

# Special Board Meeting

**May 21, 2020**

**Today's URA Board meeting will begin at approximately 2:00 p.m.**

**During the meeting, attendees may submit questions to the Board via Zoom Q&A.**



# I. General

- **Roll call**
- **Public comment**
- **Recap: May 14, 2020 URA Board Meeting**



# Public Comment

**Submitted via:**

**Email: [publiccomment@ura.org](mailto:publiccomment@ura.org)**

**Website: [bit.ly/URABoard](http://bit.ly/URABoard)**

**Public comments closed at 1:00 p.m. today.**



# Recap: May 14, 2020 Board Meeting

## Key Points:

- Board voted to **briefly delay preliminary approval on Block G1**, proposed to be a new headquarters for First National Bank Corp. (FNB), and other items related to the Lower Hill development
- The brief delay allowed for a **review of developer's most recent submissions** to ensure commitments made were reasonably viable
- **Pittsburgh Penguins announced a halt to their developments** Thursday evening
- **URA Board and staff remain committed** to advancing both the project and the Hill District's redevelopment in a way that keeps pace with the rest of the City

# II. Announcements

- **Explanation of Neighborhood Benefits**
- **Lower Hill Briefings & Presentations**



# Explanation of Neighborhood Benefits

- **Community Capital Investment**
- **First Source Hiring Center**
- **Ongoing Commitments**
- **First National Bank – Existing Neighborhood Relations**



# Neighborhood Benefits & CCIP Goals

COMMITMENT	CCIP GOAL TARGETED
<p><b>Community capital investment</b> to fund housing and economic development and affordable housing activities in the Greater Hill District</p>	<ul style="list-style-type: none"> <li>• MWBE Inclusion</li> <li>• Inclusionary and Homeownership Housing Programs</li> <li>• Wealth Building Initiatives</li> </ul>
<p><b>First source hiring center</b> to support well-paying job opportunities</p>	<ul style="list-style-type: none"> <li>• Job Creation, Local Inclusion, and Workforce Development</li> </ul>
<p><b>Ongoing commitment to the community</b> Hill District rec2tech Improved recreations facilities Current Call public Art Instillation New Hill District Catapult MWBE small business incubator</p>	<ul style="list-style-type: none"> <li>• Job Creation, Local Inclusion, and Workforce Development</li> <li>• Cultural and Community Legacy Initiatives</li> <li>• Wealth Building Initiatives</li> </ul>
<p>These are reasonably viable commitments made by the developer at this preliminary stage in the project.</p>	<ul style="list-style-type: none"> <li>• Coordinated Community Development must continue in earnest.</li> </ul>

# Community Capital Investment

## PUBLIC INVESTMENT:

Blocks G Local Economic  
Revitalization Tax Assistance  
(LERTA)



## PUBLIC BENEFIT:

+ **\$8 Million** Contribution to the Greater  
Hill Reinvestment Fund

Block E Parking Tax Diversion  
(PTD)



+ **\$3 Million** Contribution to Hill District  
Housing Reinvestment Account

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= **\$11 Million** Investment

(Upfront payment to be made by the developer at closing)



# Community Capital Investment

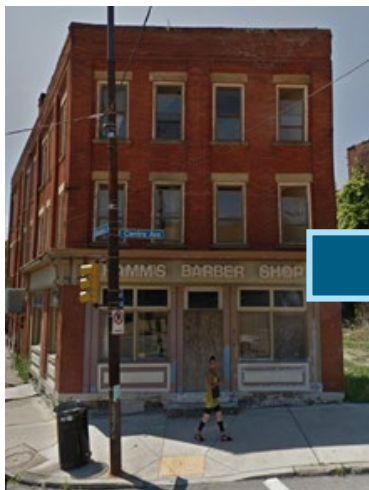
## \$8 Million invested in the Greater Hill Reinvestment Fund

### Potential Uses:

Supporting 6 transformative Centre Ave. developments, spearheaded by local, MBE firms & Hill District businesses, as approved by URA's Board in February

