

Regular Board Meeting

September 9, 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.



I. General

- **Roll Call**
- **Approval of the Meeting Minutes of the Regular Board Meetings of June 17, and August 12, 2021**
- **Public Comment**



Public Comment

Submitted via website: <https://tinyurl.com/uraboardmeeting>

Public comment registration closes at 1:00 p.m. on URA Board Meeting dates.



II. On Today's Agenda

- **Avenues of Hope – Centre Avenue**
- **Residential Lending & Investments**
- **Development Services**
- **Disclosures Agenda**



Avenues of Hope



Centre Avenue

- **New Granada Block**
- **Amani Christian Community Development Corp. development**



Centre Avenue – New Granada Block



Action(s)

- **Authorization to enter into Exclusive Negotiations with New Granada Development, LLC, or a related entity, for a period of six months for the sale of Block 10-N, Lots 255, 257, 258, and 258-A in the 5th Ward**

New Granada Block

Additional Info

- Total Development Cost = **\$22,482,843**
- Project Description
 - Office space - 21,000 sq. ft.
 - Retail/restaurant - 5,300 sq. ft.
 - Rooftop deck - 6,700 sq. ft.
 - 14 internal parking spaces
- Project currently securing additional financing

✓ *M/WBE Compliant*



Centre Avenue – Amani Christian Community Development Corp.



Action(s)

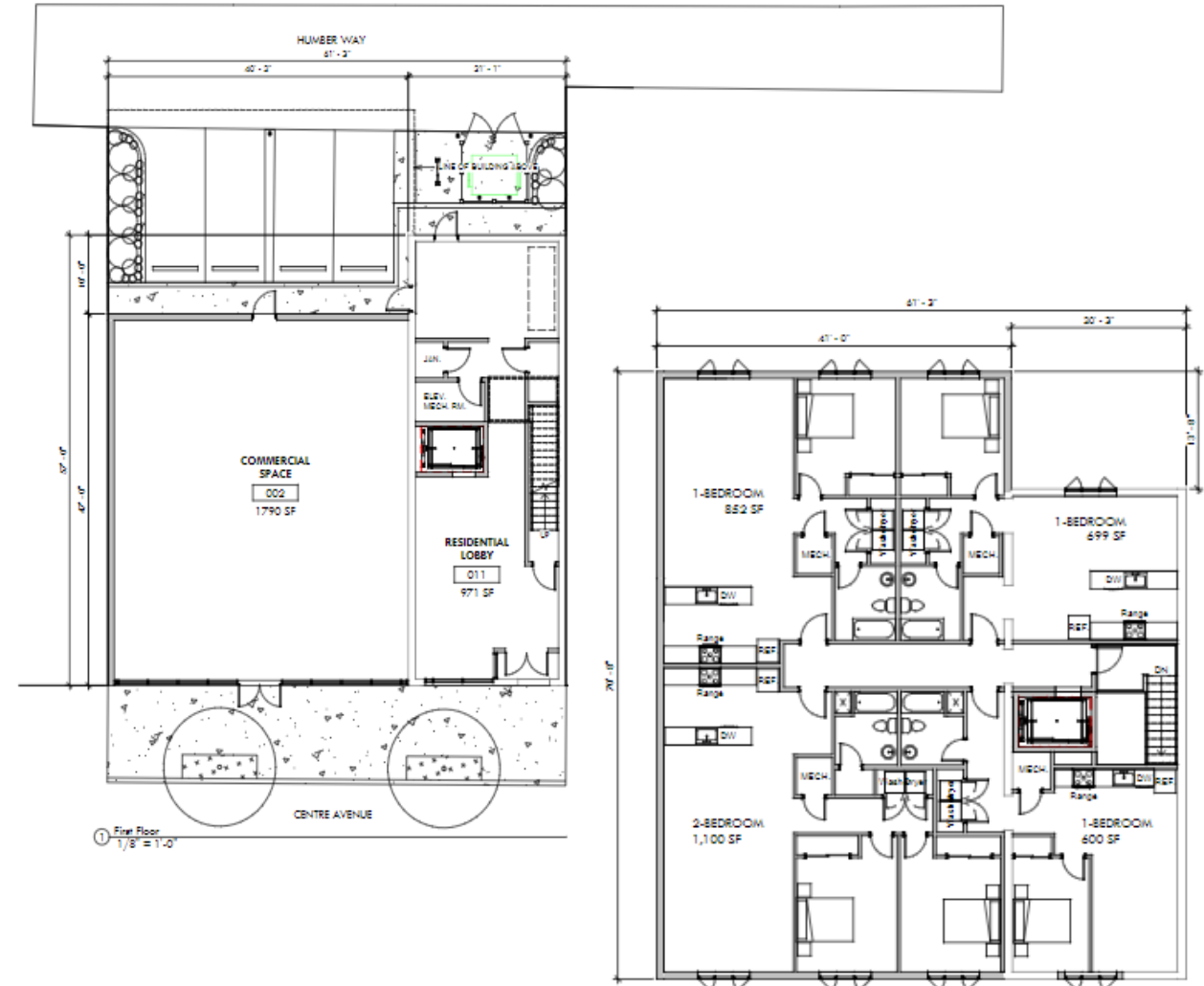
- **Proposal and form of contract for the sale of Block 10-P, Lots 25, 26, and 27 in the 5th Ward to Amani Christian Community Development Corporation, or a related entity, for \$27,300, plus costs**

Amani Christian Community Development Corp.

