

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

September 9, 2021 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh, Gainey

Members Absent: None

Staff Present: Walker, Flisram, Geiger, Saladna, Grantham, Alcorn, Mathews, Roddy, Madden, Bohince, Martinchich and Schacht

Mr. Williamson called the Regular Meeting to order and declared a quorum present.

1. Roll Call
2. Public Comment
3. General
 - a. Approval of Meeting Minutes of the Regular Board Meetings of June 17, and August 12, 2021.
4. Centre Avenue – New Granada Block
 - a. 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.

Ms. Walker requested Board approval of the above item.

Mr. Chuck Alcorn, Project Manager, presented that the Hill Community Development Corporation (Hill CDC) is planning a new construction office building to the west of the historic New Granada Theater that includes four URA owned parcels located at the intersection of Devilliers Street and Centre Avenue in the Middle Hill neighborhood. The development will be owned and operated by New Granada Development, LLC, a venture created by the Hill CDC.

This will be the final development of the New Granada Block. The New Granada Apartments, a LIHTC affordable housing development with street level commercial retail spaces is currently under construction in the block. The historic New Granada Theater will be under construction soon which will include office space, theater space, and a food hall.

Development Details

This new construction office building, connected to the New Granada Theater, will include 21,000 square feet of office space, a restaurant (5,300 square feet), rooftop deck (6,700 square feet), and outdoor space. Additionally, there will be 14 parking spaces in the building.

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The URA parcels total 5,557 square feet and New Granada Development, LLC owns the remaining 4,443 square feet for a total of 10,000 square feet. Total development costs are estimated at \$22.5 million.

A MWBE Narrative for this project is on file.

New Granada Development, LLC is a limited liability corporation with a mailing address of 2015-2017 Centre Avenue, 2nd Floor, Pittsburgh, PA 15219. Marimba Milliones is President and CEO.

Marimba Milliones, President and CEO, of the Hill CDC, was present. Ms. Milliones was appreciative of this opportunity

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

RESOLUTION NO. 259 (2021)

RESOLVED: That Exclusive Negotiations with New Granada Development, LLC, or a related entity, for the sale of Block 10-N, Lots 255, 257, 258, and 258-A in the 5th Ward, for a period of six (6) months, is hereby approved.

5. Centre Avenue – Amani Christian Community Development Corporation

- a. 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.

Ms. Walker requested Board approval of the above item.

Laya Mathews, Project Development Specialist, presented that authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Amani Christian Community Development Corporation (Amani CCDC) or a related entity for its Centre Avenue Development. Amani CCDC's Centre Avenue Request for Qualifications (RFQ) response includes three parcels that are located on property fronting Centre Avenue. Two of the parcels are vacant land and are approximately 3,039 square feet. One parcel is a vacant structure that will be rehabilitated. The Amani CCDC project will construct a 18,000 square foot mixed-use building that will include first floor commercial space and 12 affordable residential units broken into 4 one-bedrooms and 8 two-bedrooms. Total development costs are estimated at \$4,975,300.

In partnership with Council District 6, the URA held a community meeting September 9, 2020 to present the Centre Avenue Round 1 RFQ proposals for community input. Community stakeholders scored each project presented based on:

- The project concept;
- Community benefit; and
- Alignment with the Greater Hill District Master Plan and the Centre Avenue Corridor Design Plan.

Amani CDC presented its proposal to the community and received an approval score of 95%.

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Background

In July 2019, the URA released an RFQ seeking multiple developers to purchase and redevelop any portion of 170 publicly owned parcels along the Centre Avenue Corridor in the Middle Hill neighborhood. The goal of the RFQ was to select developers to work to implement uses and further concepts articulated by the community as described in the 2015 Centre Avenue Corridor Redevelopment and Design Plan and the 2011 Greater Hill District Master Plan. Central to the plans are the following priorities:

- Creating opportunities for minority and local developers;
- Revitalizing Centre Avenue as the neighborhood's primary retail, institutional, and cultural node as well as a strong residential neighborhood;
- Building upon the African American cultural legacy;
- Creating family-friendly housing without displacement;
- Fostering economic empowerment; and
- Producing comprehensive sustainability and quality design.

At its February 2020 Regular Board Meeting, the URA authorized a period of Exclusive Negotiations for Amani CCDC.

The MWBE Program Officer has received and reviewed an MWBE Narrative for this project.

Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings and evidence of financing, and for authorization to execute the deed. Further, such final approvals will not include authorization to begin construction or authorization to begin construction on infrastructure improvements, unless designs have been sufficiently vetted with community stakeholders and URA staff.

Amani Christian Community Development Corporation is a nonprofit corporation with a mailing address of PO Box 7292, Pittsburgh, PA 15213. Reverend Lee Walls is the Executive Director.

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

RESOLUTION NO.260 (2021)

RESOLVED: That the Redevelopment Proposal submitted by Amani Christian Community Development Corporation, or a related entity, for the sale of Block 10-P, Lots 25, 26, and 27 in the 5th Ward, and execution of a disposition contract by sale to Amani Christian Community Development Corporation, or a related entity, for \$27,300 plus costs are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

6. **East Hills - East Hills Phase II Regen Redevelopment**

- a. Final Authorization to issue Multifamily Financing Bonds in the amount of up to \$12,000,000 for the Second East Hills Phase II Regen redevelopment

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- b. 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.

Ms. Walker requested Board approval of the above items.

Shaina Madden, Acting Director of Housing Lending, presented that East Hills Phase II Regen is a 117-unit community located in the East Hills neighborhood and serves as a unique resource for large families. Originally built in 1969, this multifamily community is part of a larger 404-unit phased development in the East Hills neighborhood. This phase is comprised of 29 buildings that house 87 three-bedroom units and 30 four-bedroom units averaging 1,077 square feet and 1,384 square feet respectively. Ninety-three (93) units will be rented to households at or below 50% of the Area Median Income (AMI) and 24 units will be rented to households at or below 30% AMI. All units are supported with a long-term Housing Assistance Program Section 8 contract which expires on 11/1/2041.

Telesis acquired the property in 2004 and completed a major rehabilitation utilizing 9% low-income tax credits. More than 15 years later, these units now require new investment to serve as an affordable housing asset for the community. The scope of work includes the complete removal and replacement of all finishes within apartments. As needed, units will receive new energy-star appliances, new bathroom plumbing fixtures, and vanities. Many of the windows and doors will need to be replaced. Site improvements will also include the repair of existing sidewalks, stairs, and fencing. Handicap-accessible parking spaces will be regraded with new pavement and ramps. The renovation will update site landscaping and exterior lighting as well as improvements to the stormwater conveyance and drainage systems where buildings are exhibiting water issues.

The redevelopment of the 117 units will occur through the 4% Low Income Housing Tax Credit (LIHTC) program. The total development cost is \$22,330,298 with an approximate cost per unit of \$190,857. The permanent financing plan includes \$5,251,987 in HUD 221(d)(4) financing; \$1,779,108 in PHFA HTF/CCRP funding; \$6,040,744 in assumed sub debt; \$381,202 in a deferred developer fee; \$2,950 in an energy rebate; and a sellers note of \$958,139. PNC will serve as both the syndicator and bridge loan investor providing a \$5,067,830 bridge loan and \$7,916,168 in LIHTC equity. The investment per tax credit is \$0.94.

The URA Board approved the intent to issue the tax-exempt bonds in an amount of up to \$12,000,000 in February 2021. Final authorization is now requested for the issuance of tax-exempt bonds in the amount of \$12,000,000 to assist with the capital costs related to the development of Second East Hills. The bonds will be publicly placed with Stifel International as the Underwriter, Zions Bank as the Trustee, and Clark Hill as Bond Counsel.

The Final Underwriting Application for Tax Exempt Volume Cap and the 4% LIHTC application was submitted to the Pennsylvania Housing Finance Agency (PHFA) in January 2021. The volume cap allocation will require PHFA Board Approval prior to a winter 2021 closing. Thus, the URA Board's final authorization is contingent on the receipt of PHFA's Board's approval.

The current owner of the Second East Hills Phase II Regen is a limited partnership called East Hills LP. A new limited partnership, Prestigious Hills LP, is being created to move the development forward. In

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addition to approving bond inducement, Telesis is asking the URA to assign their existing URA debt on the property to this new entity.

Borrower/Developer Prestigious Hills LP/ Telesis Pittsburgh, Inc.

Contractor: Mistick Construction

Location: 2206-2216 East Hills Drive, 2211-2289 Wilner Drive and 2218-2302 Wilner Drive
Pittsburgh, PA 15221

Neighborhood: East Hills

Council District: 9

Description: Preservation of 117 affordable units for an additional 40 years located in the East Hills neighborhood. Final authorization to issue tax exempt multifamily bonds in the amount of \$12,000,000 for the rehabilitation of the subject project.

Required Approvals: URA board authorized Intent to Issue Multi-Family Bonds in the amount of \$12,000,000 at the February 2021 board meeting.

Sources of Funds	
1 st Mortgage – HUD 221 (d)(4)	\$5,251,987
2 nd Mortgage – PHFA HTF/CCRP	\$1,779,108
Assumed Sub Debt (PHFA, AHI, URA)	\$6,040,744
Seller Note	\$958,139
PNC LIHTC Equity	\$7,916,168
Energy Rebate	\$2,950
Deferred Developer Fee	\$381,202
Total Project Financing	\$22,330,298

Uses of Funds	
Acquisition	\$7,400,000
Hard Costs	\$8,883,820
Soft Costs	\$586,832
Financing Fees	\$1,792,869
Reserves	\$1,141,969
Developer Fee	\$1,524,808
Total Project Uses	\$22,330,298

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

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RESOLUTION NO. 261 (2021)

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WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "**Authority**") is a body corporate and politic constituting a public instrumentality of the Commonwealth of Pennsylvania (the "**Commonwealth**"), created under and pursuant to the Pennsylvania Redevelopment Law, as amended, 35 P.S. §1701, *et seq.* (the "**Act**"); and

WHEREAS, the Authority is authorized pursuant to the Act to, among other things, develop, acquire, lease and operate low-rent housing and to issue bonds in connection therewith; and

WHEREAS, the Authority has determined to acquire and rehabilitate a portion of the former Second East Hills Phase II units ("**Second East Hills**") located at various addresses in the 13th Ward in the City of Pittsburgh (the "**City**"), Pennsylvania, which upon completion will consist of 117 residential rental units comprised of a 100% affordable units to households with incomes at or below 50% of the area median income; and

WHEREAS, in order to undertake the rehabilitation of Second East Hills, the Authority desires to issue one or more series of its federally taxable or tax-exempt revenue bonds in an aggregate principal amount not to exceed \$12,000,000 which bonds shall be designated as the "Urban Redevelopment Authority of Pittsburgh Revenue Bonds (Second East Hills Phase I Regen Project), Series 2021" or similar appropriate designation (the "**Bonds**") in order to finance a project (the "**Project**") consisting of: (a) the rehabilitation of approximately 117 scattered site affordable rental units, all located in the City of Pittsburgh, Pennsylvania; (b) the payment of a portion of the costs associated with the issuance of the Bonds; and (c) the payment of any other eligible costs for which proceeds of the Bonds may be expended, including but not limited to reimbursing the Borrower for costs incurred for the Project prior to the issuance of the Bonds; and

WHEREAS, the Project will be owned by Prestigious Hills Limited Partnership, a Pennsylvania limited partnership (the "**Borrower**"), whose members will include parties named in the Borrower's partnership agreement, including those who will serve as the Project's low-income housing tax credit investor; and

WHEREAS, the Bonds will be issued pursuant to and secured by a Trust Indenture (the "**Indenture**") by and between the Authority and Zions Bancorporation, National Association, as trustee (the "**Trustee**") and will be purchased by Stifel, Nicolaus & Company, Inc. (the "**Underwriter**"), pursuant to a Bond Purchase Agreement (the "**Purchase Contract**") to be executed by and between the Underwriter and the Authority; and

WHEREAS, in connection therewith it will be necessary for the Authority to undertake certain additional actions and authorize its proper officers to execute and deliver documents in connection with the foregoing as are necessary to complete the financing of the Project; and

WHEREAS, the Authority has appointed Clark Hill PLC to act as bond counsel ("**Bond Counsel**") with respect to the issuance of the Bonds; and

WHEREAS, the Authority now desires to proceed with the financing of the Project, the issuance, execution and delivery of the Bonds in connection therewith, and the execution and delivery of the Indenture and such other instruments and documents as shall be necessary or appropriate to effectuate the purposes of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Authority (the "**Board**") as follows:

Approval of the Project and the Issuance of the Bonds. The Authority hereby authorizes and approves the Project and the issuance of the Bonds to finance all or a portion of the costs related thereto. The Bonds shall be

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designated "Urban Redevelopment Authority of Pittsburgh Revenue Bonds (Second East Hills Phase II Regen Project), Series 2021", or some similar designation, and shall be issued in one or more series and secured pursuant to the terms of the Indenture in an aggregate principal amount not to exceed \$12,000,000. The Bonds shall bear interest at such rates and shall contain such other terms and conditions and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing such Bonds shall approve, such approval to be conclusively evidenced by such officer's execution thereof.