Clockwise from Top Right:

Current Conditions & Conceptual Plans: Amani Christian CDC; Studio Volcy; Big Tom's Barber Shop



# Community Capital Investment

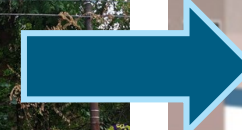
## \$8 Million invested in the Greater Hill Reinvestment Fund

### Potential Uses:

Supporting 6 transformative Centre Ave. developments, spearheaded by local MBE firms & Hill District businesses, as approved by URA's Board in February

### Clockwise From Top Right:

- MOKA Art Gallery plans to transform the vacant lot behind their gallery into a community green space for music and art enjoyment.
- Current Conditions & Conceptual Plans: Salon XO & Bridging the Gap Development; The Sankofa Group



# Community Capital Investment

## \$8 Million invested in the Greater Hill Reinvestment Fund

### Potential Uses:

#### New Granada Square Redevelopment



# Community Capital Investment

**\$3 Million invested in Hill District Housing Reinvestment Account**

## Potential Uses:

- **Repairs to Owner Occupied & Tenant Occupied Affordable Housing Units**
- **Legal Assistance Regarding Tangled Title Resolution and Will Creation**
- **Small Neighborhood Infrastructure Projects**



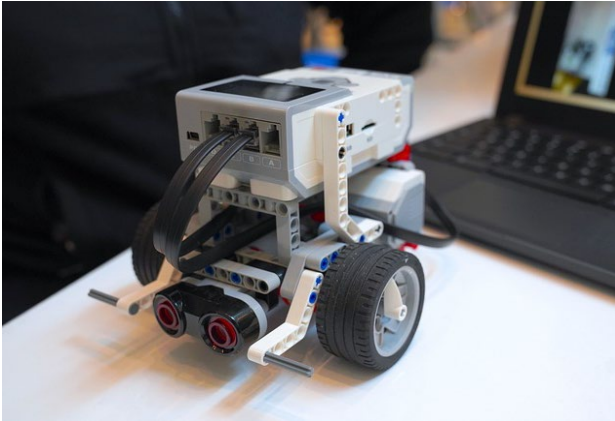
# First Source Hiring Center

**In Partnership with Partner4Work, a First-Source Hiring Center, to be located within the Hill District, will provide Hill District Residents with access to:**

- **Well-paying union construction jobs on the Lower Hill site**
- **Job opportunities throughout the region**
- **Small Business support**
- **BankWork\$, Fund My Future & BizFit Programs**
- **Agreement signed by PAR and P4W**

The logo for Partner4Work features the word "PARTNER" in blue above the word "WORK" in blue. A stylized orange number "4" is positioned between the two words, with its top bar extending to the left and its bottom bar extending to the right.The logo for Fund My Future features the word "FUN!" in large, bold, magenta letters. The exclamation point is a grey circle with a white dot. Below "FUN!" is the phrase "MY FUTURE" in a smaller, grey, sans-serif font.The logo for BankWork\$ Career Training Program features a green graphic of three overlapping squares on the left. To the right, the text "BANKWORK\$" is in green, with the dollar sign being a larger font size. Below this, the words "CAREER TRAINING PROGRAM" are written in a smaller, grey, sans-serif font.

# Ongoing Commitments



## Developer Commitments:

- Hill District rec2tech
- Improved recreations facilities
- *Current Call* public Art Instillation
- New Hill District Catapult MWBE small business incubator

## Status:

- Walter Hood contract is completed
- URA Construction Team has begun working with City and PAR to develop and finalize a scope for Ammon Recreation renovations. (Impacted by COVID-19 but scheduled to resume)
- Negotiations with Macedonia Church are on-going (Impacted by COVID-19 but scheduled to resume)