Additional Info

- **Total Development Cost = \$4,975,300**
- **The Amani CCDC project will construct a 18,000 square foot mixed-use building that will include:**
 - **First floor commercial space**
 - **12 affordable residential units on upper floors**
 - **9 One-Bedroom Units**
 - **3 Two-Bedroom Units**

✓ **M/WBE Compliant**

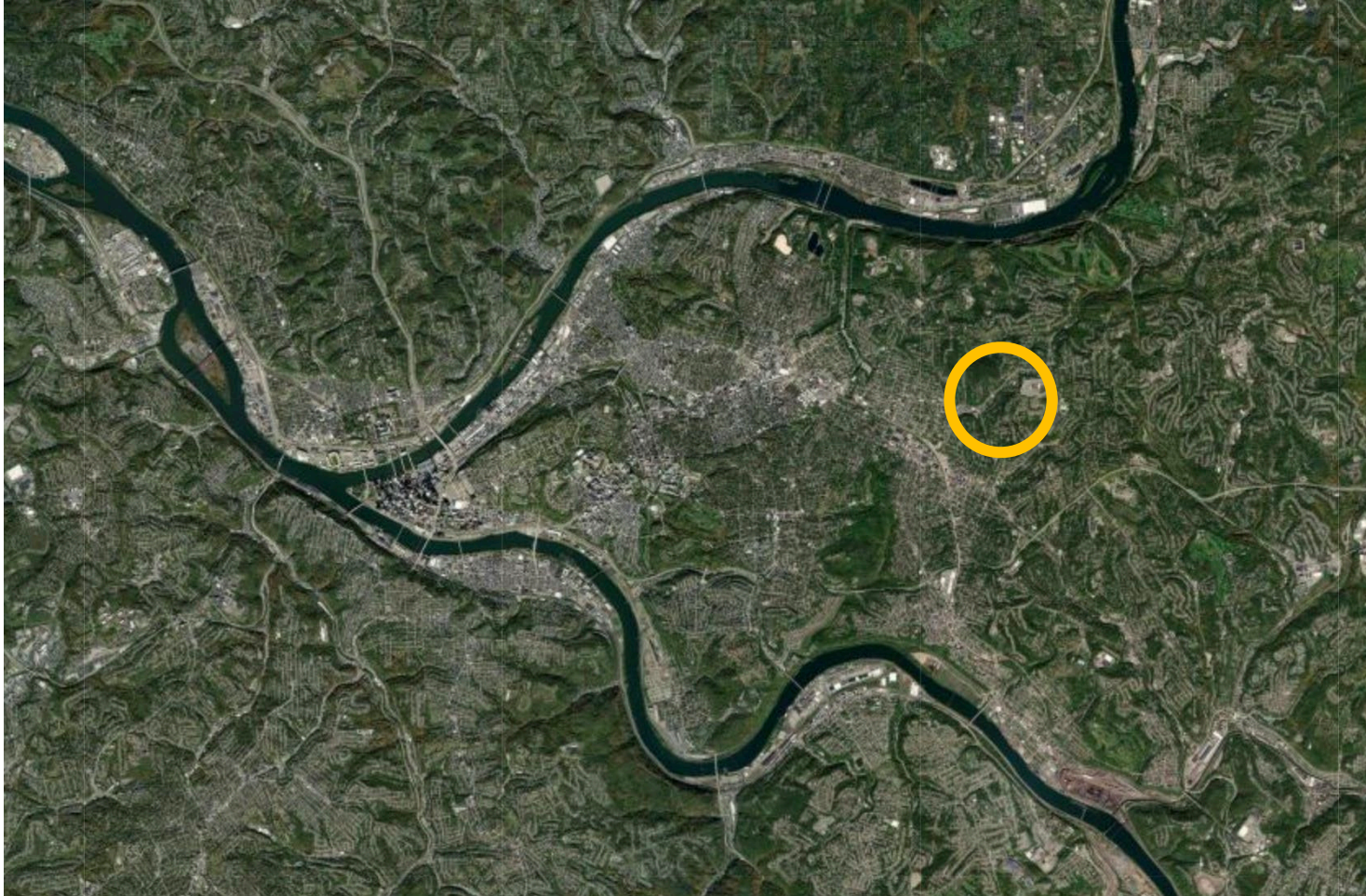


Residential Lending & Investments

- **East Hills – Second East Hills Phase I Regen**



East Hills – Second East Hills Phase I Regen



Action(s)

