

Special Board Meeting

June 10, 2021

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](#).



General

- **Roll Call**
- **Public Comment**



Public Comment

There were 2 ways to give comment for today's meeting:

Submit written public comment by 1:00 PM on 6/10

Register for live public comment (3 minutes) by 1:00 PM on 6/10



First Source Center Grand Opening

- The First Source Center Grand Opening was held on June 8th.
- Located at the Hill House, the Center will bring job opportunities, career connections, and many more workforce development services to the Hill District community as part of the Lower Hill Redevelopment.
- The Term Sheet for Block E and Other Developments required PAR to assist Partner4Work in locating a First Source Center on or near the Option Premises for the benefit of local workers, contractors and businesses seeking commercial opportunities on the Option Premises.
- For More Information Call: 412-223-7890



Block G-1 – FNB Tower



Key Elements

- **Redeveloper and Property Owner: Office Partners XXIII Block G1 LLC**
- **418-foot tower of 26 stories**
 - **Buildings of similar height include the Alcoa Building (410 ft.) and EQT Plaza (430 ft.)**
- **547,888 sq. ft.**
- **Will be subdivided into 4 commercial condominiums**
- **Anchor Tenant: First National Bank**
- **Anticipating LEED Silver Certification**
- **Total Development Cost: \$230 Million**

Block G-4 – Public Open Space



Key Elements

- **0.67 Acres of publicly-accessible open space**
- **Will connect to future Urban Open Space on Block F**
- **Redeveloper: Office Partners XXIII Block G1 LLC**
- **Property Owner and Conservator: Lower Hill District Conservancy**
- **Total Development Cost: \$3.3 Million**

On Today's Voting Agenda

Final Approvals for Block G-1 (FNB Tower)

1. **Final Board Approval pursuant to the Comprehensive Option Agreement among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA), and Pittsburgh Arena Real Estate Redevelopment LP (PAR), of a Conceptual Development Plan for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10") subject to all reviews and approvals provided in the Option Agreement.**
2. **Final Board Approval of Office Partners XXIII Block G1 LLC as a Redeveloper for the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10").**
3. **Final Board Approval of the Take Down of Block G-1 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #10") subject to all reviews and approvals provided in the Option Agreement.**
4. **The proper officers and agents of this Authority are authorized and directed to take all actions and execute such documents as are related and proper to affect the terms of the foregoing.**



On Today's Voting Agenda

Final Approvals for Block G-4 (Public Open Space)

1. **Preliminary and Final Board Approval, pursuant to the Comprehensive Option Agreement among this Authority, the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA), and Pittsburgh Arena Real Estate Redevelopment LP (PAR), of a Conceptual Development Plan for the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #11"), subject to all reviews and approvals provided in the Option Agreement.**
2. **Preliminary and Final Board Approval of Office Partners XXIII Block G1 LLC as a Redeveloper, and Lower Hill District Conservancy, a to be formed Pennsylvania unincorporated association as property owner and conservator, for the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #11").**
3. **Final Board Approval of the Take Down of Block G-4 (a portion of Block 2-C, Lot 401), in the 3rd Ward ("Take Down Tract #11") subject to all reviews and approvals provided in the Option Agreement.**
4. **The proper officers and agents of this Authority are authorized and directed to take all actions and execute such documents as are related and proper to affect the terms of the foregoing.**



On Today's Voting Agenda

LERTA Items

1. **Authorization to amend the LERTA by entering into the First Amendment to the Declaration for Restrictive Covenants, and authorization to accept funds and execute any documentation necessary for the Authority to administer the LERTA, pursuant to the Cooperation Agreement regarding the Lower Hill Local Economic Revitalization Tax Assistance District.**
2. **Approval of the Lower Hill Local Economic Revitalization Tax Assistance District Retained Amount Guidelines.**
3. **Approval of Optionee's Application for Proposed Retained Amount Investments, submitted to the URA on May 25, 2021, for authorization to utilize the Retained Amount funds for such investments.**
4. **Approval of Greater Hill District Reinvestment Fund Guidelines.**



Above:

Approximation of the LERTA District & GHDRF Area

Regular June 2021 Board Meeting

**Due to today's Special URA Board Meeting
on the redevelopment of the Lower Hill, the**

June 2021 Regular Board Meeting

has been rescheduled for

June 17, 2021, at 2:00 PM.