# First National Bank Existing Neighborhood Relationship

- **Monetizer of the \$11 Million LERTA and PTD-derived Hill District Economic and Housing Development funds**
- **Other FNB Investments in the Hill District:**
  - **Construction Lender on the conversion of the Centre Ave. YMCA Building into 74 units of Affordable Housing**
  - **Construction Lender on the Miller Street Apartment Development**
  - **Support of Hill Affordable Homeownership Programs**
  - **Positive working relationship with Hill District Federal Credit Union**



# FNB Community Impact Plan

- **Monetize \$8M of LERTA**
- **Expand FNB partnership with the Hill District Federal Credit Union**
- **Monetize \$3M of the Parking Tax Diversion (PTD)**
- **Small Business Loan Partnership**
- **Neighborhood Partnership Program (NPP)**
- **Community programming & special initiatives**





# FNB Community Impact Plan & CCIP Goals

COMMITMENTS	STATUS	CCIP GOAL TARGETED
<p><b>Monetize \$8M of LERTA</b> to seed the Greater Hill Reinvestment Fund (GHRF)</p>	<ul style="list-style-type: none"> <li>• Received term sheet</li> <li>• To be controlled by community-informed guidelines</li> <li>• Community-led advisory board</li> <li>• On track to disburse with Block G-1 closing</li> </ul>	<ul style="list-style-type: none"> <li>• MWBE Inclusion</li> <li>• Inclusionary and Homeownership Housing Programs</li> <li>• Wealth Building Initiatives</li> </ul>
<p><b>Expand FNB partnership with the Hill District Federal Credit Union</b> to increase capacity of existing institutions</p>	<ul style="list-style-type: none"> <li>• Continuing discussions</li> <li>• Hill District Federal Credit Union leadership pleased with progress</li> </ul>	<ul style="list-style-type: none"> <li>• Cultural and Community Legacy Initiatives</li> <li>• Wealth Building Initiatives</li> </ul>
<p><b>Monetize \$3M of the Parking Tax Diversion (PTD)</b> for the Hill District Housing Reinvestment Account</p>	<ul style="list-style-type: none"> <li>• Received term sheet</li> <li>• Community to help shape guidelines</li> <li>• On track to disburse with Block E closing</li> </ul>	<ul style="list-style-type: none"> <li>• Inclusionary and Homeownership Housing Programs</li> </ul>

# FNB Community Impact Plan (continued)

COMMITMENTS	STATUS	CCIP GOAL TARGETED
Partnership with URA to serve as a <b>Small Business Loan Partner</b>	<ul style="list-style-type: none"> <li>• Discussing ways to formalize</li> <li>• Particular focus on Centre Avenue development lending</li> </ul>	<ul style="list-style-type: none"> <li>• Wealth Building Initiatives</li> </ul>
Strengthening community partnership through <b>Neighborhood Partnership Program (NPP)</b>	<ul style="list-style-type: none"> <li>• FNB working to identify Hill District community development partner for NPP</li> </ul>	<ul style="list-style-type: none"> <li>• Coordinated Community Development Strategies</li> </ul>
<b>Community programming</b> (wealth building) and special initiatives	<ul style="list-style-type: none"> <li>• Partners assembled by FNB to build programs to boost community access bank accounts and financial education.</li> <li>• Community discussions are ongoing.</li> </ul>	<ul style="list-style-type: none"> <li>• Wealth Building Initiatives</li> </ul>

**This community impact plan is a great starting point for continued coordination with the community to be fully realized.**

# Briefings & Presentations

- **Lower Hill LERTA Retained Amount Guidelines**
- **Greater Hill Neighborhood Reinvestment Fund Guidelines**
- **PTD-Funded Hill District Housing**
- **Reinvestment Account – Preserving Housing Affordability**