- **Final Authorization to issue Multifamily Financing Bonds in the amount of up to \$12,000,000 for the Second East Hills Phase I Regen redevelopment**
- **Authorization for Prestigious Hills LP, or a related entity, to assume a \$390,000 Rental Housing Development & Improvement Program (RHDIP) Loan from East Hills Limited Partnership that closed on August 14, 2004**

Second East Hills Phase I Regen

Additional Info

- Total Development Cost = **\$21,819,595**
- Tax Exempt Multifamily Bonds = **\$12,000,000**
- Preservation & Rehabilitation of 117 units
- 100% of units to be affordable to renters at or below 50% of Area Median Income (AMI)
- Unit Types:
 - **87** three-bedroom units
 - **30** four-bedroom units
- Affordability restriction = **40 years**



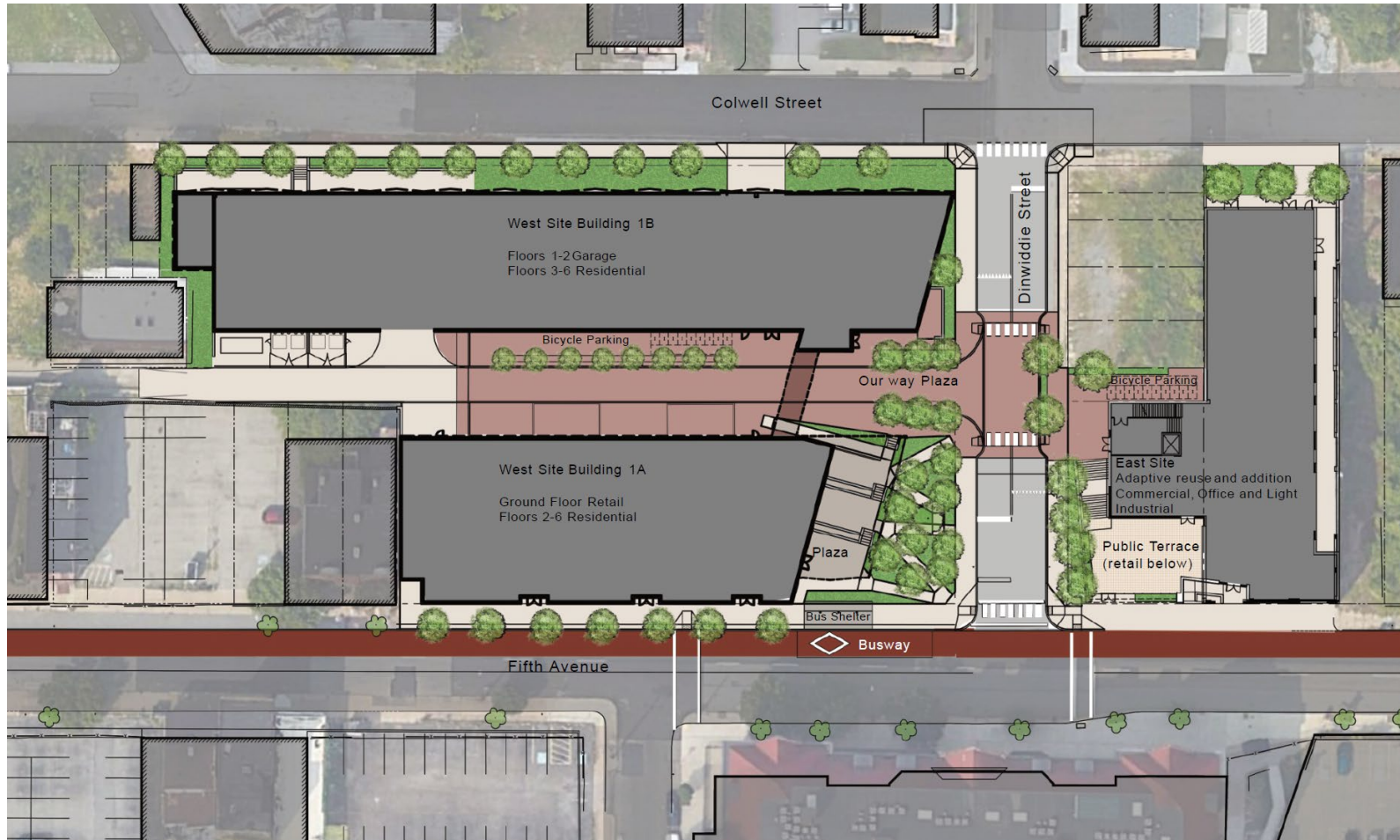
Development Services

- **Uptown – Fifth and Dinwiddie**
- **Downtown – Skinny/Roberts Buildings**
- **SouthSide Works – Multifamily Project**
- **Hazelwood – Wood’s Village**
- **Shadyside – Hunt Armory – HELD**
- **Squirrel Hill South – Summerset at Frick Park Phase II Extension**



