July 9, 2026

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

July 9, 2026 – 2:00 P.M., E.S.T.

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

Staff Present: Nemani-Stanger, Lane, Diersen, Wasler, Carter, Hall, Clayton, Bowman-Porter, Schacht

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

1. **General**

   a. Roll Call

   b. Approval of June 11, 2026, URA Regular Board Meeting Minutes

2. **Public Comment**

   a. Conrad Sloane, spoke about the 2608 Penn Avenue project.

   b. Meghan Hammond, Executive Director, Fair Housing Partnership of Greater Pittsburgh, spoke about fair housing principles and the OMI building board item and disability accessibility.

3. **Announcements**

   a. Commercial and Business Lending Main & Main Updates

   b. Notice of the August 2026 URA Regular Board Meeting Cancellation

4. **Strip District – OMI Building**

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

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

Gordon Hall, Project Manager, Development Services presented that 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.

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

RESOLUTION NO. 104 (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 2nd Ward, for a period six (6) months are hereby approved.

5. **Downtown – 604 Liberty Avenue**

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

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

Laya Mathews, Senior Project Manager presented that authorization is requested for the approval of a proposal and form of contract for the sale of Block 1-D, Lot 183, in the 2nd 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:

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

Construction & Financing Charges	$2,200
Total Project Costs	**$480,525**

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.

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

RESOLUTION NO. 105 (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 2nd 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.

6. **South Side Flats – McGowan Center**

a. 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 16th Ward (3025 E. Carson Street).

b. 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 16th Ward to The University of Pittsburgh – of the Commonwealth System of Higher Education, or a related entity, for $5,000 plus closing costs.

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

Tracy Brindle, Real Estate Transactions Coordinator presented that 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:

Borrower/Developer:	The University of Pittsburgh – of the Commonwealth System of Higher Education
Project Location:	3025 E. Carson Street, Pittsburgh, PA 15203
Neighborhood:	South Side Flats
Council District:	3
Sources of Funds	
Equity	$397,000
Total Project Financing	$397,000
Uses of Funds	
Construction Costs	$391,000
Acquisition	$6,000
Total Project Costs	**$397,000**

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.

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

RESOLUTION NO. 106 (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 16th Ward (3025 E. Carson Street) is hereby approved.

RESOLUTION NO. 107 (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 16th 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 16th 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.

CONSENT AGENDA

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

1. 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 3rd 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.

RESOLUTION NO. 108 (2026)

RESOLVED: That an three-year management agreement beginning August 1, 2026 until July 31, 2029, with an owner option to extend with ALCO Parking Corporation for the operation and management of the Lower Hill District surface parking lots and the 610 3rd Avenue parking lot, with a management fee of 2.25% of net revenue s 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.

2. 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 4th 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.

RESOLUTION NO. 109 (2026)

RESOLVED: That 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 4th 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 is hereby approved.

3. 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.

RESOLUTION NO. 110 (2026)

RESOLVED: That application to the Henry L. Hillman Foundation for a grant, for an amount not to exceed $1,000,000, for strategic façade renovations and childcare business support 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 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 grant from the Henry L. Hillman Foundation, for an amount not to exceed $1,000,000, for strategic façade renovations and childcare business support, 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 and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

4. Authorization to subgrant $500,000 of a Henry L. Hillman Foundation grant to Invest PGH for the Childcare Reinvestment Business Fund.

RESOLUTION NO. 111 (2026)

RESOLVED: That application to the Henry L. Hillman Foundation to Invest PGH Inc., for a grant, for an amount not to exceed $500,000, for strategic façade renovations and childcare business support is hereby approved and it is:

RESOLVED FURTHER: That Invest PGH Inc. acceptance of a grant from the Henry L. Hillman Foundation, for an amount not to exceed $500,000, for the Childcare Reinvestment Business Fund, is hereby approved.

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

RESOLUTION NO. 112 (2026)

RESOLVED: That issuance of a Certificate of Completion to Pittsburgh Housing Development Corporation, for Block 15-S, Lot 196, in the 18th Ward, and return of the Good Faith Deposit (817 Eldora Place – affordable for-sale residential rehabilitation) 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, 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.

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

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Theresa Schacht
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Board Secretary