Sale of the Bonds; Approval of the Bond Purchase Agreement. The Authorized Officers are, and each of them hereby is, authorized and directed to approve, in the name and on behalf of the Authority, the final terms and provisions of the Bonds, including the final sizing, number of series, maturities, interest rates and yields and other provisions with respect thereto, which terms and provisions will be set forth in the Purchase Contract.

The Authorized Officers are, and each of them is, hereby authorized and directed to execute and deliver, in the name and on behalf of the Authority, the Purchase Contract, containing such terms and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing the Purchase Contract shall approve, such approval to be conclusively evidenced by such officer's execution thereof.

Appointment of Authorized Officers. For purposes of this Resolution, the Chair, Vice Chair, Executive Director and Deputy Executive Director of the Authority shall all be deemed to be an "Authorized Officer."

Official Statement. The preparation of preliminary and final official statements relating to the public offering of the Bonds (collectively, the "**Official Statement**") is hereby approved. The Authorized Officers of the Authority are each hereby authorized to execute the preliminary (if applicable) and final Official Statement, in the name and on behalf of the Authority and upon approval of the form thereof by the Solicitor, the approval by the Authority of the form thereof to be conclusively evidenced by the execution thereof and such officers are further authorized to certify that the preliminary Official Statement is "deemed final" by the Authority within the meaning of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended. The distribution of the preliminary Official Statement and the final Official Statement in connection with the offering and sale of the Bonds is hereby approved.

Delivery of the Indenture. In order to provide for the issuance of the Bonds and to establish the terms and conditions upon which the Bonds may be issued and delivered under the Indenture, and the terms and conditions upon which said Bonds are secured, the Authorized Officers are, and each of them hereby is, authorized and directed, in the name and on behalf of the Authority, to execute and deliver to the Trustee the Indenture in form and substance satisfactory to Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing the Indenture, such approval to be conclusively evidenced by the execution thereof.

Delivery of the Bonds. The Authorized Officers are, and each of them hereby is, authorized and directed to execute the Bonds manually, or to cause his or her facsimile signature to be imprinted thereon, in the name and on behalf of the Authority and in the manner provided in the Indenture and to cause to be affixed to or imprinted upon the Bonds the corporate seal of the Authority or a facsimile thereof, and the Secretary or Assistant Secretary of the Authority be, and he hereby is, authorized and directed to attest said seal or a facsimile thereof by his manual or facsimile signature, and the Authority adopts said facsimile signatures as binding upon it.

Deposits of Moneys. The proper officers of the Authority are hereby authorized and directed to make, or cause to be made by the Trustee, the deposits, payments and transfers required to be made to effect the issuance of the Bonds, and that costs of issuance be paid from proceeds of the Bonds, to the extent permitted by applicable law.

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Incidental Actions. The Authorized Officers are, and each of them hereby is, authorized to sign, execute, deliver and file, in the name and on behalf of the Authority, any and all other certificates, forms, financing statements, instruments and documents, with such changes therein as the Authorized Officer executing the same may approve, his or her approval to be conclusively evidenced by his or her execution thereof and to take any and all other action, including, among other things, engaging any additional professionals required to consummate the Project, as may be required to carry out and consummate the transactions to be carried out and consummated by the Authority as contemplated by this Resolution. The Secretary or Assistant Secretary of the Authority be, and he or she hereby is, authorized and directed to attest and to seal, if required, any such certificates, forms, financing statements, instruments or documents.

Appointment of Professionals. The Authority hereby re-affirms the appointment of the following professionals with respect to the issuance of the Bonds: Clark Hill PLC, to serve as Bond Counsel; Tiber Hudson LLC, to serve as counsel to the Underwriter; and Zions Bancorporation, National Association, to serve as Trustee under the Indenture.

Prior Actions. All actions heretofore taken and all documents and instruments heretofore executed by the Authorized Officer or his or her designee on behalf of the Authority in connection with the Project and the Bonds are hereby ratified and approved.

Limitation of Liability of Authority and Officials of the Authority. Notwithstanding anything to the contrary contained herein or in any other document executed in connection with the issuance and sale of the Bonds (collectively, the “**Bond Documents**”), the Bonds shall be limited obligations of the Authority payable solely out of revenues derived from the Indenture, any amounts, including proceeds of the sale of the Bonds, and from any other collateral as may now or hereafter be given to secure the payment of Bonds; no other property or assets of the Authority shall be subject to levy, execution or other enforcement proceedings for any payment required to be made with respect to the Bonds or under the Bond Documents or for the performance of any of the Authority’s covenants, obligations or agreements contained in any Bond Documents. No covenant, obligation or agreement contained in this Resolution or any Bond Documents shall be deemed to be a covenant, obligation or agreement of any board member, officer, attorney, agent or employee of the Authority in his or her individual capacity and neither the board members of the Authority nor any officer executing the Bonds or any Bond Documents shall be liable personally on the Bonds or such Bond Documents or be subject to any personal liability by reason of the issuance, execution and/or performance thereof.

Effective Date of Resolution. This Resolution shall take effect immediately.

ADOPTED at a regular meeting held this 9th day of September, 2021.

IN WITNESS WHEREOF, I hereunto affix my signature and the seal of the Urban Redevelopment Authority of Pittsburgh, this 9th day of September, 2021.

By: _____
Assistant Secretary

RESOLUTION NO. 262 (2021)

RESOLVED: That assumption of up to \$390,000 of a Rental Housing Development and Improvement Program (RHDIP) loan that closed on August 14, 2004 to Prestigious Hills LP, or a related entity is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority is authorized to execute all required documents, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; however, this

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commitment will expire if HUD does not approve/award funding for the Bedford Choice Neighborhoods Initiative.

7. Uptown - Fifth and Dinwiddie

- a. 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.

Ms. Walker requested Board approval of the above item.

Mr. Alcorn presented that the Fifth and Dinwiddie site is located at the intersection of Fifth Avenue and Dinwiddie Street in the Uptown neighborhood. The site is divided by Dinwiddie Street. The western portion of the site is 1.4 acres and contains a surface parking lot, vacant land, and scattered, vacant single-family residential structures. The eastern portion of the site is currently City-owned and is being transferred to URA pursuant to a Cooperation Agreement executed July 24, 2018. The City-owned portion of the site contains approximately 0.4 acres and includes vacant land and a structure, known as the Mugele Building, that is currently used by the Department of Public Works (DPW) as warehouse space.

The developer proposes to redevelop the western portion of the site into two new mixed-use buildings joined by a three-story skybridge. The site will include 20,000 square feet of commercial space, a new public plaza, and a total of 167 rental units comprised of micro, one-bedroom, and two-bedroom units. Thirty-three (33) of the units, (20%), will be affordable. Of the 33 affordable units, 16 units will be set aside for households earning at or below 60% AMI, 13 units for households earning at or below 50% AMI, and four units for households earning at or below 20% AMI. The developer has applied for 4% Low Income Housing Tax Credits (LIHTC) to support the financing of these affordable units.

The eastern portion of the site will feature the adaptive reuse of the Mugele Building into commercial/institutional flexible space. The developer also plans to add two stories to the roof of the existing building, set back from the Fifth Avenue frontage. Total project costs for both phases are estimated at \$66.6 million. A purchase price of \$2.41 million has been established for the property. The URA and developer are still negotiating how the purchase price will be split between the two phases.

Background

The URA issued a Request for Proposals (RFP) on February 27, 2019, seeking redevelopers or redevelopment teams to purchase and redevelop the Fifth and Dinwiddie site. The goal of the RFP was to implement the community supported vision as identified in the 2017 Ecolnnovation District Plan. At the July 2019 URA Board Meeting the board authorized Exclusive Negotiations with Fifth and Dinwiddie Development, LLC.

Separate MWBE plans will be submitted and reviewed for approval prior to the final approval of construction drawings and evidence of financing for both the West and East sites.

Fifth and Dinwiddie Development, LLC, is a newly formed entity. Bridging the Gap Development, LLC, is a Pennsylvania limited liability company that is a certified MBE firm controlled by Derrick Tillman. Fifth

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and Dinwiddie Development, LLC, has a mailing address of 1435 Bedford Avenue, Pittsburgh, PA 15219. Derrick Tillman is the Managing Partner.

West parcels include:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
3rd	11-E-19	1723 Fifth Avenue
3rd	11-E-20	1723 Fifth Avenue
3rd	11-E-22	1723 Fifth Avenue
3rd	11-E-24	1723 Fifth Avenue
3rd	11-E-25	1723 Fifth Avenue
3rd	11-E-26	1723 Fifth Avenue
3rd	11-E-27	1723 Fifth Avenue
3rd	11-E-28	1723 Fifth Avenue
3rd	11-E-29	1723 Fifth Avenue
3rd	11-E-30	1723 Fifth Avenue
3rd	11-E-31	1723 Fifth Avenue
3rd	11-E-56	Colwell Street
3rd	11-E-57	Colwell Street
3rd	11-E-58	Colwell Street
3rd	11-E-59	Colwell Street
3rd	11-E-60	Our Way
3rd	11-E-60-A	Colwell Street
3rd	11-E-61	Colwell Street
3rd	11-E-62	Colwell Street
3rd	11-E-63	Colwell Street
3rd	11-E-64	Colwell Street
3rd	11-E-65	Colwell Street
3rd	11-E-65-A	Our Way
3rd	11-E-66	Colwell Street
3rd	11-E-67	Colwell Street
3rd	11-E-68	Colwell Street
3rd	11-E-69	Colwell Street
3rd	11-E-70	113 Dinwiddie Street*
3rd	11-E-71	115 Dinwiddie Street*
3rd	11-E-72	Dinwiddie Street
3rd	11-E-73	Dinwiddie Street

East parcels include:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
3rd	11-E-85	112 Dinwiddie Street* (<i>consolidated from Lots 81, 82 & 85</i>)

*Designates Structure

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

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RESOLUTION NO.263 (2021)

RESOLVED: That the Redevelopment Proposal submitted by Fifth and Dinwiddie Development LLC, or a related entity, for the sale of the following publicly-owned properties, and execution of a disposition contract by sale to Fifth and Dinwiddie Development LLC, or a related entity, for \$2,410,000 plus costs are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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:

West parcels:

Ward	Block/Lot	Address
3rd	11-E-19	1723 Fifth Avenue
3rd	11-E-20	1723 Fifth Avenue
3rd	11-E-22	1723 Fifth Avenue
3rd	11-E-24	1723 Fifth Avenue
3rd	11-E-25	1723 Fifth Avenue
3rd	11-E-26	1723 Fifth Avenue
3rd	11-E-27	1723 Fifth Avenue
3rd	11-E-28	1723 Fifth Avenue
3rd	11-E-29	1723 Fifth Avenue
3rd	11-E-30	1723 Fifth Avenue
3rd	11-E-31	1723 Fifth Avenue
3rd	11-E-56	Colwell Street
3rd	11-E-57	Colwell Street
3rd	11-E-58	Colwell Street
3rd	11-E-59	Colwell Street
3rd	11-E-60	Our Way
3rd	11-E-60-A	Colwell Street
3rd	11-E-61	Colwell Street
3rd	11-E-62	Colwell Street
3rd	11-E-63	Colwell Street
3rd	11-E-64	Colwell Street
3rd	11-E-65	Colwell Street
3rd	11-E-65-A	Our Way
3rd	11-E-66	Colwell Street
3rd	11-E-67	Colwell Street
3rd	11-E-68	Colwell Street
3rd	11-E-69	Colwell Street
3rd	11-E-70	113 Dinwiddie Street*
3rd	11-E-71	115 Dinwiddie Street*
3rd	11-E-72	Dinwiddie Street
3rd	11-E-73	Dinwiddie Street

East parcel:

Ward	Block/Lot	Address
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3rd	11-E-85 from Lots	112 Dinwiddie Street* (consolidated 81, 82, and 85)
*Designates Structure		

8. Downtown - Skinny/Roberts Building

- a. 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.

Ms. Walker requested Board approval of the above item.

Ms. Adelaide Roddy, Project Manager, of Development Services presented that authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Home Town Real Estate, LLC, or a related entity, for the direct sale of 241 Forbes Avenue (the “Skinny Building”) and 429-431 Wood Street (the “Roberts Building”) with a purchase price of \$1.3 million plus costs.

PNC, through Home Town Real Estate, LLC, will purchase and renovate the five-story, 13,682 square foot Roberts Building and three-story, 988 square foot Skinny Building in downtown Pittsburgh. PNC will adaptively reuse the Roberts Building for flexible employee office space, run an art program in the upper floors of the Skinny Building, and pilot incubation spaces for small retail businesses along the corridor.

Background

The URA purchased the Skinny and Roberts buildings in 2013 to repurpose them for higher and better uses, spur growth and development Downtown and preserve the historic downtown corridor. The buildings are contributing historic structures in the nationally registered Fourth Avenue Historic District and date back to the early 1900s.

The first floor of the Roberts Building was most recently under contract as a 3,421 square foot 7-Eleven convenience store, but the lease expired in February 2021, and now the building sits vacant. The Skinny Building comprises narrow display space on the second and third floors and 138 square feet of ground floor retail space. The retail space is leased to a clothing and variety store on a month-to-month basis. The upper floors remain vacant and in need of repair.

Conditions

The URA will enter into a 99-year covenant agreement with PNC to protect the façades and prevent a future owner from demolishing the buildings. PNC will use good faith efforts by working directly with URA staff to complete the exterior work (including façades) in a manner consistent with URA’s Main Street Façade Guidelines. PNC will install lighting on both buildings to highlight their iconic architectural styles.

