

## Board Agenda

**Date/Time:** Thursday, July 9, 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/KSKiWuo5Ky0?feature=share>

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### REGULAR MONTHLY BOARD MEETING AGENDA TABLE OF CONTENTS

1. **General**

- a. Roll Call
- b. Approval of June 11, 2026, URA Regular Board Meeting Minutes

2. **Public Comment**

3. **Announcements**

- a. Commercial and Business Lending Main & Main Updates
- b. Notice of the August 2026 URA Regular Board Meeting Cancellation

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

a. **Strip District – OMI Building**

- i. Authorization to enter into exclusive negotiations with TAGLYZ LLC, or a related entity, for Block 25-P, Lots 10, 11, and 12, in the 2<sup>nd</sup> Ward (the Office of Municipal Investigations (OMI) Building owned by the City of Pittsburgh located at 2608 Penn Avenue) for a period of six months.

b. **Downtown – 604 Liberty Avenue**

- i. Proposal and form of contract for the sale of Block 1-D, Lot 183, in the 2<sup>nd</sup> Ward to MK Liberty Partners LLC, or a related entity, for \$200,000 plus closing costs.

c. **South Side Flats – Parcel E1d – McGowan Institute**

- i. Authorization for The University of Pittsburgh – of the Commonwealth System of Higher Education to add a 13-space parking lot to the existing improvements on Block 29-N, Lot 305, in the 16<sup>th</sup> Ward (3025 E. Carson Street).
- ii. Authorization to accept a proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a quitclaim deed for the sale of Block 29-N, Lot 507, in the 16<sup>th</sup> Ward to The University of Pittsburgh – of the Commonwealth System of Higher Education, or a related entity, for \$5,000 plus closing costs.

5. **Consent Agenda (Page 10)**

6. **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:** July 9, 2026  
**Re:** Agenda Item 4(a): Development Services

## 4(a) Strip District – OMI Building

- i. Authorization to enter into exclusive negotiations with TAGLYZ LLC, or a related entity, for Block 25-P, Lots 10, 11, and 12, in the 2<sup>nd</sup> Ward (the Office of Municipal Investigations (OMI) Building located at 2608 Penn Avenue) for a period of six months.

### Authorization Details

In March 2026, the URA issued a Request for Proposals (RFP) in collaboration with the City of Pittsburgh for the purchase and redevelopment of the city-owned OMI Building site, an existing two-story former police station and a small adjoining parking area located at 2608 Penn Avenue in the Strip District.

The URA received four proposals in May 2026. Responses were evaluated by URA professional staff with input from a review committee composed of URA and City staff, as well as neighborhood stakeholders. The URA recommends selecting TAGLYZ LLC and staff are requesting authorization to enter into exclusive negotiations with TAGLYZ LLC, or a related entity, for a period of six months.

TAGLYZ LLC proposed a mixed-use development consisting of 10 market-rate residential rental units and two ground-floor commercial spaces. The existing two-story structure and its historic facade will be preserved, with an addition of a third story. A portion of the existing parking area will be repurposed as a public garden/parklet that will also serve the ground-floor commercial space. The preliminary project budget is \$4,350,000 and would be financed through private equity and bank financing. It is estimated that this project would result in a new assessed value of \$1,500,000, an additional \$39,525 in annual tax revenue, and seven jobs.

The six-month exclusive negotiations period will allow the developer to test site conditions and determine the structural integrity of the building and the overall feasibility of the proposed project.

TAGLYZ LLC is a Pennsylvania limited liability company with a mailing address of 6629 Northumberland Street, Pittsburgh, PA 15217. Principal: Jiangyang “Yang” Zhang, Founder.

**Resolution for Agenda Item 4(a)**

**RESOLUTION NO. \_\_\_\_ (2026)**

RESOLVED: That exclusive negotiations with TAGLYZ LLC, or a related entity, for the sale of Block 25-P, Lots 10, 11, and 12, in the 2<sup>nd</sup> 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:** July 9, 2026  
**Re:** Agenda Item 4(b): Development Services

## 4(b) Downtown – 604 Liberty Avenue

- i. Proposal and form of contract for the sale of Block 1-D, Lot 183, in the 2<sup>nd</sup> Ward to MK Liberty Partners LLC, or a related entity, for \$200,000 plus closing costs.