Uptown – Fifth and Dinwiddie

Action(s)



- **Proposal and form of contract for the sale of Block 11-E, Lots 19, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 56, 57, 58, 59, 60, 60-A, 61, 62, 63, 64, 65, 65-A, 66, 67, 68, 69, 70, 71, 72, 73, and 85 in the 3rd Ward to Fifth and Dinwiddie Development LLC, or a related entity, in two phases known as Fifth and Dinwiddie West and East for \$2,410,000, plus costs**

Uptown – Fifth and Dinwiddie

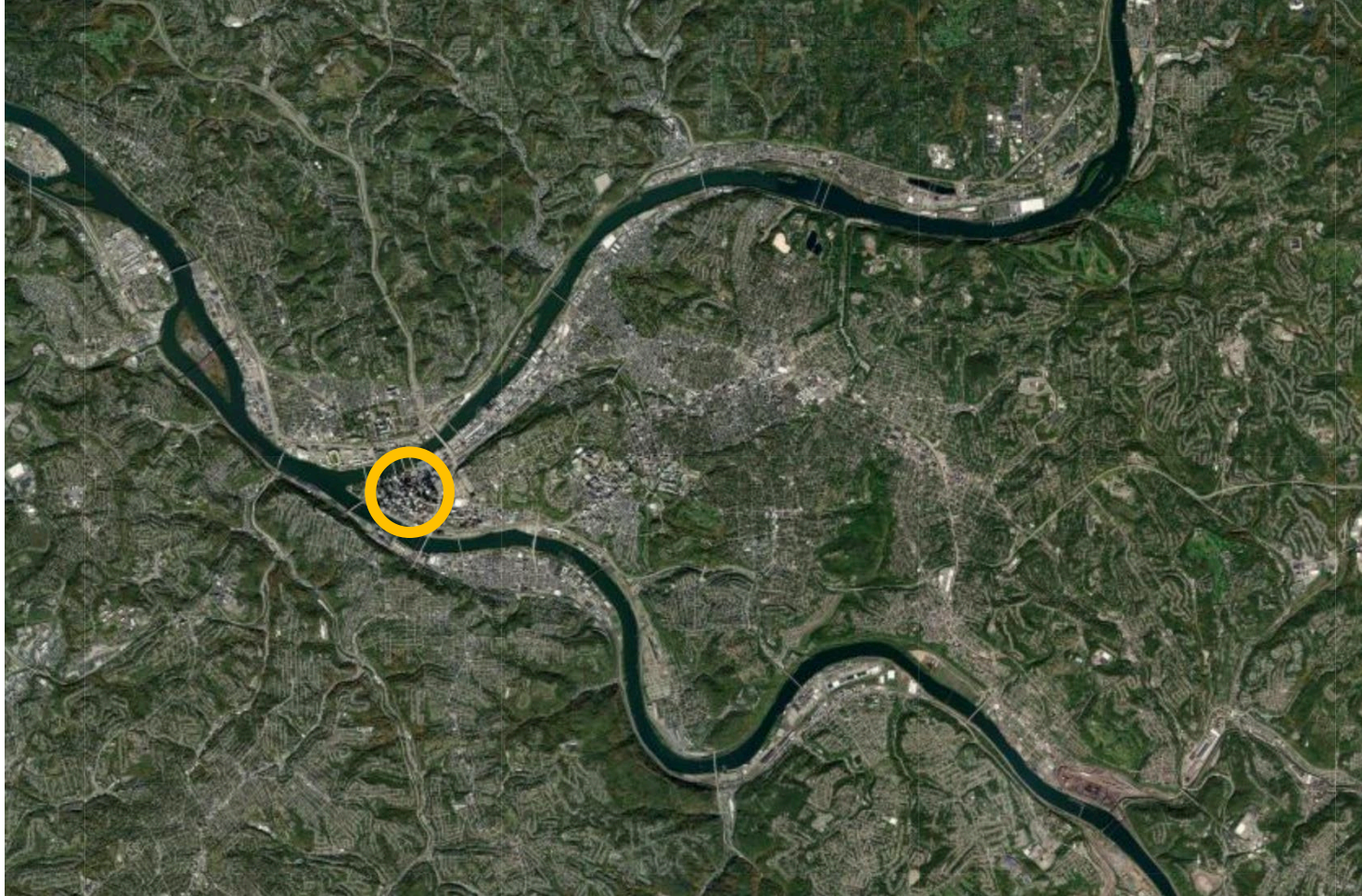
Additional Info

- **Total Development Cost = \$66 million**
- **East Site**
 - **Adaptive reuse of Department of Public Works building**
 - **20,000 square feet of office space**
- **West Site**
 - **171 rental housing units**
 - **35 units** affordable at 20% to 60% of AMI
 - **Parking garage**

✓ *M/WBE Compliant*



Downtown – Skinny/Roberts Buildings



Action(s)