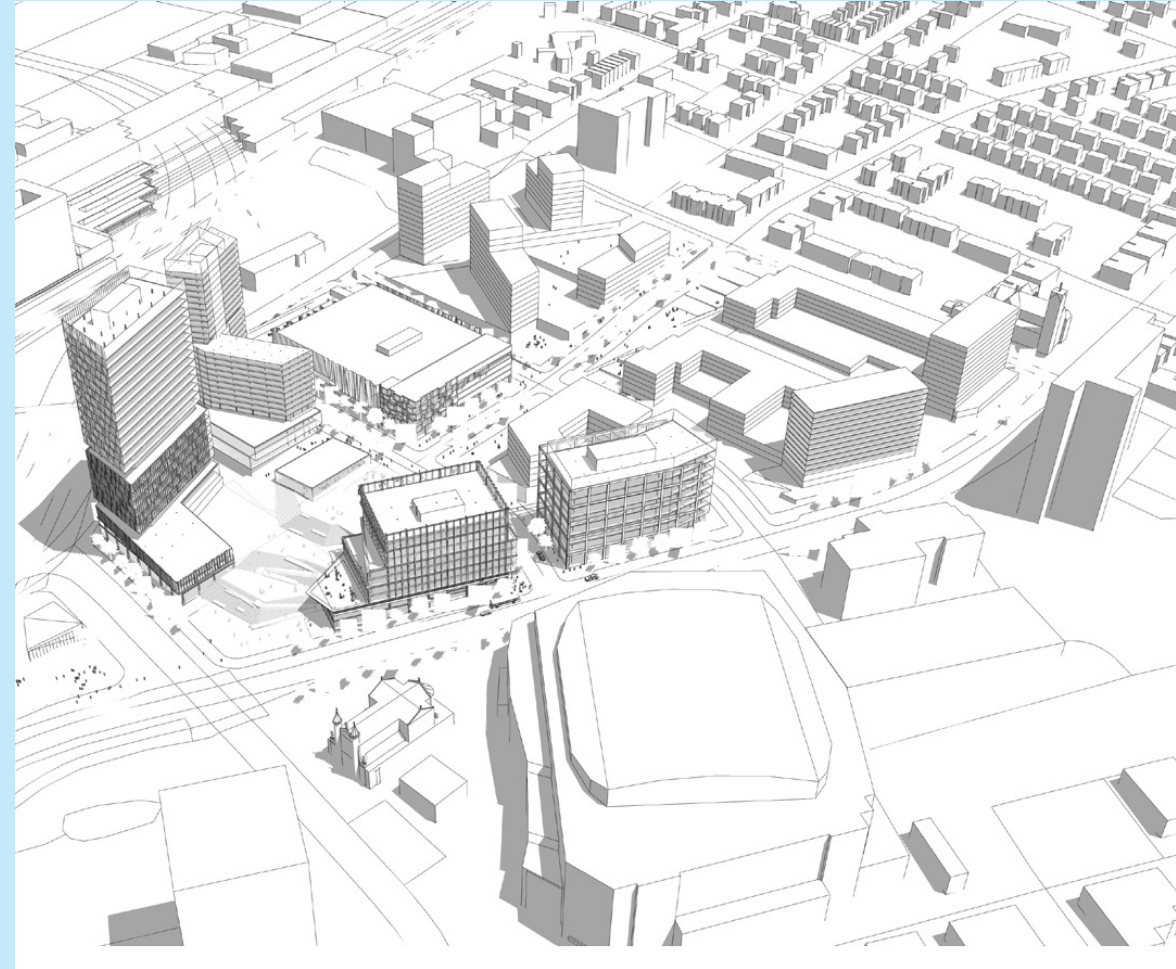


# Briefing: Lower Hill LERTA Retained Amount Guidelines

(No Board Vote)

## Key Points:

- Establishes policies & procedures for the Retained Amount ("Lower Hill Development Fund")
- Purpose of fund is to support infrastructure & other improvements to Lower Hill site & the Greater Hill District that were originally going to be paid using the Lower Hill Development Fund
- Eligible uses for consideration:
  - Public infrastructure improvements
    - Publicly-owned & dedicated structures and facilities
  - Redevelopment activities
    - Affordable housing
    - Public, urban open space



# Briefing: Greater Hill Neighborhood Reinvestment Fund Guidelines

(No Board Vote)