### Authorization Details

Authorization is requested for the approval of a proposal and form of contract for the sale of Block 1-D, Lot 183, in the 2<sup>nd</sup> Ward, to MK Liberty Partners LLC, or a related entity, for \$200,000 plus closing costs.

MK Liberty Partners LLC proposes to rehabilitate and lease the first-floor commercial space of the existing building located at 604 Liberty Avenue in Downtown Pittsburgh. The proposed project will improve an underutilized property along the Liberty Avenue corridor and support continued commercial activity within the Central Business District.

The redevelopment will include improvements to the interior of the first-floor commercial space to accommodate a future tenant. It is estimated that this project would result in a new assessed value of \$500,000, an additional \$13,175 in annual tax revenue, and two jobs.

By returning currently vacant commercial space to productive use, the project will contribute to ongoing revitalization efforts in Downtown Pittsburgh, enhance the pedestrian experience, and support the long-term economic vitality of the Central Business District.

### Project Information:

<b>Borrower/Developer:</b>	MK Liberty Partners LLC
<b>Project Location:</b>	604 Liberty Avenue, Pittsburgh, PA 15219
<b>Neighborhood:</b>	Central Business District
<b>Council District:</b>	6
<b>Sources of Funds</b>	
Equity	\$480,525
<b>Total Project Financing</b>	<b>\$480,525</b>
<b>Uses of Funds</b>	
Hard Costs	\$246,500
Acquisition	\$200,000
Total Fees	\$31,825
Construction & Financing Charges	\$2,200
<b>Total Project Costs</b>	<b>\$480,525</b>

MK Liberty Partners LLC, is a Pennsylvania limited liability company with a mailing address of 922 Western Avenue, Rear Office, Pittsburgh, PA 15233. Principal: Keane George.

**Resolution for Agenda Item 4(b)**

**RESOLUTION NO. \_\_\_\_ (2026)**

RESOLVED: That the Redevelopment Proposal submitted by MK Liberty Partners LLC, or a related entity, for the sale of Block 1-D, Lot 183, in the 2<sup>nd</sup> Ward, and execution of a disposition contract by sale to MK Liberty Partners LLC, or a related entity, for an amount of \$200,000, plus closing costs, are 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 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. Contingent on carrying cost payment, good faith deposit, qualified buyer check, and MWBE approval.

# Director's Report

**To:** URA Board of Directors  
**From:** Thomas E. Link, III, Chief Development Officer  
**Cc:** Susheela Nemani-Stanger, Executive Director  
**Date:** July 9, 2026  
**Re:** Agenda Item 4(c): Development Services

## 4(c) South Side Flats – McGowan Center

- i. Authorization for The University of Pittsburgh – of the Commonwealth System of Higher Education to add a 13-space parking lot to the existing improvements on Block 29-N, Lot 305, in the 16<sup>th</sup> Ward (3025 E. Carson Street).
- ii. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a quitclaim deed for the sale of Block 29-N, Lot 507, in the 16<sup>th</sup> Ward to The University of Pittsburgh – of the Commonwealth System of Higher Education, or a related entity, for \$5,000 plus closing costs.

## Authorization Details

In the early 2000s, the University of Pittsburgh completed construction of the building housing its McGowan Institute for Regenerative Medicine in the South Side Works. Historically, the McGowan Institute did not have on-site parking and relied on a leased surface parking lot on a neighboring property. That lot, which provided approximately 40 spaces, was eliminated when construction of TWG's Connection at South Side apartment complex began in 2019. Since the apartment complex was completed in 2022, no adjacent parking has been available for McGowan Institute staff, faculty or visitors.

To address this need, the University of Pittsburgh proposes building a 13-space surface parking lot on its property, located on the northwest side of the McGowan Institute. The proposed lot would include 12 standard parking spaces, one ADA-compliant space, and bicycle racks for up to six bicycles. The lot is intended for short-term use only by McGowan Institute staff, faculty, and visitors, not for full-time employee parking. Full-time staff are expected to continue using public parking facilities in the area.

