career Compass project.

Authorization Details

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 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.

The Children, Youth, and Education Initiatives Program provides grants of up to \$25,000 to support community-based organizations providing educational activities and experiences related to: STEM (science, technology, engineering, and mathematics), the arts (dance, music, visual arts etc.), athletics, cultural awareness, and the improvement of educational outcomes. On October 9, 2025, the URA Board approved \$240,000 for the program. On May 14, 2026, at the recommendation of the GHDNRF Advisory Board, the URA Board approved a total of \$141,460 in GHDNRF Children, Youth, and Education Initiatives Program grants.

The Workforce Development Initiatives Program provides grants of up to \$30,000 to support initiatives that prepare individuals for sustainable employment through training, education, and job placement services. On October 9, 2025, the URA Board approved \$120,000 for the program. On May 14, 2026, at the recommendation of the GHDNRF Advisory Board, the URA Board approved a total of \$60,000 in GHDNRF Workforce Development Initiatives Program grants.

On June 1, 2026, the GHDNRF Advisory Board recommended a total of \$75,000 in GHDNRF Children, Youth, and Education Initiatives Program expenditures and \$30,000 in GHDNRF Workforce Development Initiatives Programs expenditures. Authorization is sought to advance the following projects.

Children, Youth, and Education:

1. Organization: ACH Clear Pathways
Program: Artistic Creative Camp - will host a junior production of Little Shop of Horrors as part of its 2026 Summer Program, using the performing arts to engage youth in creative learning and collaboration.
Grant amount: \$25,000
ACH Clear Pathways is a non-profit organization located at 510 Heldman St, Pittsburgh, PA 15219. ACH Clear Pathways is led by Tyian Battle, Executive Director.
2. Organization: The Citizen Science Lab
Program: TCSL Pipeline Initiatives and Community Programs – hands-on, out-of-school STEM programming for Greater Hill District youth through The Citizen Science Lab’s MLK Center for Scientific Excellence and community partnerships.
Grant Amount: \$25,000
The Citizen Science Lab is a non-profit organization located at 636 Herron Avenue, Pittsburgh, PA 15219. The Citizen Science Lab is led by Dr. Andre Samuel, Founder, President & CEO.
3. Organization: Central Baptist Church
Program: Resilient Futures After School Program – serves middle and high school students to provide four days per week of academic support, literacy tutoring, homework assistance, and hands-on STEAM enrichment.
Grant Amount: \$25,000
Central Baptist Church is a Baptist Church located at 2200 Wylie Avenue, Pittsburgh, PA 15219. Central Baptist Church is led by Reverend Courtney Meadows, Pastor.

Workforce Development:

1. Organization: ACH Clear Pathways
Program: Creative Teen Work Force Development Program - introduces students to branding, design, marketing, communication, product development, and entrepreneurship while teaching technical skills using tools such as Adobe Photoshop, Illustrator, and Canva.
Grant amount: \$30,000
ACH Clear Pathways is a non-profit organization located at 510 Heldman St, Pittsburgh, PA 15219. ACH Clear Pathways is led by Tyian Battle, Executive Director,

Resolutions for Agenda Item 4(b)

RESOLUTION NO. ____ (2026)

RESOLVED: That a Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) grant with ACH Clear Pathways, or a related entity, for the ACH Clear Pathways Creative Camp, in an amount not to exceed \$25,000, payable from the GHDNRF, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, Chief Lending and Investment 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) grant with The Citizens Science Lab, or a related entity, for The Citizens Science Lab Pipeline Initiatives and Community Program project, in an amount not to exceed \$25,000, payable from the GHDNRF, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, Chief Lending and Investment 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) grant with Central Baptist Church or a related entity, for the Resilient Futures After-School Program, in an amount not to exceed \$25,000, payable from the GHDNRF, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, Chief Lending and Investment 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) grant with ACH Clear Pathways, or a related entity, for The Career Compass project, in an amount not to exceed \$30,000, payable from the GHDNRF, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, Chief Lending and Investment 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: Thomas E. Link, III, Chief Development Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: June 11, 2026
Re: Agenda Item 4(c): Development Services

4(c) Downtown – Mellon Square Storefronts Activation

- i. Authorization to enter into a professional services agreement in an amount not to exceed \$110,000 with Indovina Associates Architects, LLC, or related entity, for consulting services to reimagine the function of the retail spaces along Smithfield Street below Mellon Square Park and adjacent to the Mellon Square Garage.