- **Proposal and form of contract for the sale of Block 1-H, Lots 234 and 235, also known as 241 Forbes Avenue (the Skinny Building) and 429-431 Wood Street (the Roberts Building), in the 2nd Ward, to Home Town Real Estate, LLC, an affiliate of PNC Bank, National Association (PNC), for \$1.3 million plus costs**

Downtown – Skinny/Roberts Buildings

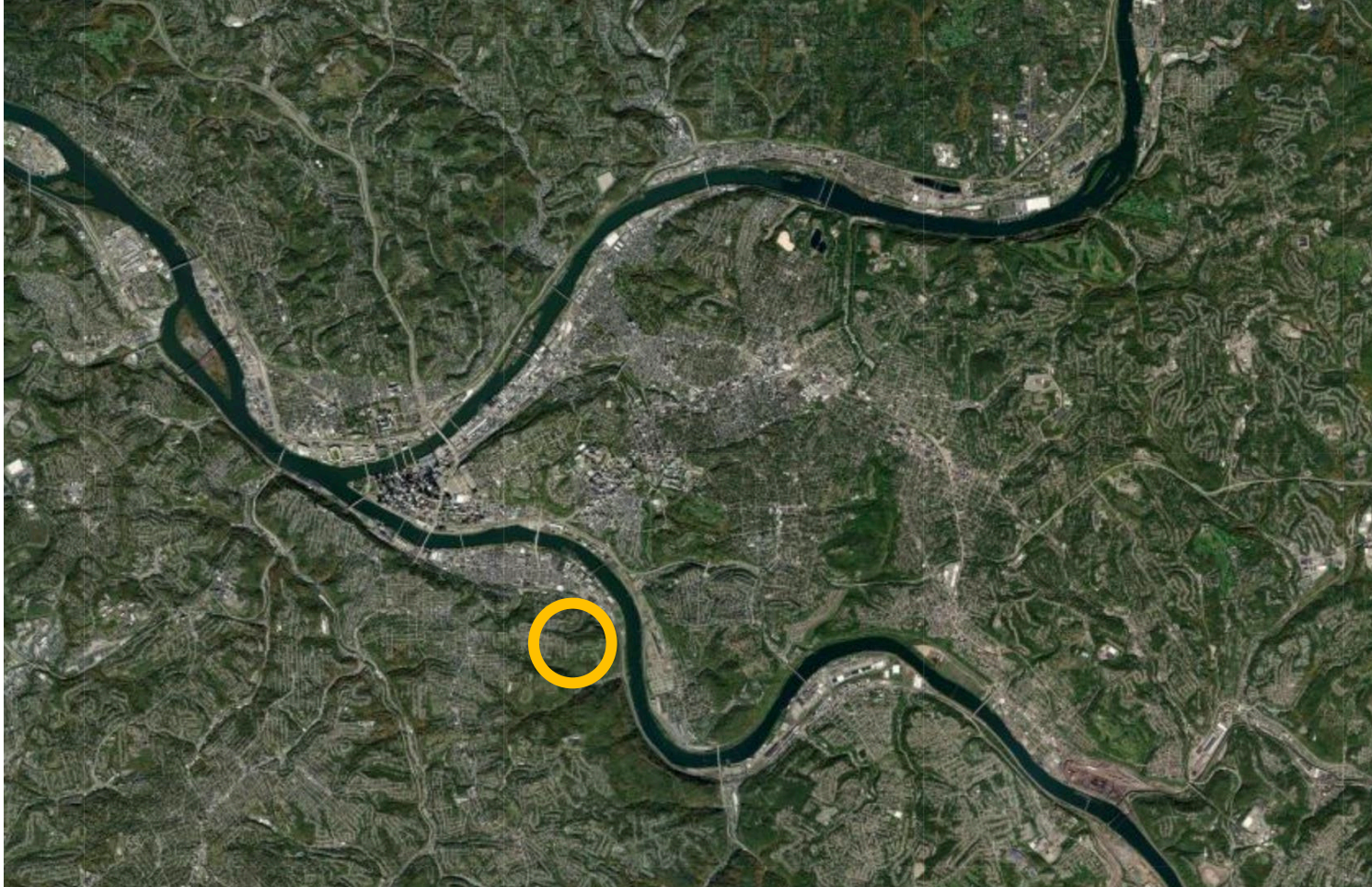
Additional Info

- **Total Development Cost = \$6.1 million**
- **Adaptative reuse of the Roberts Building to include:**
 - **Flexible employee office space**
 - **Incubator space**
- **Renovation of the Skinny Building to include:**
 - **Revolving art program in the bay windows overlooking Forbes Avenue**
- **Self-financed by PNC**

✓ *M/WBE Compliant*



Southside Works – Multifamily Project



Action(s)

- **Proposal and form of contract for the sale of Block 26-E, Lot 9 (part), commonly referred to as Parcel B3b, in the 16th Ward to Pittsburgh SSW Waterfront, LLC, for \$425,000 per acre plus costs**

The proposal includes an adjustment to the Development Agreement terms for parcels B3b and D3a.