The July 2000 deed from the URA's affiliate Pittsburgh Economic & Industrial Development Corporation to the University of Pittsburgh includes a 30-year covenant prohibiting changes in the improvements without the URA's written approval. URA staff are therefore requesting authorization for this proposed change.

Access from E. Carson Street to the new McGowan Institute parking lot will require ingress/egress across URA-owned parcel Block 29-N, Lot 507, and construction of a curb cut and a driveway on that parcel. Staff are also requesting authorization to convey Block 29-N, Lot 507, via quitclaim deed to the University of Pittsburgh – of the Commonwealth System of Higher Education, or a related entity, for \$5,000 plus costs.

## Project Information:

<b>Borrower/Developer:</b>	The University of Pittsburgh – of the Commonwealth System of Higher Education
<b>Project Location:</b>	3025 E. Carson Street, Pittsburgh, PA 15203
<b>Neighborhood:</b>	South Side Flats
<b>Council District:</b>	3
<b>Sources of Funds</b>	
Equity	\$397,000
<b>Total Project Financing</b>	\$397,000
<b>Uses of Funds</b>	

Construction Costs	\$391,000
Acquisition	\$6,000
<b>Total Project Costs</b>	<b>\$397,000</b>

The University of Pittsburgh is a state-related university with a mailing address of 4200 Fifth Avenue, Pittsburgh, PA 15260. Principal: Anish Kumar is Vice Chancellor for Real Estate and Matthew Rendulic is Director of Real Estate Development.

**Resolutions for Agenda Item 4(c)**

**RESOLUTION NO. \_\_\_\_ (2026)**

RESOLVED: That The University of Pittsburgh – of the Commonwealth System of Higher Education request to add a 13-space parking lot to the existing improvements on Block 29-N, Lot 305, in the 16<sup>th</sup> Ward (3025 E. Carson Street) is hereby approved.

**RESOLUTION NO. \_\_\_\_ (2026)**

RESOLVED: That the Redevelopment Proposal submitted by The University of Pittsburgh - of the Commonwealth System of Higher Education, or a related entity, for the sale of Block 29-N, Lot No. 507, in the 16<sup>th</sup> Ward, and execution of a disposition contract by sale to The University of Pittsburgh - of the Commonwealth System of Higher Education, or a related entity, for \$5,000 plus closing costs are hereby approved, and the Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, Chief Lending and Investment 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 The University of Pittsburgh - of the Commonwealth System of Higher Education, or a related entity for the sale of Block 29-N, Lot No. 507, in the 16<sup>th</sup> Ward, are hereby approved, and Executive Director, Deputy Executive Director, Chief Development Officer, Chief Housing Officer, Chief Lending and Investment 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.

**Regular Board Meeting**  
**July 9, 2026**  
**Consent Agenda**

1. Agreements/Amendments

- a. Authorization to enter into a three-year management agreement with ALCO Parking Corporation beginning August 1, 2026, and ending July 31, 2029, for the operation and management of the Lower Hill District surface parking lots and the 610 3<sup>rd</sup> Avenue parking lot, with a management fee of 2.25% of net revenue, and with owner options to extend the agreement for up to two additional one-year terms.
- b. Authorization for Elmhurst Technology Drive LP to change the use of approximately 18,000 square feet of the Elmhurst Innovation Center Phase 2 site (Block 28-N, Lot 315, in the 4<sup>th</sup> Ward) from office and flexible/technology space to open space to support the proposed lease of Elmhurst Innovation Center Phase 1 to the Environmental Charter School.

2. Grants

- a. Authorization to apply for and enter into a grant agreement with Henry L. Hillman Foundation for \$1,000,000 for strategic façade renovations and childcare business support.
- b. Authorization to subgrant \$500,000 of a Henry L. Hillman Foundation grant to Invest PGH for the Childcare Reinvestment Business Fund.

3. Certificate of Completion

- a. Certificate of Completion for Pittsburgh Housing Development Corporation for Block 15-S, Lot 196, in the 18<sup>th</sup> Ward (817 Eldora Place – affordable for-sale residential rehabilitation).