As a condition to closing, PNC will execute a Memorandum of Understanding with a third party to organize a revolving art installation program in the bay windows overlooking Forbes Avenue that will ideally feature local artists and students. The art will be viewed from the exterior of the building only.

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PNC will maintain the exhibits on a year-round basis subject to temporary closures to replace the art or address a building issue.

The City of Pittsburgh will launch a pop-up art program in the Skinny Building. Because the pop-up may overlap with PNC's closing schedule, the URA, PNC, and the City will work together to ensure a smooth transition and successful pop-up exhibit.

Total development costs are estimated at \$6.1 million, which includes \$4.8 million in direct investment into the buildings. The URA will retain the Air Rights and Transfer of Development Rights.

Prior to the sale of the property, the proposed development will again be presented to the URA Board for approval of final drawings and evidence of financing and for authorization to execute the deed. Further, such final approvals will not include authorization to begin construction on infrastructure improvements, unless designs have been thoroughly vetted by URA staff and reviewed and commented on by an organization that represents businesses and residents as part of its mission statement.

The MWBE Program Officer has reviewed and approved an MWBE Narrative for this project.

Upon a motion to approve by Mr. Lavelle, the following Members voted affirmatively, Mr. Lavelle, Mr. Gainey, and Ms. Powell; the following Members voted in the negative; Ms. Hirsh. As a majority of the votes were affirmative, the following resolution was adopted:

RESOLUTION NO.264 (2021)

RESOLVED: That the Redevelopment Proposal submitted by Home Town Real Estate, LLC, an affiliate of PNC Bank, National Association ("PNC"), 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, and execution of a disposition contract by sale to Home Town Real Estate, LLC, an affiliate of PNC Bank, National Association ("PNC"), for \$1.3 million plus costs are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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. As a condition precedent to closing, PNC and/or the redeveloper will enter into an agreement with a third party preservation partner to provide guidance and assistance on preservation activities for the Roberts Building and Skinny Building.

9. SouthSide Works - Multifamily Project

- a. 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.

Ms. Walker requested Board approval of the above item.

Ms. Roddy presented that authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Pittsburgh SSW Waterfront, LLC, or a related entity for the sale of a

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portion of Block 26-E, Lot 9 (B3b) estimated to total 1.7792 acres or \$756,160. Pittsburgh SSW Waterfront, LLC is an affiliate entity of SomeraRoad Inc. ("SomeraRoad").

SomeraRoad is proposing a seven-story, 246-unit multifamily residential building along the Southside Works riverfront in Pittsburgh's South Side Flats neighborhood. The design will also include parking for 180 vehicles, over 30,000 square feet of indoor and outdoor residential amenity space, upgrades to the South Water Street scape, and linkages to the South Shore Riverfront Park and Heritage Trail.

In addition to revitalizing a former Brownfield, the SomeraRoad project will generate several community benefits. SomeraRoad will, in its redevelopment of the Southside Works site:

1. Deliver 17 affordable units to the area by making 20% of the 83 units in the neighboring Southside Works property, The Flats, restricted to 80% AMI rent levels.
2. Increase higher MWBE Participation Goals for the project from 18% to 25% for minority-owned businesses and from 7% to 10% for women-owned businesses.
3. Invest \$4.7 million in Tunnel Park and the surrounding greenspace.
4. Contribute \$1.5 million towards annual maintenance over a 10-year period keeping South Shore Riverfront Park, Tunnel Park, and surrounding greenspace in pristine condition.
5. Allocate 5,000 square feet of total retail square footage to locally based businesses at a below market rent of \$15 NNN per square foot.

Total development costs are estimated at \$75.3 million.

Background

On July 2020, the URA executed a Development Agreement with SomeraRoad, assigning development rights to several SouthSide Works parcels including B3b and D3a.

Due to the global pandemic, labor shortages, rising materials costs, and unforeseen geotechnical conditions, which have increased the overall project budget, URA staff recommends making the following changes to the Development Agreement. The changes will increase the viability of the project and help the URA further its agencywide goals, including creating more affordable housing:

- Convert the B3b annual lease price of \$27,072/acre into a fee simple purchase price of \$425,000/acre and extend the term through May 31, 2022.
- Extend the D3a development rights through April 12, 2026.
- Reduce the D3a annual lease price of \$78,209/acre to \$37,564/acre and hold the term through April 12, 2024, after which the lease price will increase to \$93,913 until expiration of the development rights.

Approval will be contingent upon SomeraRoad providing B3b equity and lender letters of interest by November 19, 2021.

Prior to the sale of the property, the proposed development will again be presented to the URA Board for approval of final drawings and evidence of financing and for authorization to execute the deed. Further, such final approvals will not include authorization to begin construction on infrastructure improvements, unless designs have been thoroughly vetted by URA staff.

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The MWBE Program Officer has reviewed and approved an MWBE Narrative for this project. Pittsburgh SSW Waterfront, LLC is a limited liability company with a mailing address of 130 West 42nd Street, Floor 22, New York, NY 10036. Ian Ross is principal/founder of both Pittsburgh SSW Waterfront, LLC and SomeraRoad Inc.

THIS ITEM WAS HELD**RESOLUTION NO. _____ (2021)**

RESOLVED: That the Redevelopment Proposal submitted by Pittsburgh SSW Waterfront, LLC, for the sale of Block 26-E, Lot 9 (part), commonly referred to as Parcel B3b, in the 16th Ward, and execution of a disposition contract by sale to Pittsburgh SSW Waterfront, LLC, for \$425,000 per acre plus costs are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

10. Hazelwood - Woods Village

- a. 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 in the 15th Ward:

<u>Block & Lot</u>	<u>Address</u>	<u>Zoning</u>	<u>Owner</u>
55-P-140	4666 Sylvan Ave	Other - H: Hillside	City
55-P-141	4664 Sylvan Ave	Other - H: Hillside	City
55-P-142	4662 Sylvan Ave	Other - H: Hillside	City
55-P-146	4656 Sylvan Ave	Other - H: Hillside	City
55-P-148	4654 Sylvan Ave	Other - H: Hillside	City
55-P-149	4650 Sylvan Ave	Other - H: Hillside	City
55-P-149-A	4648 Sylvan Ave	Other - H: Hillside	City
55-P-15	4607 Chatsworth St	Residential - R1D-H: Single-Unit	City
55-P-150	4646 Sylvan Ave	Other - H: Hillside	City
55-P-151	4644 Sylvan Ave	Other - H: Hillside	City
55-P-151-A	4642 Sylvan Ave	Other - H: Hillside	City
55-P-152	4641 Chance Way	Other - H: Hillside	City
55-P-152-A	4643 Chance Way	Other - H: Hillside	City
55-P-152-B	4645 Chance Way	Other - H: Hillside	City
55-P-152-C	4639 Chance Way	Other - H: Hillside	City
55-P-152-D	4649 Chance Way	Other - H: Hillside	City
55-P-152-E	4647 Chance Way	Other - H: Hillside	City
55-P-154	4640 Sylvan Ave	Other - H: Hillside	City
55-P-154-A	4638 Sylvan Ave	Other - H: Hillside	City
55-P-154-B	4636 Sylvan Ave	Other - H: Hillside	City
55-P-154-D	4632 Sylvan Ave	Other - H: Hillside	City
55-P-157	4629 Chance Way	Other - H: Hillside	City
55-P-158	4631 Chance Way	Other - H: Hillside	City
55-P-159	4633 Chance Way	Other - H: Hillside	City
55-P-159-A	4635 Chance Way	Other - H: Hillside	City

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55-P-159-B	4637 Chance Way	Other - H: Hillside	City
55-P-16	4605 Chatsworth St	Residential - R1D-H: Single-Unit	City
55-P-162	4634 Sylvan Ave	Other - H: Hillside	City
55-P-162-A	4628 Sylvan Ave	Other - H: Hillside	City
55-P-162-B	4630 Sylvan Ave	Other - H: Hillside	City
55-P-163	4618 Sylvan Ave	Other - H: Hillside	City
55-P-166	4614 Sylvan Ave	Other - H: Hillside	City
55-P-167	4612 Sylvan Ave	Other - H: Hillside	City
55-P-168	4610 Sylvan Ave	Other - H: Hillside	City
55-P-45	4612 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-57	4658 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-58	4656 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-60	4648 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-62	Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-64	4636 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-67	4626 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-68	4613 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-69	4611 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-70	4609 Monongahela St	Residential - R1D-H: Single-Unit	City
55-P-71	4607 Monongahela St	Residential - R1D-H: Single-Unit	City
56-B-37	Berwick St	Residential - R1D-H: Single-Unit	City
56-B-41	375 Berwick St	Other - H: Hillside	City

Ms. Walker requested Board approval of the above item.

Ms. Roddy presented that at the September 2020 Regular Board meeting, the URA agreed to hold the above referenced property from the market while Oak Moss Consulting LLC refined the project concept; worked with private investors to further develop a financing strategy; and met with the established Woods Village Steering Committee to solicit community feedback.

Authorization is now requested to enter into Exclusive Negotiations with Oak Moss Consulting LLC or a related entity for the sale of 48 publicly owned parcels to construct a mixed-use duplex community surrounding the Woods House in Hazelwood between Tullymet and Serwick Streets.

The 62-unit mixed-use development will comprise mainly of market and some affordable housing, and rely on private investments through lenders and Opportunity Zone funds. The project currently contemplates 56,000 square feet of residential space consisting of 8 studio units, 4 one-bedroom units, 45 two-bedroom units, and 5 three-bedroom units. The redeveloper plans to make at least six units affordable to households at or below 80% AMI. URA staff recommends the redeveloper work with the URA housing lending team during the Exclusive Negotiation period to increase project affordability and ensure rents align with the Pennsylvania Housing Finance Authority's limits. Fifty (50) housing units will include attached garages. Additionally, eight, 500 square foot commercial studios will be available for lease to support entrepreneurs and small businesses.

The project has generated substantial community interest that has garnered both positive and negative feedback. Several environmental concerns have been raised, which will need to be thoroughly vetted prior to moving forward with the proposal. In the next phase of development, Oak Moss Consulting LLC will prepare a geotechnical, stormwater, soil erosion, and sedimentation plan to

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address the hilltop topography and mitigate potential land slide and flooding issues. Oak Moss Consulting LLC will also be required to submit a zoning plan that outlines the benchmarks the project must hit to secure proper zoning and develop the site in accordance with the Greater Hazelwood Neighborhood Plan. The redeveloper will need to rezone the parcels or apply for a zoning variance. Most parcels are zoned as "Hillside," which is typically reserved for low density development. While some residents and organizations favor the density, which they see as supporting the commercial corridor along Second Avenue, others would prefer to maintain the parcels as unofficial greenway to later develop into walking or biking paths that will turn Hazelwood into a destination spot for recreational uses.

The project furthers the Greater Hazelwood Neighborhood Plan by developing vacant parcels into a productive use and offering a workforce program that will train and employ neighborhood residents.

The property is currently owned by the City of Pittsburgh. The URA will acquire the property from the City and move the redeveloper through the URA's standard disposition process. The project will return to Board before the URA formally accepts the proposal and executes a disposition contract with the redeveloper.

A preliminary MWBE Narrative for this project has been reviewed and approved by a MWBE Officer. The redeveloper plans to leverage an apprenticeship program to identify trades and help fill positions to meet the City's 12% minority workforce inclusion goal.

Oak Moss Consulting LLC is a limited liability company with a mailing address of 322 North Shore Dr, Pittsburgh, PA 15212. Krish Pandya is the Managing Member.