Southside Works – Multifamily Project

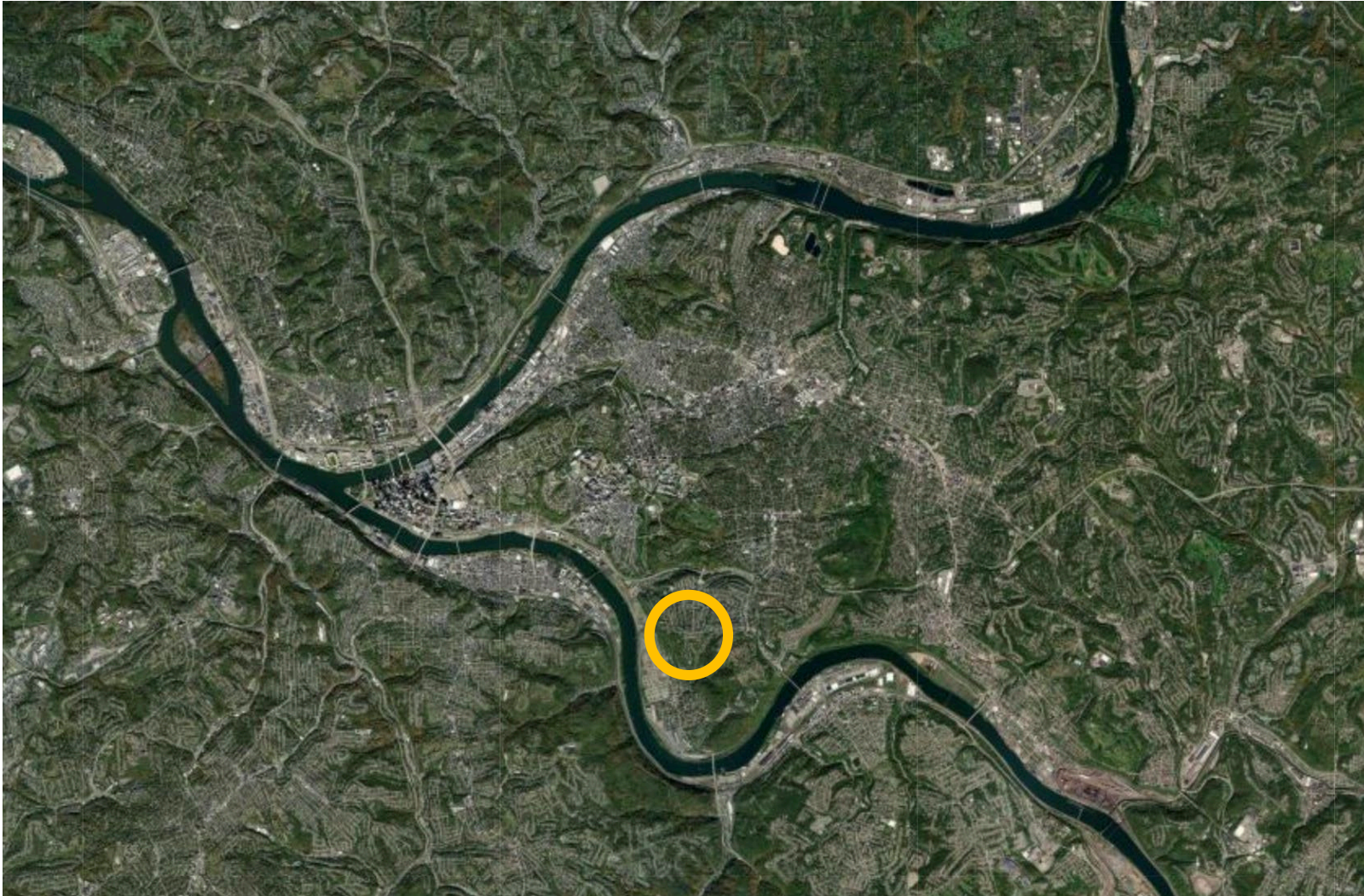
Additional Info

- Total Development Cost = **\$75.3 million**
- Parcel B3b: New construction of **246-unit** multifamily apartment project
 - Studio, one-, and two-bedroom unit mix
 - **20% affordable** at the Flats
 - **\$4.7 million investment** in public infrastructure and improvements
 - Higher MWBE thresholds
- Parcel D3a: Development rights extension

✓ *M/WBE Compliant*



Hazelwood – Woods Village



Action(s)

- **Authorization to enter into Exclusive Negotiations with Oak Moss Consulting LLC for a period of six months for the sale of the following publicly owned parcels: Block 55-P, Lots 15, 16, 45, 57, 58, 60, 62, 64, 67, 68, 69, 70, 71, 140, 141, 142, 146, 148, 149, 149A, 150, 151, 151-A, 152, 152-A, 152-B, 152-C, 152-D, 152-E, 154, 154-A, 154-B, 154-D, 156, 157, 158, 159, 159-A, 159-B, 162, 162-A, 162-B, 163, 166, 167 and 168, and Block 56-B, Lots 37 and 41 in the 15th Ward**