Authorization Details

Authorization is requested to enter into a professional services agreement in an amount not to exceed \$110,000 with Indovina Associates Architects, LLC, (Indovina) or related entity, for consulting services to reimagine the function of the retail spaces along Smithfield Street below Mellon Square Park and adjacent to the Mellon Square Garage.

At the January 2026 Regular URA Board Meeting, staff announced a Request for Proposals (RFP) for Mellon Square Garage Retail feasibility and related architecture and engineering services. The request was opened on February 17, 2026, and closed March 31, 2026. The URA received 19 proposals. Through proposal evaluation, in-person interviews, and in-depth stakeholder discussions, the URA is recommending Indovina as the best candidate to lead this effort.

Indovina will analyze and determine the feasibility for the development of a new restaurant and activation of multiple retail spaces at the ground and upper levels of the existing Mellon Square structure. Though not limited to these concepts, the analysis will focus on seamless integration of the intended use within the unique nature of the building and in such a way that does not negatively impact the architectural expression of the existing plaza. In addition to activating the existing space with a new use, the analysis will consider careful integration of an experience linked to the retail space at ground level with the plaza space directly above to support maximal use of both levels.

The west side of the plaza is currently lined with large tree planters and a continuous walkway with limited seating, causing it to be denser and less accessible than the east side. This presents an opportunity to extend the ground-level activity to the upper plaza, encouraging greater use of both spaces. Integration of a more complex function on both levels of the plaza will respect the plaza's historic landmark status and extend the life of the space for long-term vitality.

Indovina is responsible for all data collection, reviews, field surveys, and coordination with public and private agencies and utilities. Indovina will then produce a feasibility study that includes realistic and actionable concepts for building out the space to reach its full potential.

This effort was made possible by a grant from the Richard King Mellon Foundation.

Indovina Associates Architects, LLC, is a limited liability company with a mailing address of 3185 Penn Avenue, Pittsburgh, PA 15201. Principal: Robert Indovina.

Resolution for Agenda Item 4(c)

RESOLUTION NO. ____ (2026)

RESOLVED: That an agreement with Indovina Associates Architects, LLC, or related entity for consultant services related to the function of retail space at Mellon Square Storefronts, in an amount not to exceed \$110,000, payable from a grant received by the Richard King Mellon Foundation is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, Chief Lending and Investment 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.

Director’s Report

To: URA Board of Directors
From: Quianna Wasler, Chief Housing Officer
Cc: Susheela Nemani-Stanger, Executive Director
Date: May 14, 2026
Re: Agenda Item 5(a): Housing

5(a) Beltzhoover – For-Sale Development Program – Beltzhoover Rehabilitation for Resale Phase 2C

- i. Authorization to enter into a For-Sale Development Program (FSDP) grant agreement with Pittsburgh Housing Development Corporation (PHDC) in an amount of up to \$100,000 for the rehabilitation of 244 E Warrington Avenue in the Beltzhoover neighborhood, 18th Ward.

Authorization Details

Authorization is requested to enter into a FSDP grant agreement in an amount of up to \$100,000 with the URA’s nonprofit housing development affiliate, PHDC, for the renovation of a single-family, detached home in Beltzhoover. The property is currently owned by the Pittsburgh Land Bank and will be sold to PHDC at or before closing.

The approximately 1,200-square-foot home includes two bedrooms, two baths, two flex spaces, a full basement and an integral garage. The renovated home will be sold to an income-qualified buyer earning 80% of Pittsburgh’s Area Median Income (AMI) or less. The anticipated sales price is \$210,000 with a required 20-year affordability period. The total development cost for the project is \$290,621.

This FSDP funding will continue PHDC’s affordable construction initiative in Beltzhoover and support ongoing efforts to reduce vacancy, strengthen the residential corridor near McKinley Park, stabilize surrounding properties, and create a high-quality, affordable homeownership opportunity that helps build generational wealth.