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

RESOLUTION NO. 266 (2021)

RESOLVED: That exclusive negotiations with Oak Moss Consulting Inc., for the sale of the following publicly owned parcels for a period of six (6) months, is hereby approved. Any extensions of the exclusive negotiations period and/or any further Board approvals are contingent upon URA staff determining, in their discretion, that Oak Moss Consulting Inc. is working with URA staff to increase project affordability and ensure rents align with the Pennsylvania Housing Finance Authority's limits and that Oak Moss Consulting Inc. has submitted a zoning plan that outlines the benchmarks the project must hit to secure proper zoning and develop the site in accordance with the Greater Hazelwood Neighborhood Plan:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Zoning</u>	<u>Owner</u>
15th	55-P-140	4666 Sylvan Ave	Other - H: Hillside	City
15th	55-P-141	4664 Sylvan Ave	Other - H: Hillside	City
15th	55-P-142	4662 Sylvan Ave	Other - H: Hillside	City
15th	55-P-146	4656 Sylvan Ave	Other - H: Hillside	City
15th	55-P-148	4654 Sylvan Ave	Other - H: Hillside	City
15th	55-P-149	4650 Sylvan Ave	Other - H: Hillside	City
15th	55-P-149-A	4648 Sylvan Ave	Other - H: Hillside	City
15th	55-P-15	4607 Chatsworth St	Residential - R1D-H: Single-Unit	City

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15th	55-P-150	4646 Sylvan Ave	Other - H: Hillside	City
15th	55-P-151	4644 Sylvan Ave	Other - H: Hillside	City
15th	55-P-151-A	4642 Sylvan Ave	Other - H: Hillside	City
15th	55-P-152	4641 Chance Way	Other - H: Hillside	City
15th	55-P-152-A	4643 Chance Way	Other - H: Hillside	City
15th	55-P-152-B	4645 Chance Way	Other - H: Hillside	City
15th	55-P-152-C	4639 Chance Way	Other - H: Hillside	City
15th	55-P-152-D	4649 Chance Way	Other - H: Hillside	City
15th	55-P-152-E	4647 Chance Way	Other - H: Hillside	City
15th	55-P-154	4640 Sylvan Ave	Other - H: Hillside	City
15th	55-P-154-A	4638 Sylvan Ave	Other - H: Hillside	City
15th	55-P-154-B	4636 Sylvan Ave	Other - H: Hillside	City
15th	55-P-154-D	4632 Sylvan Ave	Other - H: Hillside	City
15th	55-P-157	4629 Chance Way	Other - H: Hillside	City
15th	55-P-158	4631 Chance Way	Other - H: Hillside	City
15th	55-P-159	4633 Chance Way	Other - H: Hillside	City
15th	55-P-159-A	4635 Chance Way	Other - H: Hillside	City
15th	55-P-159-B	4637 Chance Way	Other - H: Hillside	City
15th	55-P-16	4605 Chatsworth St	Residential - R1D-H: Single-Unit	City
15th	55-P-162	4634 Sylvan Ave	Other - H: Hillside	City
15th	55-P-162-A	4628 Sylvan Ave	Other - H: Hillside	City
15th	55-P-162-B	4630 Sylvan Ave	Other - H: Hillside	City
15th	55-P-163	4618 Sylvan Ave	Other - H: Hillside	City
15th	55-P-166	4614 Sylvan Ave	Other - H: Hillside	City
15th	55-P-167	4612 Sylvan Ave	Other - H: Hillside	City
15th	55-P-168	4610 Sylvan Ave	Other - H: Hillside	City
15th	55-P-45	4612 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-57	4658 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-58	4656 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-60	4648 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-62	Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-64	4636 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-67	4626 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-68	4613 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-69	4611 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-70	4609 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	55-P-71	4607 Monongahela St	Residential - R1D-H: Single-Unit	City
15th	56-B-37	Berwick St	Residential - R1D-H: Single-Unit	City
15th	56-B-41	375 Berwick St	Other - H: Hillside	City

11. Shadyside - Hunt Armory Roof Replacement and Façade Restoration

- a. 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, which includes the base bid price of \$1,337,000 for the primary roof replacement, with an additional allowance of \$443,000 to execute the unit cost of items #1 through #11 for the façade restoration based on estimated quantities to be encountered during exploration and renovation. Contract Alternate Nos. 1, 2, and 3 will not be executed in the contract.

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- b. Agreement for Construction Management and Construction Inspection Services with RIG Consulting, Inc. for a contract not to exceed \$131,000.00.

Ms. Walker requested Board approval of the above items.

Gito, Inc. d/b/a Nell Construction Company

Authorization is being requested to enter into an Agreement with Gito, Inc. d/b/a Nello Construction Company for a total contract amount of up to \$1,780,000, for the Hunt Armory Roof Replacement and Façade Restoration in the City of Pittsburgh. The project was competitively bid, and bids were opened on August 5, 2021. The total contract amount of \$1,780,000 includes the base bid price of \$1,337,000 for the primary roof replacement and cornice investigation, with an additional allowance of \$443,000 to execute the unit cost items #1 through #11 for the façade restoration based on estimated quantities to be encountered during exploration and renovation. Contract Alternate Nos. 1, 2, and 3 will not be executed in the contract. Four bids were received for the work. Nello Construction Company was the lowest responsible bidder based on the accepted scope of the contract. The work will include but is not limited to roof demolition, asbestos abatement, new roofing system (code compliant roof insulation, new roof membrane, extension of parapet walls), installation of roof drains, installation of exterior sheeting/flashing, and restoration of the façade cornice.

The funding source for this agreement is: Pennsylvania Redevelopment Assistance Capital Program (RACP) reimbursement, with money fronted from the URA general fund.

RIG Consulting, Inc.

Authorization is also requested to enter into an Agreement with RIG Consulting, Inc. for Construction Management and Construction Inspection Services for the Hunt Armory Roof Replacement and Façade Restoration for a contract amount of up to \$131,000. The URA received four proposals, and scored the proposed based on qualifications, proposed scope, understanding of the project, meeting MWBE goals, and cost. RIG Consulting had the highest collective score. It should be noted that RIG Consulting is a WBE, and the MWBE utilization is 100%.

The funding source for this agreement is: Pennsylvania Redevelopment Assistance Capital Program (RACP) reimbursement, with money fronted from the URA general fund.

THIS ITEM WAS HELD

RESOLUTION NO. _____ (2021)

RESOLVED: That an agreement with Gito, Inc. d/b/a Nello Construction Company for the Hunt Armory Roof Replacement and Façade Restoration, for an amount up to \$1,837,000, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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RESOLUTION NO. 268 (2021)

RESOLVED: That an agreement with RIG Consulting, Inc. for Construction Management and Construction Inspection Services, for an amount up to \$131,000.00, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

12. Squirrel Hill South - Summerset at Frick Park Phase II - Frick Park Extension Construction

- a. Agreement for Summerset at Frick Park Phase 2 – Frick Park Extension Construction with John_Zottola Landscaping Inc. for a total contract amount of up to \$2,224,819.25
- b. Agreement for Construction Management and Construction Inspection Services with Cosmos Technologies, Inc., for a contract not to exceed \$85,000.00.

Ms. Walker requested Board approval of the above items.

Agreement with John Zottola Landscaping Inc. for Construction

Paul Martinchich, Project Engineering Manager, presented that authorization is being requested to enter into an Agreement with John Zottola Landscaping Inc. for a total contract amount of up to \$2,224,819.25 for the Summerset at Frick Park Phase 2 – Frick Park Extension Construction in the City of Pittsburgh. The project was competitively bid, and bids were opened on August 31, 2021. Five bids were received for the work. John Zottola Landscaping Inc. was the lowest responsible bidder. The construction work includes general site grading; landscaping; and construction of park amenities such as pavilions, arbors, sidewalks, patios, park benches, and other furnishings. The landscaping package includes trees, shrubs, perennials, and lawns. The work also includes a bioretention area and repairs to the existing sidewalk along Parkview Blvd.

The funding source for this agreement is the Tax Incremental Financing Fund for the Summerset at Frick Park Development, with contributions from the Summerset Neighborhood Association.

Agreement with Cosmos Technologies, Inc. for Construction Inspection Services

Authorization is requested to enter into an Agreement with RIG Consulting, Inc. for Construction Management and Construction Inspection Services for the Summerset at Frick Park Phase 2 – Frick Park Extension Construction, for a contract not to exceed \$85,000.00. The URA received six proposals, and scored them based on qualifications, proposed scope, understanding of the project, meeting MWBE goals, and cost. Cosmos Technologies, Inc., had the highest collective score. It should be noted that Cosmos Technologies is an MBE, and the MWBE utilization is 100%.

The funding source for this agreement is: the Tax Incremental Financing Fund for the Summerset at Frick Park Development, with contributions from the Summerset Neighborhood Association.

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

RESOLUTION NO. 269 (2021)

RESOLVED: That an agreement with John_Zottola Landscaping Inc. for Summerset at Frick Park Phase 2 – Frick Park Extension Construction, for an amount up to \$2,224,819.25, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 270 (2021)

RESOLVED: That an agreement with Cosmos Technologies, Inc. for Construction Management and Construction Inspection Services, for an amount up to \$85,000.00, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

DISCLOSURES AGENDA

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

1. 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.

RESOLUTION NO. 271 (2021)

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") is a body corporate and politic duly organized and existing pursuant to the constitution and the laws of the Commonwealth of Pennsylvania;

WHEREAS, the Authority desires to finance certain capital expenditures to be located in the City of Pittsburgh, Allegheny County, Pennsylvania (the "City") relating to the rehabilitation of affordable rental units known as Allegheny Commons (the "Project");

WHEREAS, Community Preservation Partners East, LLC, a California limited liability company and/or another entity currently existing or to be formed, a developer, is applying for an allocation of 4% Low-Income Housing Tax Credits from the Pennsylvania Housing Finance Agency ("PHFA") to finance a portion of the Project; and

WHEREAS, a portion of the costs of the Project may be financed by the issuance by the Authority tax-exempt bonds or notes by the Authority issued in accordance with Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code");

NOW, THEREFORE, the Authority hereby resolves and declares its intent under Treasury Regulation § 1.150-2 to issue its tax-exempt bonds or notes (the "Tax Exempt Debt") to finance the capital costs of the Project, together with costs of issuance and reasonably required reserves, subject to the following conditions:

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1. The maximum principal amount of Tax Exempt Debt expected to be issued to finance the Project is \$27,000,000.

2. Pending issuance of the Tax Exempt Debt, the Authority may finance the Project with other available funds which will be reimbursed with the proceeds of the Tax Exempt Debt, provided that (a) the Tax Exempt Debt shall not be used to reimburse any expenditure paid more than 60 days prior to the date hereof; (b) the Tax Exempt Debt shall not be issued more than 18 months after the later of (i) the date of the first expenditure to be reimbursed with the proceeds of the Tax Exempt Debt or (ii) the date the Project is placed in service; and (c) in no event may the Tax Exempt Debt be issued more than three years after the date of the first expenditure to be reimbursed with the proceeds of the Tax Exempt Debt; and provided further that the limitations of this paragraph 2 shall not apply to qualified "preliminary expenditures" as permitted by Treasury Regulation § 1.150-2(f).

3. Issuance of the Tax-Exempt Debt shall be subject to documentation acceptable to the officers of the Authority.

4. All prior acts of the officials, agents and employees of the Authority which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

5. Clark Hill PLC is hereby appointed to act as Bond Counsel to the Authority with respect to the issuance of the Tax-Exempt Debt.

6. All other resolutions of the Authority, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

7. This Resolution shall take effect immediately upon its passage.

ADOPTED at a regular meeting held this 9th day of September, 2021.

IN WITNESS WHEREOF, I hereunto affix my signature and the seal of the Urban Redevelopment Authority of Pittsburgh, this 9th day of September, 2021.

By: _____
Assistant Secretary

2. 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.

RESOLUTION NO. 272 (2021)

RESOLVED: That an agreement with Clark Hill PLC to provide bond counsel for the Allegheny Commons Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction, for an amount of \$45,000 is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is 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.

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3. 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.

RESOLUTION NO. 273 (2021)

RESOLVED: That a Loan Assumption Agreement with Thomas Alexander LLC, or related entity, from a RHDIP Loan in the amount of \$255,000, and related documents, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is 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.

4. Engagement with The Opportunity Exchange to provide a license to its platform for 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.

RESOLUTION NO. 274 (2021)

RESOLVED: That an agreement with The Opportunity Exchange to provide a license to its platform for showcasing projects and neighborhoods located within Pittsburgh's Opportunity Zones or associated with the Avenues of Hope initiative, for an amount of \$40,000 is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is 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.

5. Authorization to approve revised Minority Business Growth and Recovery Loan (MBRGF) guidelines.

RESOLUTION NO. 275 (2021)

RESOLVED: that approval of the revised Minority Business Growth and Recovery Loan (MBRGF) guidelines is hereby approved.

6. Authorization to approve revised Avenues of Hope Real Estate Investment (ACRE) guidelines

RESOLUTION NO. 276 (2021)

RESOLVED: that approval of the revised Avenues of Hope Real Estate Investment (ACRE) guidelines is hereby approved.

7. 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.

RESOLUTION NO. 277 (2021)

RESOLVED: That a retainer with Morgan Stanley Smith Barney LLC to provide investment advisory services to the URA for an amount of \$75,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute a

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retainer therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Authorization to enter into the following Cooperation Agreements with the City of Pittsburgh: 2021 CDBG, 2021 HOME, & 2021 American Recovery Plan

RESOLUTION NO. 278 (2021)

RESOLVED: That a cooperation agreement(s) with the City of Pittsburgh for the 2021 CDBG, 2021 HOME, & 2021 American Recovery Plan, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Approval of Kyle Novak to receive an 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.

RESOLUTION NO. 279 (2020)

RESOLVED That approval of Kyle Novak, a City of Pittsburgh employee, to receive a HOF Down Payment Closing Cost Assistance Deferred Loan is hereby approved.

10. Acquisition of the following publicly owned property for \$1.00 plus costs using Strategic Site Acquisition funds for conveyance as a backyard to the buyer of 69 Beltzhoover Avenue in Allentown: - 280

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

RESOLUTION NO. 280 (2021)

RESOLVED: That the acquisition of the following publicly owned property for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

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

11. 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

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26 th	46-J-35	511 Chester Avenue
26 th	46-J-37	Chester Avenue

RESOLUTION NO. 281 (2021)

RESOLVED: That the acquisition of the following publicly owned properties or conveyance as side yards for accessory improvements for the third phase of the Northside Properties Residences development in California-Kirkbride, for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<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

12. 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:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
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

RESOLUTION NO. 282 (2021)

RESOLVED: That the acquisition of the following publicly owned properties to Crawford Grill Development LLC, as part of a planned expansion of the historic Crawford Grill, for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
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

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13. 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.