## Key Points:

- Establishes policies & procedures for the fund & its community-driven advisory board
- Purpose of fund is to attract funding & generate revenue to implement the goals, objectives, strategies, & process in the CCIP
- Eligible uses of the fund include:
  - Administration, activities, & efforts consistent with the CCIP
  - Recurring revenue initiatives under community control
  - Funding for Hill District Institutional Preservation
  - Matching funds to leverage local, state, & federal programs



# Briefing: PTD-Funded Hill District Housing Reinvestment Account – Preserving Housing Affordability

*(No Board Vote)*

## Key Points:

### Goal:

- Seed the Hill District Housing Reinvestment Account (HDHRA)

### HDHRA Funding:

- Monetization of up to 25% of the Lower Hill Redevelopment Parking Tax Diversion
- Loan needed to bridge the PTD proceeds so that the HDHRA can begin to commit grants and loans in 2020
- Developer will capitalize the fund
- Community will define the guidelines

# Briefing: PTD-Funded Hill District Housing Reinvestment Account – Preserving Housing Affordability

*(No Board Vote)*

## Key Points:

### Potential Eligible Uses:

1. Repairs to Owner Occupied & Tenant Occupied Affordable Housing Units
2. Legal Assistance Regarding Tangled Title Resolution and Will Creation
3. Small Neighborhood Infrastructure Projects
4. Hill District Housing Program Initiatives