Hazelwood – Woods Village

Additional Info

- Total Development Cost = **\$15.56 million**
- New construction of a mixed-use multifamily duplex development between Tullymet and Serwick Streets:
 - 56,000 square feet of residential space featuring **62 rental units**
 - 5 three-bedroom units
 - 45 two-bedroom units
 - 4 one-bedroom units
 - 8 studio units
 - 4,000 square feet of commercial space featuring **8 retail units**
- Financed with Opportunity Zone funds

✓ *M/WBE Compliant*



Shadyside – Hunt Armory Roof Replacement & Façade Restoration



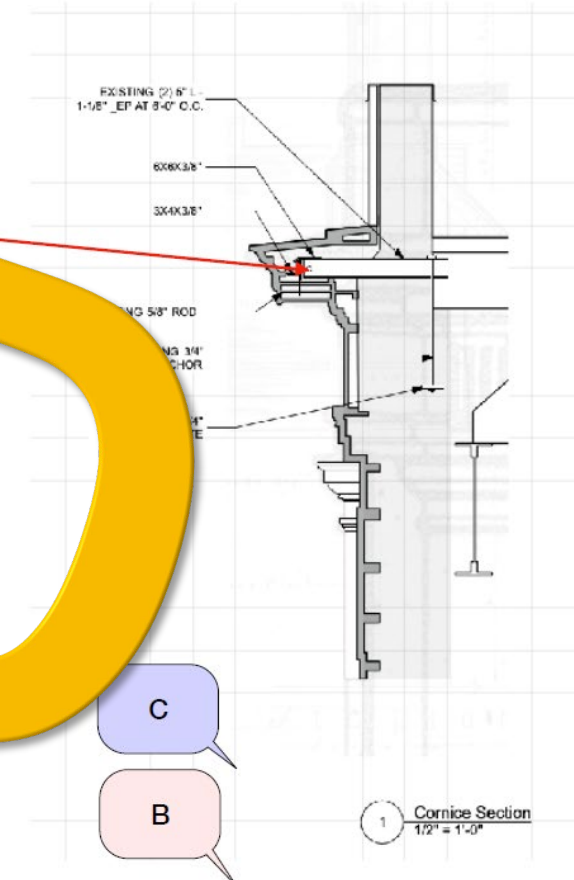
Action(s)

- Agreement for Hunt Armory Roof Replacement and Façade Restoration with Gito, Inc. d/b/a Nello Construction Company for a total contract amount of up to \$1,780,000. This includes the:
 - Base bid price of \$1,337,000 for the primary roof replacement
 - An additional allowance of \$443,000 to execute the unit cost estimates #1 through #11 for the façade restoration based on estimated quantities to be encountered during exploration and renovation. Contract items Nos. 1, 3, and 3 will not be executed in the contract.
- Agreement for Construction Management and Construction Inspection Services with RIG Consulting, Inc. for a not to exceed contract of \$131,000.00

Hunt Armory Roof Replacement & Façade Restoration

Additional Info

- Project includes:
 - Demolition and replacement of the existing roof of the building
 - Installation of a new roofing system and code-compliant insulation
 - Restoration work on the façade cornice
 - Extension of parapet walls
 - Installation of roof drains and exterior sheeting/flashings
- Funding source:
 - Pennsylvania Redevelopment Assistant Capital Program (RACP) reimbursement, fronted from the URA general fund



Terra Cotta Restoration

Squirrel Hill South – Summerset at Frick-Phase II Frick Park Extension



Action(s)

- **Contract for Construction with John Zottola Landscaping, Inc., in an amount not to exceed \$2,224,819.24**
- **Contract for Construction Management / Construction Inspection (CM/CI) services with Cosmos Technologies, Inc., in an amount not to exceed \$85,000**

Both contracts will be funded by the Summerset Tax Incremental Financing (TIF) Fund

Summerset at Frick Phase II – Frick Park Extension

Additional Info

- **Construction on the 2-acre park overlooking the Mon Valley will begin in late September 2021 and includes:**
 - **General site grading**
 - **Landscaping, including the planting of trees, shrubs, perennials and lawns**
 - **Construction of park amenities, such as pavilions, arbors, sidewalks, patios, park benches, and others**
 - **Bioretention area**
 - **Repairs to the existing sidewalk along Parkview Blvd.**
- **Work slated for completion by June 30, 2022**