RESOLUTION NO. 283 (2021)

RESOLVED: That the 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, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

14. Acquisition of Block 174-J, Lots 93 and 94 (621 North Homewood Avenue and the adjoining vacant lot), in the 13th Ward from Building United of Southwestern Pennsylvania for \$140,000 plus costs using Strategic Site Acquisition funds.

RESOLUTION NO. 284 (2021)

RESOLVED: That the acquisition of Block 174-J, Lots 93 and 94 (621 North Homewood Avenue and the adjoining vacant lot), in the 13th Ward, from Building United of Southwestern Pennsylvania, for \$140,000 plus costs, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

15. 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).

RESOLUTION NO. 285 (2021)

RESOLVED: That issuance of a Certificate of Completion to Mellon's Orchard Housing LLC for Block 83-P, Lots 41 and 60, in the 11th Ward, and return of the Good Faith Deposit (residential new construction, 244-270 North Beatty Street and 5820-5830 Station Street) are hereby approved and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

16. 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).

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RESOLUTION NO. 286 (2021)

RESOLVED: That issuance of a Certificate of Completion to GTB Bradberry Ventures, LLC for Block 23-L, Lot 70, in the 22nd Ward, and return of the Good Faith Deposit (residential rehabilitation, 1130 Reddour Street – Bradberry Apartments) are hereby approved and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

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

RESOLUTION NO. 287 (2021)

RESOLVED: That reappointment of David Brewton and Colin Kelley to the Board of the Pittsburgh Housing Development Corporation is hereby approved.

18. 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.

RESOLUTION NO. 288 (2021)

RESOLVED: That the conveyance of 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, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

19. Authorization to convey Block 4-L, Lot 133 (6 Boggs Avenue) in the 19th Ward to Pittsburgh Land Bank for \$1.00 plus costs.

RESOLUTION NO. 289 (2021)

RESOLVED: That the conveyance of Block 4-L, Lot 133 (6 Boggs Avenue) in the 19th Ward, to the Pittsburgh Land Bank, for \$1.00 plus costs, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

20. Garfield - Garfield Highlands LP
 - a. 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,

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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.

RESOLUTION NO. 290 (2021)

RESOLVED: That the Redevelopment Proposal submitted by Garfield Highlands LP, or a related entity, 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, and execution of a disposition contract by sale to Garfield Highlands LP, or a related entity, for \$1.00 plus costs, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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 H Garfield Highlands LP, or a related entity 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, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, 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.

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

RESOLUTION NO. 290 (2021)

RESOLVED: That reallocation of up to \$44,300 of the 2017 CDBG Major Development Homewood School allocation to Homewood Givner Building is hereby approved.

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

DocuSigned by:
Theresa Schacht
742E4DACDC874B0...

Assistant Secretary

Public Comment: September 9, 2021 Board Meeting

LIVE Comment Registrants:

Name: Eric Cook
Board Item: Skinny Building

Name: Patrick Clark
Board Item: Skinny Building

Name: Jill Diskin
Board Item: Skinny Building

Name: Dean Bog
Board Item: Woods Village

Name: Pastor Lutual M. Love Sr.
Board Item: Woods Village

Name: Saundra Cole
Board Item: Woods Village

Name: Michael Wilson
Board Item: Woods Village

Written Comment:

Name: Joshua Butcher
Agenda Item: Skinny and Roberts Buildings

Comment: This building is one of the skinniest in the world, has it's own wikipedia article and many other articles written on it, and more importantly has an important history for our city -- I think the public deserves some input and options on this building before it's bought by PNC. Once PNC owns the property there's no telling what could happen, and it would be a shame to lose a landmark such as this.

Name: Hanna Diehl
Agenda Item: Skinny and Roberts Buildings

Comment: Please remove the sale of these buildings from your agenda until further research can be put into their historical significance for marginalized communities of Pittsburgh.

Name: Kayla King

Agenda Item: Skinny Building

Comment: Please retain the skinny building and designate it a historic marker for its place in Black Pittsburgh history.

Name: Julie Ascioffa

Agenda Item: Skinny and Roberts Buildings

Comment: The Skinny Building is a historic landmark that makes Pittsburgh unique. PNC does not have a good track record of preserving historic structures. They demolish and build non-descript buildings that add nothing to the urban fabric.

Please do not sell the Skinny Building to PNC in order to preserve it for future generations.

Name: Eve Bender

Agenda Item: Skinny Building

Comment: Please remove the Skinny Building from the URA agenda to leave time to consider options in favor of preserving it. It must NOT be sold to a developer!

Name: Elizabeth Schongar

Agenda Item: Skinny and Roberts Buildings

Comment: The Skinny Bldg & Roberts Bldg are quirky landmarks in this city. And now we know they are a civil rights landmark as the site of the first Black restaurant downtown. Please remove the vote about these buildings from the agenda while ways to ensure that we preserve our history are explored.

Name: Melissa McSwingan

Agenda Item: Skinny and Roberts Buildings

Comment: Hello, I am contacting you regarding the sale of the Skinny Building & Roberts Building to PNC. Before the URA enters into a binding agreement with PNC, I would like to see time given to allowing the public to learn more about the situation and to give time for consideration of options. Due to disinvestment and other factors over the years, our city has often been too quick to give priority to developers and big business over people & historic places. We've lost so much already that time should be given to letting the public know what is happening. Also, if a sale happens, it should be with a local historic designation of the Skinny & Roberts Building - not simply word from the prospective buyer that they will save something or the facade. PNC demolished an entire city block with historic buildings just across the street! If we keep going at this rate, we will have wiped out all connections to Pittsburgh's past and those that have come before us! Let's do business with people, history, and environmental/social concerns in mind. Thank you for your consideration.

Name: Kimberly McShea

Agenda Item: Skinny Building

Comment: Please remove the sale of the Skinny Building from the agenda. As an important historic building, more time is needed to research options for the future of the location.

Name: Ms. Jude Rutkowski
Agenda Item: Skinny Building

Comment: Please do not sell the skinny building this needs to be a historic landmark

Name: John Schalcosky
Agenda Item: Skinny Building

Comment: Please remove 241 Forbes Ave aka the "Skinny Building" off of the agenda. This historic structure needs time to be reviewed.

Name: Billy
Agenda Item: Skinny Building

Comment: Please remove the skinny building from the sale agenda. That building should be preserved as the landmark it is.

Name: Alexander Dvorshock
Agenda Item: Skinny Building

Comment: Please do not sell this building, and/or its neighbor until it can be fully assessed and weighed that the building is on important insignificance to Civil Rights in the United States. These things can take time and although development is on all our our minds, it would be unfair to the community and our history to ignore the opportunity and responsibility to preserve this building

Name: Terry Lee
Agenda Item: Skinny Building

Comment: It seems that this building holds an important place in the cultural history of Pittsburgh, serving as an Vital place in our battle for equality and civil rights. This property should be a landmark, rather than another site for development. Let's honor our history, rather than selling it to the highest bidder.

Name: Bonnie Culbertson
Agenda Item: Skinny Building

Comment: Having lived in Pittsburgh for almost my entire life, I find it mind-blowing that I have only just recently learned about the history of the Skinny Building in Downtown Pittsburgh. With it's fascinating past and significance to the African American roots of our city, it would be a tragedy to lose a place that holds so much meaning to such a large population of our city. I'm urging the URA to remove the future sale of the Skinny Building from the agenda next week until further options regarding the preservation of the building can be explored.

Name: Arif Volkan Vural

Agenda Item: Skinny Building

Comment: Please protect one of the landmarks of the downtown Pittsburgh. This building, with all its oddity, is one of a kind both in terms of its size and its role in Civil Rights movement.

Name: Michael Ursiny

Agenda Item: Skinny Building

Comment: Please save the Skinny Building in downtown Pittsburgh. Enough of our history and heritage has been lost in the name of Redevelopment.

Name: Joshua Pruss

Agenda Item: Skinny Building

Comment: Growing up in Pittsburgh I always loved architecture and even today I find myself gazing at the buildings finding new bits and pieces. Today is in discussion a unique building with significant history in our little city that I believe will benefit the public at large. The history of civil rights in this country is a rough and treacherous road spritzed with a fresh coat of paint every now and then to say things are fine. I firmly believe that to begin a new path is to create a common memory within the community to strengthen its roots of humanity and love. A common memory that occurred in this building where people of all colors could eat and enjoy themselves despite the backlash from adjacent business. Preserving the perseverance of the human soul is what we need to solidify a future where we all have a common memory of togetherness that we can look forward to - and not one where we look back on what we could've done in hindsight.

Name: Geraldine McGill

Agenda Item: Skinny Building

Comment: I implore everyone involved to Not sell the Skinny Building to PNC or any other greedy, shortsighted entity! This building has a History, and as such, needs to be preserved, and remembered. Thank you.

Name: Kathleen Obarski

Agenda Item: Skinny Building

Comment: I've lived in many states and visited many cities. The story is always the same. Buildings which were solidly built, have historic significance, are architecturally interesting, or have meaning to the population are destroyed and replaced by nondescript cookie-cutter boxes or typical suburban establishments. Often the populace doesn't know what's going on because deals are made "behind closed doors" or the plans are divulged too late for interested parties to make a difference. The "Skinny Building" fits the bill for an historic, culturally significant, architecturally different Pittsburgh "wonder." Every effort should be made to preserve it and have it recognized by a local historic society.

Name: Renee Dolney
Agenda Item: Skinny Building

Comment: Please ensure that the skinny building is protected! Do not pass it along to new ownership! If you do not protect Pittsburgh's heritage, who will?

Name: Johnny M Cutlip
Agenda Item: Skinny Building

Comment: The "Skinny Building" is a landmark for civil rights as one of the first buildings downtown to house a restaurant run by a Black American to serve black clientele during segregation era America. The building needs to be preserved, not sold off. It should be an official landmark.

Name: Joanne Scoulos
Agenda Item: Skinny Building

Comment: I am currently in Athens Greece. I am surrounded by Athens history . I'm surrounded by the beautiful and remarkable buildings that were built by human beings. With this thought in mind I'm horrified at with the lack of interest in the history of Pittsburgh. We should be preserving Pittsburgh history and not bowing down to the dollar sign of developers.

The skinny building in downtown should remain preserved forever. I am proud of Pittsburgh's past, aren't you? I worry about Pittsburgh's future you should be to.

Name: Jenna Chung
Agenda Item: Skinny Building

Comment: The skinny building bears great significance to the history of Pittsburgh. By retaining this holding, you place your company in a class that looks beyond the dollars and sees the value of its investments. I urge you to maintain ownership and seek memorialization as a historical landmark to preserve our history, and leave your mark on our community before considering sale. The community stands behind you and we'll help!

Name: Andrew MacLeod
Agenda Item: Skinny Building

Comment: Please remove this building's fate from the agenda. Allow more time for an interested party to preserve this historical relic instead of bulldozing it for more banking offices

Name: Jamie Spanik
Agenda Item: Skinny Building

Comment: Please save the skinny building to preserve Pittsburgh's cultural history. Now more than ever, we need to preserve historic black businesses. It's our history.

Name: Christine Martinsky
Agenda Item: Skinny Building

Comment: Please save the Skinny Bldg. it's rich with history and needs to be protected and known to people, not sold and done away with.

Name: Perry Dougherty
Agenda Item: Skinny Building

Comment: I'm writing in concern of the Skinny Building being considered for sale on the agenda. Please remove this option from the agenda. It would be great to preserve this historical and unique building to keep the history alive and maintain the character of the city for visitors to enjoy.

Name: Karen McNeal
Agenda Item: Skinny Building

Comment: Please preserve history by selling the Skinny Bldg. keep Pittsburgh's history alive not dead buy selling this historic bldg.

Name: Dawn Fels
Agenda Item: Skinny Building

Comment: One of the things I loved about Pittsburgh was the preservation and use of older buildings downtown and across the city. Look at other big cities - like St. Louis - and you'll see how wiping those out removes the history and spirit of the place. St. Louis is now dead. Please preserve the Skinny Building to safeguard the city's history and vibrant past.

Name: Rachel Magliochette
Agenda Item: Skinny and Roberts Buildings

Comment: The skinny building attached to the Roberts building must be protected. This is an important piece of Pittsburgh History that must be preserved. Too many buildings have been demolished or refurbished beyond recognition and we are losing our character, beauty and history to development. This skinny building must be a saved and protected piece of architecture.

Name: Lori Allison
Agenda Item: Skinny Building

Comment: Please remove the Skinny Building from the agenda. This building has historical significance for the city and for the black community. Once a building is gone, nothing can be done to preserve it. Please remove it from the agenda in order to allow more time to thoughtfully decide it's future. Thank you.

Name: Andrew Moore
Agenda Item: Skinny Building

Comment: Please remove the sale of Downtown's Skinny Building from your agenda until other options can be explored that ensure the preservation of the building's history and the continued preservation of this entire historic city block. Thank you.

Name: Alex Hindman
Agenda Item: Skinny Building

Comment: Please remove the discussion of the Skinny Building from your board agenda to allow time to consider all the options to preserve it. As our nation seeks racial justice, the ability to preserve this building that remains a critical part of Pittsburgh's architectural and racial history is essential. I would urge URA to do the right thing and make sure this building remains part of the city.

Name: Amy Marie Makin
Agenda Item: Skinny Building

Comment: Please remove this from the agenda, and look into making it a landmark.