**Next Step: Begin engaging the community on the creation of guidelines.**

# III. On Today's Voting Agenda

- **Development Services**
- **Business Solutions**



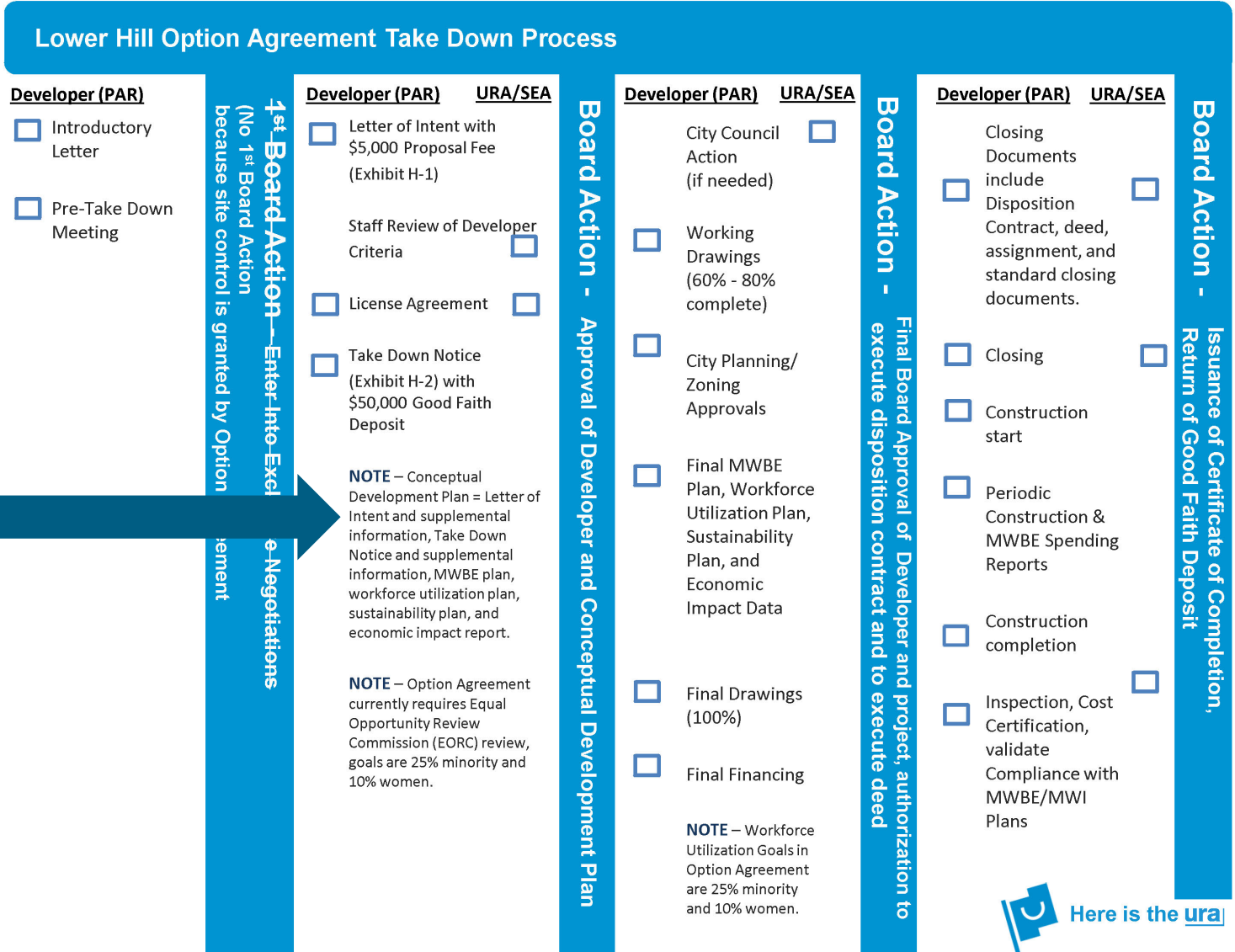


# Development Services

- **Lower Hill – Block G-1 (FNB Tower) – Buccini/Pollin Group, Inc.**
  - **Preliminary approval of the redeveloper for the take down of Block G-1**
  - **Preliminary approval of a Conceptual Development Plan for the take down of Block G-1**
- **Amendment of Resolutions to extend the expiration dates of Previous Lower Hill Resolutions from May 10, 2020, to December 10, 2020**



# Lower Hill: Approval of Developer and Conceptual Development Plan



**We are here** 

# Lower Hill: Approval of Developer and Conceptual Development Plan



## Action(s) 27

### Preliminary Developer Approval

#### What this means:

Provides initial approval for the developer Buccini/Pollin Group, Inc. to purchase a part of the Lower Hill site

- As a condition of the purchase, Buccini/Pollin Group, Inc. must follow rules laid out in a separate Option Agreement

### Preliminary Approval of Conceptual Development Plan

#### What this means:

- Provides initial approval of the developer's **conceptual plans (drawings)** for the site, which currently include a 26-story mixed-use tower with:
  - 382,000 square feet of office space
  - 35,000 square feet of ground floor retail
  - 112 spaces of structured parking
- The board will approve final “shovel ready” drawings at a future meeting

# Lower Hill: Approval of Developer and Conceptual Development Plan

## Additional Project Info

**Total Project Costs: approximately \$200 million**

- **26-story mixed-use office tower containing:**
  - 434,000 square feet office space
  - 20,000 square feet retail
  - 110 structured parking spaces