✓ *M/WBE Compliant*



Disclosures Agenda



Disclosures

1. Agreements/Amendments

- a. **Authorization for the Official Action to Register the Intent to Issue Multifamily Debt for the Allegheny Commons Redevelopment in the amount of up to \$27,000,000**
- b. **Engagement with Clark Hill PLC to provide bond counsel for the Allegheny Commons Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction in an amount up to \$45,000**
- c. **Authorization for Thomas Alexander LLC, or related entity, to assume a \$255,000 RHDIP Loan, and related documents, from Sycamore Street Apartments that closed on April 22, 1999 (contingent on HLPC)**
- d. **Engagement with The Opportunity Exchange to provide a license to its platform for managing and showcasing projects and neighborhoods located within Pittsburgh's Opportunity Zones or associated with the Avenues of Hope initiative in an amount up to \$40,000**
- e. **Authorization to approve revised Minority Business Growth and Recovery Loan (MBRGF) guidelines**
- f. **Authorization to approve revised Avenues of Hope Real Estate Investment (ACRE) guidelines**
- g. **Authorization to retain the Consulting Group of Morgan Stanley Smith Barney LLC to provide investment advisory services to the URA in an amount not to exceed \$75,000**
- h. **Authorization to enter into the following Cooperation Agreements with the City of Pittsburgh: 2021 CDBG, 2021 HOME, & 2021 American Rescue Plan**
- i. **Approval of Kyle Novak to receive a HOF Down Payment Closing Cost Assistance Deferred Loan for a property located at 2517 Wiese Street Pittsburgh, PA 15210. Mr. Novak is a City of Pittsburgh employee.**

Disclosures

2. Acquisitions

- a. Acquisition of the following publicly-owned property for \$1.00 plus costs using Strategic Site Acquisition funds for conveyance as a back yard to the buyer of 69 Beltzhoover Avenue in Allentown:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
18th	14-A-247	Peach Way

- b. Acquisition of the following publicly-owned property for \$1.00 plus costs using Strategic Site Acquisition funds for conveyance as side yards for accessory improvements for the third phase of the Northside Properties Residences development in California-Kirkbride:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25 th	22-D-216	Brightbridge Street
26 th	46-J-35	511 Chester Avenue
26 th	46-J-37	Chester Avenue

Disclosures

2. Acquisitions (continued)

- c. Acquisition of the following publicly-owned property in Middle Hill for \$1.00 plus costs using Strategic Site Acquisition funds for conveyance to Crawford Grill Development LLC as part of a planned expansion of the historic Crawford Grill:

Ward	Block/Lot	Address
5 th	10-K-94	Elmore Street
5 th	10-K-95	Wooster Street
5 th	10-K-95-A	Wooster Street
5 th	10-K-95-B	Wooster Street
5 th	10-K-96	Wooster Street
5 th	10-K-99	Elmore Street

- d. Acquisition via deed in lieu of foreclosure of Block 124-J, Lot 157 (Fiore's Garage, at 6223 Meadow Street), in the 12th Ward from Michael A. Fiore for \$1.00 plus costs using Strategic Site Acquisition funds.
- e. Acquisition of Block 174-J, Lots 93 and 94 (621 North Homewood Avenue and the adjoining vacant parcel), in the 13th Ward from Building United of Southwestern Pennsylvania for \$140,000 plus costs using Strategic Site Acquisition funds.

Disclosures

3. Certificates of Completion

- a. **Certificate of Completion and return of Good Faith Deposit for Mellon’s Orchard Housing LLC for Block 83-P, Lots 41 and 60, in the 11th Ward (residential new construction, 244-270 North Beatty Street and 5820-5830 Station Street)**
- b. **Certificate of Completion and return of Good Faith Deposit for GTB Bradberry Ventures, LLC for Block 23-L, Lot 70, in the 22nd Ward (residential rehabilitation, 1130 Reddour Street – Bradberry Apartments)**

4. Appointments

- a. **The reappointment of David Brewton and Colin Kelley, to the Board of the Pittsburgh Housing Development Corporation (3-year terms)**

5. Dispositions

- a. **Authorization to convey Block 88-H, Lot 161; Block 128-R, Lot 100; Block 129-A, Lot 160; and Block 129-N, Lot 40 (parcels at 2005 and 2500 Beechwood Boulevard and on Ettwein Street in Summerset at Frick Park in Squirrel Hill South and Swisshelm Park) to the City of Pittsburgh for \$1.00 plus costs for expansion of Frick Park**

Disclosures

5. Dispositions (continued)

- b. **Authorization to convey Block 4-L, Lot 133 (6 Boggs Avenue) in the 19th Ward to Pittsburgh Land Bank for \$1.00 plus costs**
- c. **Garfield - Garfield Highlands LP**
 - i. **Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 50-H, Lot 11, and Block 50-M, Lots 1, 4, 5, 8, 44, 180, 181, and 186 in the 10th and 11th wards to Garfield Highlands LP, or a related entity, for \$1.00 plus costs, with approval of a final MWBE Plan to be a condition of closing**

6. Transfer of Funds

- a. **Authorization to reallocate \$44,300 from CDBG 2017 Major Development Homewood School to Homewood Givner Building**