Name: Andy Collins
Agenda Item: Skinny Building

Comment: Hello, I would like the sale of the downtown Skinny Bldg to be removed from the URA agenda until the proper due diligence has been performed to find a buyer that will rightly preserve this historic building. It's history as the host for the first restaurant in downtown Pittsburgh where African Americans could sit down for a meal is significant, and the fate of the building should not be in the hands of a developer who does not have a proper vision for this site. I ask that the URA hold off on its sale until a preservation conscious developer is found. Thank you!

Name: Victoria Glover
Agenda Item: Skinny Building

Comment: Remove the zkinny building from the agenda

Name: Matthew Gromala
Agenda Item: Skinny Building

Comment: How about you LEAVE historic buildings alone. The Skinny building is a landmark of the Civil Rights Era, and if it is touched by development there WILL be civil and legal consequences to the board and developers, that is a promise.

Name: Chris Weber
Agenda Item: Skinny Building

Comment: Quirky is a good thing. Please preserve the "Skinny" building downtown for future appreciation and use. Do not let this wonderful example of architectural character to be torn down. Thank you.

Name: Gloria Forouzan
Agenda Item: Skinny Building

Comment: Please keep the possible sale of the Skinny Bldg off of the URA's agenda. I have been researching its history and uncovered its little known role in our City's African American & Jewish history. This building is more than a fascinating piece of architecture- it is an important part of story. Too little is known about its role & impact. We have already lost too much of Pittsburgh's soul to the wrecking ball. Regardless of whether the developer is PNC or xyz, we've too often seen how their promises to preserve our treasured places are completely disregarded before the ok dries on the sales agreement. I can provide an article from the 1920s Pgh Courier that confirms its historic role. Than you.

Name: Lina Insana
Agenda Item: Skinny Building

Comment: Please table this item in the interest of allowing more time for public commentary and debate on the this historically important structure.

Name: Christine R Corbett
Agenda Item: Skinny Building

Comment: Please save this historic building that is an important part of this city's journey toward racial equality.

Name: Albert Kovacic
Agenda Item: Skinny Building

Comment: The Skinny Building has a rich history: long ago in civil rights; most recently in public art. Being the skinniest commercial building in the U.S., it should be a historic landmark. I personally applied for a Bloomberg Philanthropy grant to install solar panels and battery storage equipment to illuminate an art installation, renewably, but was not awarded the grant. The building's Forbes Ave facade faces due South and would be an ideal candidate for a demonstration project for a solar powered art gallery [even though the building is so skinny ,... how skinny is it? you ask... less than 6' wide], and the art must be viewed from the street. This fact alone makes the concept very unique.

Please take the pending sale of the property off the agenda until this matter can be thoroughly vetted. The art community has much to offer in this discussion. The sustainability community could also provide input. But the current plans proposed by PNC come up short. PNC is a good company and has made many strides in promoting sustainability. They can do much better in this instance. Thank you for allowing me to submit this feedback.

Name: Summer Arrigo-Nelson

Agenda Item: Skinny Building

Comment: I am writing to implore board members to vote against the sale of the Skinny Building Downtown. That building needs to be preserved as a historical treasure and American heritage site. The first restaurant that catered to Black people in the Downtown area AND such an atypical architectural style for the region !?! It is a precious bit of Pittsburgh history that should be invested in. The URA retaining ownership is the only way to guarantee that it is invested in and not demolished. I know it will take a grant campaign to save the building, but we can do it!

Name: Christine Brill

Agenda Item: Skinny Building

Comment: To Whom it Concerns,

The Skinny Building is a Pittsburgh treasure that is more than its historic facade. It's a freestanding building and the uniqueness is intrinsically tied to the interior floor plan / layout.

The URA should hit the pause button and issue a Request for Proposals to solicit alternative reuse plans for the skinny building. I'll get back to this below.

I just learned that the skinny building was once one of the only restaurants open to black Pittsburghers. While segregation is horrible, we should retain this building as a public resource that can be used and experienced as part of the contemporary life of Pittsburgh residents. And now I'll segue...

I was fortunate to work with other artists to install an exhibit in the skinny building many years ago. I climbed the narrow stairs, winched buckets filled with plants up the rear alley, and set up posted in the window. We turned the skinny building into a greenhouse for a few weeks. We were some of many "artists" who worked with curator/organizer Al Kovacik to keep a steady stream of content up in the windows above Forbes Avenue and Wood Street.

The skinny building was important in the early 2000's when the Market Square area was being threatened - wholesale - by a wrecking ball. The skinny building was a place where we could make our dissent visible. We argued that there was culture worth preserving in downtown Pittsburgh and that the very structure and architecture of the area should not be replaced by a generic mall with old building facades tacked onto it. The skinny building was and is a 3D, occupy-able billboard that allowed people who loved and valued the historic Wood Street and Market Street district to express themselves and inject something new and unexpected into the daily lives of people walking by.

The URA should NOT sell the skinny building to PNC because they will reduce it to a facade without distinct programming and occupancy. The skinny building should be allowed to continue its existence as a free-standing building, with art or some other creative reuse strategy. Perhaps it should be given to a non-profit organization. In any case, PNC does not view the skinny building as anything more than real estate that it can glom onto the adjacent building. The skinny building deserves more than that.

The URA should issue a Request for Proposals (RFP) to solicit reuse plans for the skinny building - ASAP - and the building should NOT be transacted to PNC at this time. Let's give the skinny building a chance continue playing a meaningful role in culture-production in Pittsburgh. Please consider better possible futures for the unique structure!

Sincerely,
Christine Brill

Name: Elizabeth Richards

Agenda Item: Skinny Building

Comment: It would be a poor decision to sell the Skinny Building to PNC and further erode Pittsburgh's history and architecture. It deserves to be preserved and recognized for it's place in the Civil Rights movement.

Name: Jill Martinsky
Agenda Item: Skinny Building

Comment: Please remove discussion on the Skinny bldg to allow time to review options. It is a important part of the city of Pgh's past.

Name: Sean Wolfgang
Agenda Item: Skinny and Roberts Buildings

Comment: To the esteemed members of the Board,
I write you to express concern for the future of an important historic building, the "Skinny Building" Downtown and the adjacent Roberts Building. I understand that right now both properties are being considered for sale to PNC. Regardless of owner I strongly recommend that any transfer should come with conditions that mandate the buildings retain their architectural character and historic value, inside and outside. The Skinny Building in particular has historical value to it as the site of the Lincoln Restaurant, an important part of our city's history. Additionally the unique architectural design has immense aesthetic value.
Please consider the historical and aesthetic value of this building in deciding whether to sell the property, and if so, what conditions are imposed on the new owner to ensure that these public goods are protected for future generations.
Regards,
Sean Wolfgang

Name: James McFarlane
Agenda Item: Skinny Building

Comment: The " Skinny Building" in Pittsburgh does have historical value. I only found out about this a short time ago and am not prepared to reply in writing but can if given time. Plea Thank You

Name: Lindsay Patross
Agenda Item: Skinny Building

Comment: This building is incredibly unique, not just in Pittsburgh but it is one of the skinniest buildings in the country. The URA should work with the community to keep this building as part of the landscape of Downtown Pittsburgh. There is an abundance of office space, but a limited number of historic and unique buildings that make Downtown Pittsburgh and exciting place to visit.

Name: Janet Lunde
Agenda Item: Skinny Building

Comment: The Skinny Building is a delight that is part of Plttsburgh's wonderful architectural history.

Name: Melissa DeCecco

Agenda Item: Skinny Building

Comment: I strongly encourage you to hold off on the sale of the Skinny Building in Downtown Pittsburgh to a developer. This building holds an important place in the city's Civil Right's Movement and should be honored for that. Too much of downtown's history is being destroyed unless it can be leveraged for profit.

Name: Thomas Provost

Agenda Item: Skinny Building

Comment: It would be a travesty if the Skinny Building faced the wrecking ball. While architectural heritage is a central aspect of cultural identity, it is also critical to world-building, dreaming, and speculation about how we each orient ourselves in the world. The Skinny Building offers something no contemporary work could even approach — a proportion in concert with pedestrian comportment, at the scale of the human body, and from a time when sidewalk culture dominated over vehicular culture. There are surely many interested parties who would take care of this small, skinny gem of a building, including myself.

Name: Karen Stark

Agenda Item: Skinny Building

Comment: Please don't get rid of another building that makes Pittsburgh unique. Taking away the unique makes the city just like too many others. Be different. Stand up for history in this city.

Name: Noreen Rachuba

Agenda Item: Skinny Building

Comment: Please save the Skinny Building! It is a Pittsburgh treasure!

Name: Krish Pandya

Agenda Item: Woods Village Project – Hazelwood

Comment:

Name: Kristina DiPietro

Agenda Item: Woods Village Project – Hazelwood

Comment: I am a life long resident of the Hazelwood community, 74+years. My husband and I own a home on Gladstone St. I have been an advocate & greater Hazelwood community activist for over 50 years. My home is located in the Hazelwood Greenway.

I have several concerns regarding the proposed Woods Village project. I urge the Board of the URA do not move this proposal forward. It would be devastating to my community.

First and foremost, due to the Covid virus pandemic, in person community meetings have not been able to occur which does not give the greater Hazelwood community at large an opportunity to have intense discussion about the Woods Village proposal. Not everyone in the community has access to Zoom meetings. The Zoom meetings are a way to keep some of us informed however it does not give the greater community, individual residents, an opportunity to be heard. Having as many of the residents as possible to hear, learn and comment on a proposed development which will remove vital green space is imperative.

Secondly, where the current site of the Woods Village Housing project is proposed would destroy & devastate the green space which is the threshold of the invaluable Greenway in our community. Climate change is already here! Removal of mature trees and other oxygen producing green infrastructure sets a precedence for future development. Reflect on the recent rainstorms and the havoc they caused. This past spring & summer we have had many storms and high winds. The natural God given green infrastructure assisted in keeping some areas safe. Where this development is proposed would be a landslide ready to happen for the streets above, Sylvan Avenue (its called Sylvan for a reason), Home Rule and Gladstone St. There are many experts in the field of Urban Agriculture to consult. Follow the science.

Thirdly, Monongahela St where the Woods Village Housing project is proposed is a narrow street. On a recent drive, two cars could not pass each other on the roadway. The steep terrain of Tulleymet does not lend to easy access either. Emergency vehicles would have an extremely difficult time navigating the street. With the Woods House Pub causing additional parking issues already for current residents, adding more housing & commercial space is a lack of respect to those long time residents. During construction, it would be a nightmare.

Fourth, The Woods Village proposal indicates 62 units of mixed bedroom size would create a serve population density problem. Even with 40 units, the number of persons living in the units would cause many issues that go along with multifamily housing, increased parking, increased litter and potential increase in noise. Some have said, "there was multifamily housing there is the past". Yes, there was back in the 50's, 60's & 70's about 10 row houses were on the site with a large set back from the street & as I recall, Chance Way was behind go give space between the row houses and the hillside. Hopefully we are not planning to return to the congested housing of the past.

Lastly, at a recent Zoom community meeting, Mr. Pandya spoke a little about his proposal. He stated he was not going to have government affordable housing units. He clarified he would have affordable units but there would not be any government involvement. I retired from the state agency which provides low income housing tax credits for housing developments. Each LIHTC project has a deed restriction about the term & compliance of the affordable units. How is Mr. Pandya planning on implementing his own affordability to some of the units? It just doesn't sound like a good plan. There is no guarantee for long term affordability or compliance monitoring.

The greater Hazelwood community has much vacant land which could be used for multifamily development that does not have the above issues. The block between Tulleyment & Minden Its along Second Ave maybe an alternative after much vetting for the Woods Village Housing project. Unfortunately, Oak Moss Consulting & Krish Pandya are only interested in city of Pittsburgh and URA parcels in Hazelwood.

I strongly URGE the Board of the URA NOT TO MOVE FORWARD with the Woods Village proposal. This proposal does not meet the standards as indicated in the Greater Hazelwood Community Plan, OUR HANDS-OUR PLAN. Nor the City of Pittsburgh's adopted Climate Action Plan. Let's follow the science and the plan my neighbors and I worked so diligently to produce and get adopted by the City of Pittsburgh.

Please consider all I have presented as you make a decision that will have a great impact on my community of Hazelwood. CONSIDER THE LARGER VILLAGE OF HAZELWOOD.

Thank you.

Agenda Item: Skinny Building

Comment: I urge you to take the Skinny Building's fate off the agenda and postpone any sale of it. Not many people realize its niche in the history of civil rights in the city, being the site of one the few restaurants available for black folks to eat at downtown in the 1920's and 30's. It deserves respect and has earned its place in the city.

Name: Bridget Seery

Agenda Item: Skinny Building

Comment: The skinny building is a historic site. Allowing development to alter the building will cause Pittsburgh to lose a piece of black history.

Name: Valerie Morgan

Agenda Item: Woods Village

Comment: I would just like to say that this land should stay forested rather than be developed. It is so much more beneficial to keep our trees and green space. There are plenty of blighted properties that could be refurbished instead.

Name: Cynthia Crabb

Agenda Item: Woods Village

Comment: Development of a wooded area of Hazelwood should not be approved - there are plenty of residential neighborhood spots that are not wooded that would be a better areas for housing investment. Please I prioritize our community, existing neighborhoods, and our wooded areas, rather than the greed of a developer.