**Other funding sources:**

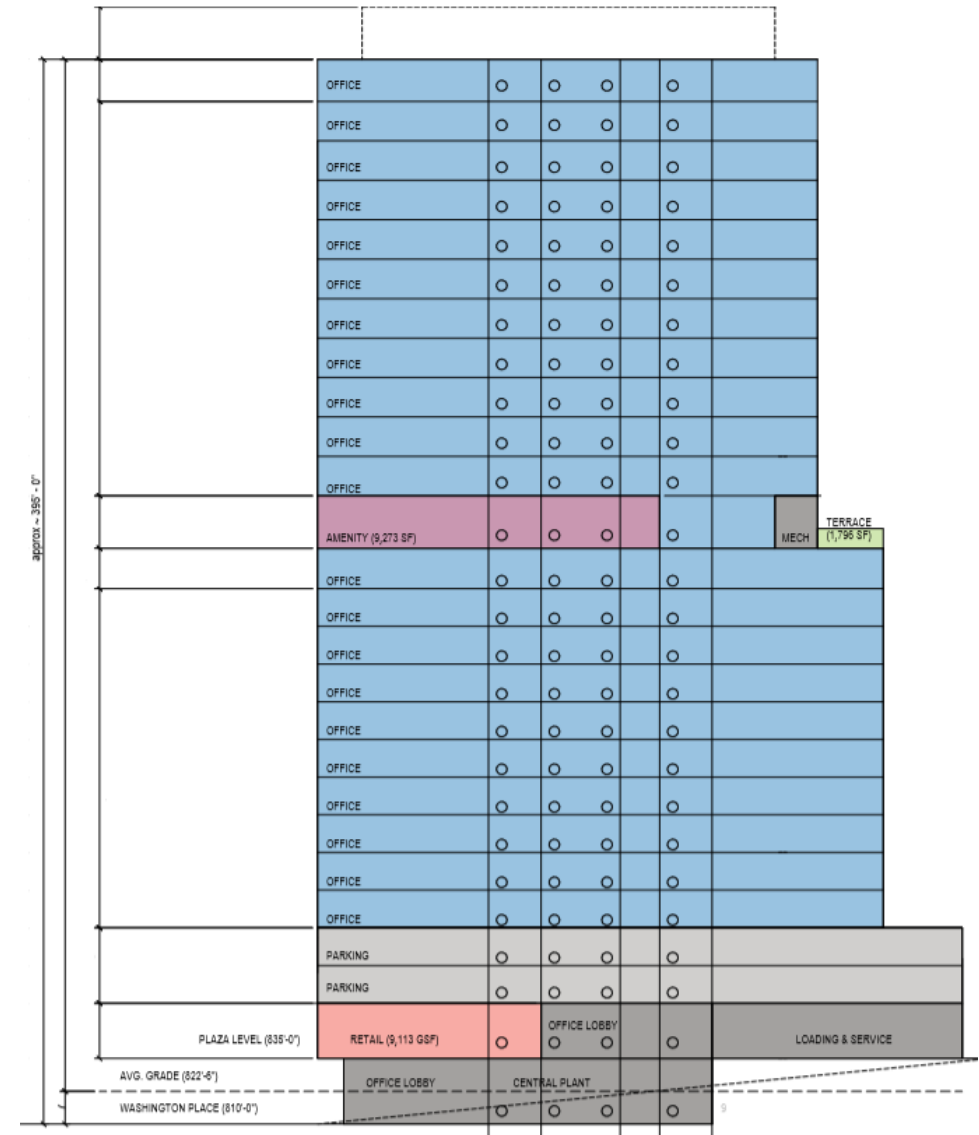
- Private debt and equity investment
- LERTA

**Development Team:**

- The Buccini/Pollin Group, Inc., Gensler Architects, Pittsburgh Penguins

**URA providing preliminary approval:**

- Developer must present to URA board again for final approval of development



# Extension of Lower Hill Block E closing deadlines & previous Lower Hill Resolutions



## Action(s)

**Amendment of previous Resolutions (2019) to extend the closing deadlines**

**What this means:**

- Previously, the URA agreed to assist Buccini/Pollin Group, Inc. with applying for public financing
- Developer sought a parking tax diversion, which means parking taxes generated on the site could potentially be diverted from the City to the developer to construct parking
- The agreement to provide assistance originally expired on May 10, 2020 but the URA is voting to extend the expiration date to December 10, 2020

# Business Solutions

- **Memorandum of Understanding (MOU) with Partner4Work**



# First Source Hiring Center Memorandum of Understanding



## Action(s) <sup>31</sup>

**MOU with Partner4Work to leverage URA support for the First Source Hiring Center and workforce / small business-related support in the Lower Hill**

### **What this means:**

- Activation of the First Source Hiring Center can begin in earnest upon execution of the MOU
- Creation of a First Source Hiring Center located within the Hill District will provide Hill District residents with access to:
  - Well-paying union construction jobs on the Lower Hill site
  - Job opportunities throughout the region
  - Small Business support
  - BankWork\$, Fund My Future and BizFit Programs