Borrower/Developer:	Pittsburgh Housing Development Corporation
Project Location:	244 E Warrington Avenue
Neighborhood:	Beltzhoover
Council District:	3
Preliminary Authority Financing for Review:	\$100,000 FSDP grant sourced from CDBG
Collateral:	Declaration of Restrictive Covenant requires that the home be sold affordably to households earning at or below 80% of AMI for a period of 20 years
Proposed Program Sources:	CDBG
Commitment Expiration Date:	September 30, 2026
Total Units:	1
Affordable Units:	1 unit affordable at or below 80% of AMI
Sources of Funds	
Landmarks Community Capital Corp. Construction Loan	\$145,000
URA FSDP Grant	\$100,000
PLB ARPA Stabilization grant	\$20,000
Transaction Fees	\$12,750
Energy Efficiency grant	\$10,000

PHDC Equity	\$2,871
Total Project Financing	\$290,621
Uses of Funds	
Hard Costs	\$223,788
Total Fees	\$25,738
Acquisition	\$17,892
Transaction Fees	\$12,750
Construction & Financing Charges	\$9,253
Miscellaneous Development Expenses	\$1,200
Total Project Costs	\$290,621

Pittsburgh Housing Development Corporation is a Pennsylvania nonprofit corporation with a mailing address of 412 Boulevard of the Allies, Suite 901, Pittsburgh, PA 15219. Principal: Quianna Wasler, Executive Director

Resolution for Agenda Item 5(a)

RESOLUTION NO. ____ (2026)

RESOLVED: That a For-Sale Development Program (FSDP) grant with Pittsburgh Housing Development Corporation (PHDC), for the rehabilitation of 244 E Warrington Avenue in the Beltzhoover neighborhood, 18th Ward, in an amount not to exceed \$100,000, payable from FSDP is hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, Chief Lending and Investment 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.

Regular Board Meeting
June 11, 2026
Consent Agenda

1. Agreements/Amendments

- a. Authorization to waive the Rental Gap Program guidelines for Cliffside Overlook to reduce the affordability period requirement from 40 years to 20 years.
- b. Authorization to enter into a 2026 PAYGO Funded Programs Cooperation Agreement with the City of Pittsburgh, for the provision of PAYGO funds to the URA in an amount up to \$1,675,000.

2. Certificate of Completion

- a. Certificate of Completion for The Pittsburgh Land Bank for Block 10-N, Lot 345, in the 5th Ward (JB5 Investments Ph 1 LLC, Sheree and Calvin Lanahun Anderson – Grove Street – residential rehabilitation).
- b. Certificate of Completion for The Pittsburgh Land Bank for Block 174-C, Lot 148, in the 13th Ward (Shakeria Carter – side yard for 7424 Stranahan Street).

3. Conveyances

- a. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 10-N, Lot 345, in the 5th Ward for \$500 plus costs (estimated to total \$2,500).
- b. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 174-C, Lot 148, in the 13th Ward for \$500 plus costs (estimated to total \$7,500).

4. Grants

- a. Authorization to apply to the Pennsylvania Department of Community and Economic Development Business in Our Sites Program for a Grant for the Pittsburgh Site Preparation for Housing Assemblages project in an amount not to exceed \$15,000,000, to be used for site development activities required to make housing assemblages shovel ready. In the event of an award, authorization to enter into an agreement and other related agreements.
- b. Authorization to apply to the Pennsylvania Department of Community and Economic Development Business in Our Sites Program for a Loan for the 4433 Howley Street project in an amount not to exceed \$3,000,000 to be used for commercial structure rehabilitation costs. In the event of an award, authorization to enter into an agreement and other related agreements including any subrecipient agreements.
- c. Authorization to apply to the Pennsylvania Department of Community and Economic Development Business in Our Sites Program for a Grant for the 4433 Howley Street project in an amount not to exceed \$2,000,000 to be used for engineering, environmental remediation, infrastructure improvements, and other site preparations. In the event of an award, authorization to enter into an agreement and other related agreements including any subrecipient agreements.