Name: Felicity A. Williams, Esq.

Agenda Item: Amani Christian Community Development Corporation and Fifth and Dinwiddie

Comment: I want to thank and acknowledge the URA for not taking action related to these Hill District projects (Fifth and Dinwiddie and Amani Christian Community Development Corporation) until they had completed the Development Review Panel ("DRP"), the Hill District's unified and comprehensive community review process that gives every Hill District resident a voice in the redevelopment of their neighborhood.

The DRP is a partnership with six (6) Hill District Community Based Organizations: Hill Community Development Corporation (Hill CDC), Hill District Education Council (HDEC), Hill District Ministers Alliance (HDMA), Uptown Partners, Hill District Consensus Group (HDCG) and the Center that Cares that streamlines community level review while assuring transparency and sufficient community feedback. The goal is not to stop development, but rather to facilitate development in alignment with the Greater Hill District Master Plan (GHDMP) by establishing a working mutual relationship between developers and the community. This process is designed to enhance a project, add value to it, create partnerships, find solutions, and build community consensus and support.

Thank you for your improved collaboration in this instance.

Name: Richard Vargo

Agenda Item: Woods Village

Comment: The wooded area near Monongahela St that is proposed to be turned into a housing development should NOT happen. This area needs to be added to the Hazelwood Greenway. We don't want Hazelwood to be any farther deforested. People need easy access to green/forested areas for relaxation and recreation. Such spaces are already limited in the city and not everyone in Hazelwood has access to transportation to travel out of the city. There is plenty of open space down near Mill 19. Leave the wooded areas for recreation! Thank you.

Name: Jason Gilmore

Agenda Item: Woods Village

Comment: As a Hazelwood resident, I urge the committee to move forward with formalizing green space protections for existing forests along Monongahela and Chance Way. There are plenty of empty lots that can be developed into housing or retail without removing the forest space that the city has pledged to keep. As we fight climate change, there is no better strategy than forest proliferation. Economically, establishing long term green corridors will make Hazelwood a more attractive place to live and draw people and their money from across the city. Environmentally, these forests fight climate change and provide sustainable habitat for dwindling wildlife populations. Hazelwood is uniquely situated between Pittsburgh's largest parks and greenspace, with Frick Park, Schenley Park and the Hays Woods surrounding our neighborhood. With the green infrastructure of the Hazelwood Green site and the planned development of a riverfront park, this neighborhood will benefit most from its green connections to these outstanding places. Preserving forests such as this, with its important strategic location and connection points, will be essential in this process. With plenty of available space, housing and business development has a big place in our neighborhood - it just shouldn't come at the expense of our forests. Thank you.

Name: Chie Tomgami

Agenda Item: Woods Village

Comment: As a member of the Hazelwood community, I am writing to express my opposition to the sale of publicly-owned property in Hazelwood to Oak Moss Consulting LLC. for the construction of the "Woods Village." I believe first and foremost, that this project will ultimately result in gentrification that will displace current residents. The proposal, as outlined in the meeting minutes, shows that there is little commitment to the creation of affordable housing as most units slated to be built will be "market rate." Additionally, the project will destroy local forests, which is extremely detrimental to the local ecosystem and the welfare of the neighborhood. Instead of selling off public property to wealthy developers, we should cherish and tend this woodland, perhaps creating an educational food forest that would benefit local residents. Forests are invaluable resources, purifying the air, and providing habitat for wild animals. Trees absorb carbon dioxide and are one of our greatest allies in the fight against climate change. And yet, every year Pittsburgh experiences a NET LOSS in tree cover according to the local organization Tree Pittsburgh. Please stand up for both the residents of Hazelwood and the natural world, by voting NO on the proposal to sell this precious land to investors trying to make a quick buck.

Name: Stephanie Vargo

Agenda Item: Woods Village

Comment: As a lifelong Hazelwood resident, I am disappointed and shocked at the extremely short notice given to comment on such an important issue.

The area on Monongahela Street was set aside to be added to a future greenway. Retaining green spaces is vital to city neighborhoods. There is plenty of space marked for housing as part of the Hazelwood Green development right down the hill. The publicly owned land on Monongahela Street should be set aside for the original planned use as part of a greenway.

I am against the sale of this land to a developer for housing. Green spaces in an urban environment are rare and precious. Please protect the few that we have!

Name: Christina Joy Neumann

Agenda Item: Woods Village

Comment: Due to the potential unnecessary interruptions to the wildlife corridor in the Hazelwood Greenway created by the proposed Woods Village Project, as a naturalist, I highly recommend other sites in the neighborhood be considered for this project that are much less disruptive to the urban forest.

Name: Theresa Nagy

Agenda Item: Woods Village

I am writing on behalf of Sylvia and Randy Nagy who live at 205 Tullymet St and will be directly effected by the development. They could not be on the call for live commenting but wanted to make sure their voices were heard.

They are NOT in support of proposed development of Woods Village. They feel that the space should be kept as green for the neighborhood and wildlife to enjoy, we need the trees to help balance pollution from the traffic in the area as well. The noise disruption and added traffic on such a narrow street will be more headaches for the locals. They have enough issues with the pub business on weekends with parking and such. As far as they know there hasn't been any land study done to show if they start digging what type off run off from the hill and issues the surrounding homes are going to have from the land movement. They have taken all their concerns to councilman O'Connor for him to give the political run around and basically ignore them.

They have lived in this house for 40+ yrs and understand that changes are happening in Hazelwood but do not feel this should be one. Thank you.

Name: Tiffany Taulton

Agenda Item: Woods Village

Dear Board,

My name is Tiffany Taulton and I am a resident of Hazelwood. I strongly urge you to deny the request by Oak Moss Consultants to enter into an exclusive agreement for the future sale of the forested area on Monongahela Street so that they may build a mixed-income and mixed-use housing development. While it is true that Hazelwood is in need of some newer housing stock, it would cause irreparable harm to the community to build a housing development in this location.

Firstly, this housing development is planned for a small street that does not actually have space for two cars to pass each other going in both directions. Neighbors on the street are already complaining about drivers speeding down the street to avoid traffic on Second Avenue and the congestion caused when the pub—with its very small parking lot—is opened. The increased parking on the street when the Woods House Pub is open make it difficult for neighboring residents to park in front of their own homes and to back out of their driveways. Adding 60+ units of housing with families that may have more than one car—and will definitely have friends with cars that visit them—will make traffic in the area a nightmare!

Moreover, having that level of density will be dangerous as it will be extremely difficult for fire trucks and ambulances to access the area in the event of an emergency.

Secondly, construction on the hillside is likely to disturb the structure of the hill and make the area more prone to landslides in the future as Pittsburgh experiences more frequent and heavier rainstorms. Considering all the storms we have had recently, one has to ask how the construction on this steep hill will proceed during a rainstorm and how it will impact the houses on the other side of the street—some of which are already experiencing basement flooding?

Thirdly, removing trees on the hill will cause the temperature of the entire area to rise. As climate change leads to hotter and drier summers, this will further burden low-income residents in the community that are already paying a higher percentage of their income to cool their homes. And for those that can't afford the cost of more air conditioning, the increased heat could be lethal.

Finally, this proposed development neither serves the current community nor the future community of Hazelwood. The Woods House Pub is a destination restaurant that people travel to visit. It doesn't need a housing development built around it in order to secure customers. The development would not be affordable to the majority of people currently living in Hazelwood as the income here is largely below 30% of AMI. New residents that move to the community, wealthier future residents, are enticed to live here because of our large greenway. They see an opportunity to live near a new Schenley or Frick Park.

Quality parks are great ways to increase tax revenue, diversify a community, and improve climate resilience. Selling this land to the Oak Moss Consultants would endanger the health, beauty, identity and future economy of Hazelwood. Thank you.

Name: Matt Peters

Agenda Item: Woods Village

Photo Attached:



To the Board of the URA, an open letter for the public record,

My name is Matt Peters, and I am a resident of Hazelwood since 2010 when I bought my small house with a big yard, just what I was looking for! It is a joy to live here, both for the people I've met and befriended and for what initially attracted me, the abundant forests that give our neighborhood such a vital part of its soul and character.

In my time here I have been an active participant in the civic life of my newfound community, joining in the neighborhood Planning process (we published *Our Hands, Our Plan* and you can find it on file with the city's Planning Commission), bringing my experience and perspective to the Sustainability committees and Green Infrastructure discussions, and learning about city-living issues like transportation, housing, and other considerations of city life from attending the other sessions and listening to my new neighbors.

During these years I have also been active with our neighborhood's Urban Agriculture Team, serving in a volunteer leadership role since its inception and for these last four years employed part-time by the Hazelwood Initiative to manage the community garden interests they own, mainly the former YMCA. My letter is written not with that hat however, but wearing the hat of my other part-time job, Administrative Coordinator for Heartwood, "People helping people protect the places they love".

Heartwood is a network of grassroots forest activists throughout the eastern United States, the eastern hardwood heartland forests that once stretched unbroken from the Atlantic seaboard to the Mississippi River valley. From the Ozarks to the Great Lakes, up into New England and the Canadian shield, a squirrel could roam the continent and never touch the ground, for the canopy forest that supported an assortment of indigenous nations whose population number into the inestimable hundreds of thousands. These ancient forests were consumed within a century or two after the arrival of European colonizers, by the charcoal and tannery industries that built the early Pennsylvania economy. Since about the end of World War II, these forests have been recovering, with national forests expanded and public lands management guided by the ecological sensibilities of the 1970s. Heartwood has focused on public lands management since our founding in 1990, and by virtue of my involvement since I was a student at the University of Pittsburgh in 1992 I have become more than casually familiar with the intimate details of the forest ecology of this Appalachian region.

I am writing today to tell you that further consideration of the Woods Village housing proposal on the site proposed, would be irreparably devastating to our neighborhood's Green Infrastructure and to the City Of Pittsburgh's forest ecology integrity as a whole. This patch of forest is an essential part of a connecting corridor, a bio-highway if you will, that links the habitat core of Schenley Park (such as it is) to the core forests of Hazelwood's officially designated Greenway, the hill at the top of Elizabeth Street on the other side of Hazelwood Avenue (currently receiving attention from teams of Goats and other active forest restoration initiatives!). This connecting corridor consists of the forests along Sylvan Avenue up to Gladstone Avenue, from behind the Gladstone school all the way to Greenfield Avenue a bit under a mile away as the hiker trods, and these forests have been the subject of much attention over the controversial Mon-Oakland Connector proposal, Phase 2 of which would seek to re-open the decommissioned section from Home Rule Street to Greenfield Avenue for driverless automated shuttles, a privately-owned competitor to our city's public transportation system. I believe there are ways to provide for our neighborhood's need for housing stock in this ecologically sensitive area without losing the broad range of ecological services that these young and recovering forests provide, to Pittsburgh's human as well as nonhuman wildlife residents. The Woods Village proposal as presented is not one of these ways.

The particular patch of forest targeted in the Oak Moss proposal can be generally described as a stand of nearly pure Black Locust, *Robinia pseudoacacia*. This is a native species, common in Pennsylvania's early successional or pioneer stage forests, along with black cherry, red maple, and alas far too many invasive non-native species. Remarkably, this site is relatively clear of canopy invasives like Norway Maple, the common Mulberry, or *Ailanthus*. The understory is a mix that includes Japanese Knotweed and Mugwort on one side, and the half towards Berwick street is a bit more diverse with more native plants present, and some interesting trees recruiting beyond the seedling/sapling level. In short, these forests are in pretty good shape, considering what they've been through.

In our community discussions on this topic I have often heard the counterargument presented, "but it was houses 50 years ago". Attached is a photo of a Pittsburgh hillside from the time when there were houses. This is from the History Center's archives, early 1900s, almost exactly one hundred years ago. We can do better today. We have environmental laws (and forest management guidelines) that say, don't cut trees on steep slopes, because you'll get

flooding and landslides. Lightweight, prefabricated modular houses are not suited to a hillside on the move that has been recently denuded of its trees, and looking to soon suffer further such indignation.

We also have the City's recently adopted Climate Action Plan, which states unequivocally the need to "HALT the loss of forest canopy to development" and that is exactly what is happening here. It should be clear by now beyond a doubt, between the wildfires out West and the recent flooding of the New York City subway system, that climate change is here, it's just getting started, it's going to be a lot worse a lot faster than originally anticipated, and it's going to cause a lot of suffering.

It is also clear beyond doubt that forests offer our best mechanism for mitigating and surviving these changes. I refer you to the most recent report issued from the [Intergovernmental Panel on Climate Change, IPCC](#). Included herein by reference is the full report, not just the summary.

This patch of forest is immediately adjacent to the officially designated Greenway, but on the City's online map the site is marked with an orange polygon that indicates, "Held for Greenway", an intermediate category where it is being considered for inclusion in the greenway system. I suggest to this board that the City's resources may have other priorities in the budget in the 40 years or so since the Greenway system was created, and that not a lot of effort and energy has been spent on making sure that our city's forest inventory matches on paper what we have on the ground. Since the Greenway system was originally established in the 1980s, the gradual decline of Hazelwood in the wake of the departure of the steel industry has afforded this forest resource a chance to invest the time to begin developing a viable structure that cleans the air, holds up the slope, absorbs stormwater, and provides habitat for songbirds. I will spare you the links to the scientific studies and peer-reviewed journal publications that show the link between songbird abundance and real estate housing prices; suffice to say it is amazing what one can find with the online tool Google Scholar.

In this letter I hope I am successful in introducing the complexities and subtleties of the ecological arguments for protecting these young forests and allowing them to mature into part of our city's Green Infrastructure. I would like to briefly acknowledge the housing side of these considerations, and start off by saying that I recognize the need to begin replenishing Hazelwood's housing stock. I say to you, let's start with our truly vacant lots, and save our forests for last! That is the prudent and truly "conservative" thing to do. Housing is happening, we are going to build 62 units and more in the Gladstone building. There are empty lots throughout the neighborhood that need attention, and it is the right and proper role of a functioning government grounded in a sane set of ethics to help a community-minded developer who is doing his best to do things right to overcome the challenges prevented by a dysfunctional housing and real estate market. I hope the URA is able to see beyond the false dilemma cartoonified in the worn-out "jobs vs. the environment" blather and recognize that we can have our forests and our housing, too.

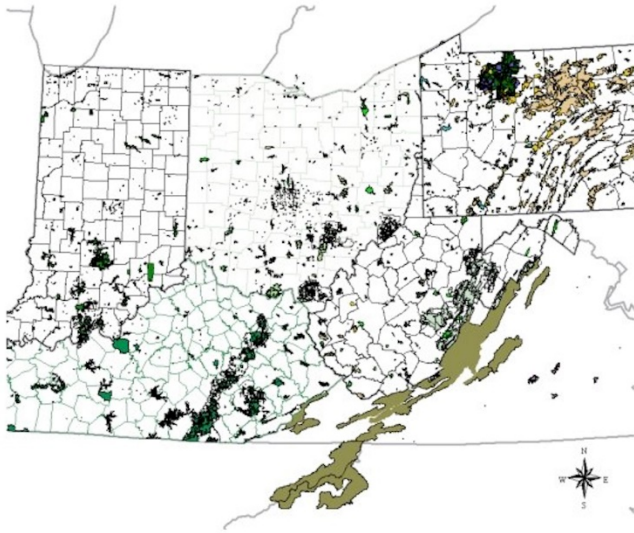
I would also like the URA to understand that this proposal is not consistent with our officially adopted Neighborhood Plan. "Our Hands, Our Plan" states that we want our business district to be focused on main street, and we want our residential areas to be quiet and peaceful. To suggest that a "satellite" strip of rental retail space a mere two blocks away is in any way consistent with the goals of the Plan is not a tenable argument. The goal of the proposal being to draw traffic up to the retail space is directly counter to the goals of creating a quiet residential space. Our Neighborhood Plan also has a whole chapter on how we want to improve and expand our forests and Green Infrastructure, which is consistent with the goals set forth in the aforementioned Climate Action Plan.

And a final point, although beyond the scope of the discussion before us here, I say that the URA can best support the revitalization of our neighborhood, and the expansion of all the housing we could ever possibly need, affordable and otherwise, by helping uproot the automated vehicle laboratory from our bottomland field. The irony that this stalled acreage of a development touted as "sustainable" would be driving the destruction of forests must be included in the official record before I can conclude this letter in good conscience.

Thank you for including my comments in your deliberations on this matter.

Forever wild,
matt peters

Second Photo Attached:



Hello all,

Please append this map, see attached PDF, and include them with my letter to the URA regarding the Woods Village development. This map depicts the major public lands in five states in our region, showing the context in which forests in our city can be considered as part of a larger habitat construct. I invite you to recall that President Biden has proposed we protect 30% of our land area and 30% of our waterways by 2030, known by the catchy name 30 x 30. Similarly, the acclaimed biologist E.O. Wilson has declared that we need a 50% reWilding in order to achieve balance.

for science, mattp.

Name: Kristina and Carl DiPietro

To the Board of the URA, an open letter for the public record,

My name is Kristina DiPietro and a life long resident of the Hazelwood community, 74+ years. My husband and I own a home on Gladstone Street in Hazelwood. I have been an advocate and greater Hazelwood community activist for over 50 years. My home is located in the Hazelwood Greenway.

I have several concerns regarding the proposed Woods Village project. I urge the Board of the URA do not move this proposal forward. It would be devastating to my community.

First and foremost, due the Covid virus pandemic, in person community meetings have not been able to occur which does not give the greater Hazelwood community at large the opportunity to have a intense discussion about the Woods Village proposal. Not everyone in the community has access to Zoom meetings. The Zoom meetings are a way to keep some of us informed however it does not give the greater community, individual residents, an opportunity to be heard. Having as many of the residents as possible to hear, learn and comment on a proposed development which will remove vital green space is imperative.

Secondly, where the current site of the Woods Village Housing project is proposed would destroy and devastate the green space which is the threshold of the invaluable Greenway in our community. Climate change is already here! Removal of mature trees and other oxygen producing green infrastructure sets a precedence for future development. Reflect on the recent rains and storms and the havoc they caused. This past spring and summer we have had many storms and high winds. The natural God given green

infrastructure assisted in keep some areas safe. Where this development is proposed would be a landslide ready to happen for the streets above, Sylvan Avenue (it is called Sylvan for a reason), Home Rule and Gladstone Street. There are many experts in the field of Urban Agriculture to be used as a resource. Follow the science!

Thirdly, Monongahela Street where the Woods Village Housing project is proposed is a narrow street. On a recent drive, two cars could not pass each other on the street. The steep terrain of Tulleymet Street does not lend to easy access either. With the proposal inclusion of 'front street (Monongahela St)' commercial space, the access would further be diminished. Emergency vehicles would have an extremely difficult time navigating the street. With the Woods House Pub causing additional parking issues already for the current residents, adding more housing and commercial space is a lack of respect to those long time residents. During construction, it would be a nightmare!

Fourth, the Woods Village proposal indicates 62 units of mixed bedroom size would create a serve population density problem. Even with 40 units, the number of persons living in the units would cause all the issues that go along with multifamily housing, increased parking, increased litter and potential noise. Some have said, 'there was multifamily housing there in the past'. Yes, there was back in the 1960 & 70's about 10 row houses were on the site, with a large setback from the street and as I recall Chance Way behind to give space between the row houses and the hillside. Hopefully we are not planning to return to congested housing of the past.

Lastly, at a recent Zoom meeting, Mr. Pandya spoke a little about his proposed housing development. He state he was not going to have government affordable housing units. He clarified he would have affordable units but there would be not government involvement. I retired from a state agency that provides low income housing tax credits for housing developments. Each LIHTC project has a deed restriction about the affordability of the units. How is Mr. Pandya planning on implementing his own affordability to some of the units? It just doesn't sound like a good plan. There is no guarantee for long term affordability or compliance monitoring.

The greater Hazelwood community has much vacant land which could be used for a multifamily development that does not have the above issues. The block between Tulleymet and Minden Street along Second Avenue maybe an alternative after much vetting for the Woods Village Housing project. Unfortunately, Oak Moss Consulting and Krish Pandya are only interested in City of Pittsburgh and URA parcels in Hazelwood.

I strongly urge the Board of the URA not to move forward with the Woods Village proposal. This proposal does not meet the standards as indicated in the Greater Hazelwood Community Plan, Our Hands Our Plan. Nor the City of Pittsburgh's adopted Climate Action Plan. Let's follow the science and the plan my neighbors and I worked so diligently to produce and get approved by the City of Pittsburgh.

Please consider all I have presented as you make a decision that will have a great impact on my community. Consider the larger village of Hazelwood!

Kristina DiPietro

Name: Jason White

I'm writing to express my opposition to the proposed development of the currently wooded area along Sylvan Avenue in Hazelwood.

I am an educator at the Three Rivers Village School which is located very near this site. Our school has also sent a letter opposing this project, but I'm writing now as an individual.

I believe the health and wellness of nearby residents to be more important than the interests of developers or other businesses including our school. In this case, the impact of the existing woodland is overwhelmingly positive for both local neighbors and for the unique and amazing school that I have taken on as a mission and also for our students.

The health impact of forested land is well known and probably well covered in other comments, but can't really be overstated. These are the lungs of our community.

For the school and other kids in the neighborhood, having an area of natural growth like this to explore and even temporarily inhabit has been shown to offer incomparable fitness, health, and learning benefits. No other school in Pittsburgh offers students more access to the kind of unstructured time that is most rewarding for kids in nature. Removal of this ecosystem of trees, other plants, fungus, animals, etc. would be a great loss for our school and its students. There is no number of trees, in and amongst buildings, that would compare.

Thank you for taking the time to consider this along with the other comments.

Jason White-Wiedow

Name: M. Grace Edwards

Dear URA board members,

My name is Ziggy Edwards, and I live in The Run. My house is very close to where the Hazelwood Greenway begins at Sylvan Ave. on the Greenfield side. I feel fortunate to live here—and two major reasons are the neighbors I've met and the abundance of green space.

I am writing today in support of my Hazelwood neighbor Matt Peters and others in our community who oppose the Woods Village housing proposal on the site specified by developer Oak Moss. This patch of forest is an essential part of a green corridor that links Schenley Park to the core forests of Hazelwood's officially designated Greenway. It is immediately adjacent to the officially designated Greenway, but on the City's online map the site is marked with an orange polygon labeled "Held for Greenway," an intermediate category where it is being considered for inclusion in the greenway system.

The area in question has garnered attention recently because of the controversial Mon-Oakland Connector (MOC) proposal. Phase 2 of the MOC would re-open the decommissioned section of Sylvan Ave. from Home Rule St. to Greenfield Ave. for microtransit shuttles (originally imagined by the Hazelwood Green owners as driverless automated shuttles). The MOC would compete with our city's public transportation system. I asked the Oak Moss developer directly about whether they want this site in particular because of its proximity to the potential MOC, and he assured me they "gave it about 10 seconds of thought" over the past year of planning. I must tell you that I don't believe his assurances for one second.

As for the "but it was houses 50 years ago" counterargument: Lightweight, prefabricated modular houses are not suited to a shifting hillside that has been recently denuded of its trees.

I see the need to begin replenishing Hazelwood's housing stock, but we should be starting with truly vacant lots and existing buildings that need repair. Like Matt said, I hope the URA is able to see beyond the false dilemma cartoonified in the worn-out "jobs vs. the environment" blather and recognize that we can have our forests and our housing, too.

I support my neighbors in Hazelwood who oppose this project, but I think it is shameful how the URA has disregarded my Hazelwood neighbors who are in favor of it for their own reasons. I disagree with them, but they should not be treated unfairly just because they have the "wrong" connections. I want to see a

healthy connection between Schenley Park and the Hazelwood Greenway, *and* between the communities in 15207.

Thank you for reading my comments, and I hope you consider them in your deliberations.

Sincerely,
Ziggy Edwards

GH-CARED

Greater Hazelwood Coalition Against Racial and Ethnic Disparities

1of2

August 20, 2021

Attn: Mr. Nick Fedorek, Assistant Director of Policy Development, URA

CC: Krish Pandya, Oak Moss Associates and Councilman Corey O'Connor, District 5

Reference: Oak Moss Associates – Woods Village Project – Hazelwood – Letter of Support

Dear Mr. Fedorek,

Grand Rising.

The Coalition Against Racial and Ethnic Disparities Consists of community-based organizations, businesses, churches, and residents located in the Greater Hazelwood community and additional organizations and residents situated in the 15207-zip code area. It was founded by POORLAW (People of Origin Rightfully Loved and Wanted) and Praise Temple Church to create a community, economy, and government for, by, and of the people.

This includes every aspect of our life, including but not limited to housing, workforce development, economic development, and criminal and social justice. Our mission is to invite the community into the conversation, listen, and amplify the voices of Hazelwood residents and those from surrounding communities to create lasting change and influence the decisions that impact our community and our lives. We fight alongside the people of Greater Hazelwood to empower the poor, the working class, and the marginalized to stand up and speak out against racial inequity, economic inequality, and injustice.

The associate members and supporters of our coalition wish to provide **this official letter of input to the Zoning Board of Adjustment and the Urban Redevelopment Authority of Pittsburgh regarding the proposed development of the Woods Village Project by Oak Moss Associates.**

The Oak Moss development team has made sincere efforts to reach out to the entire community over the past nine months. They have attended no fewer than six public meetings across various community development groups in Greater Hazelwood and have also formed a project steering committee for ongoing community engagement, which is made up of any interested community residents. This committee has met twice – with both meetings well attended - so that members could voice ideas and concerns. They have shared the master site plan for the Woods Village Project, townhouse unit concepts, and all relevant details of the development. They have also listened carefully to community feedback and made changes in the plans and designs to align with community requests.

GH-CARED

Greater Hazelwood Coalition Against Racial and Ethnic Disparities

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Oak Moss is committed to reducing any environmental impact on the immediate and surrounding neighborhood and is taking appropriate actions to address stormwater management and to preserve and enhance the existing green space as part of its design. They have also provided dedicated parking spaces for the development to minimize any impact on the streets.

The addition of small retail spaces as part of the development is much needed to incubate new local businesses within walking distance of the community.

It is the consensus of our group that we support the ongoing development of the Woods Village Project with the understanding that Oak Moss will:

- Work collaboratively with local groups on workforce development initiatives
- Work with the City and environmental planners as the project designs continue to evolve to meet the community's needs
- Stay continually connected to the community, including continuing to meet with the steering committee and have open communication with residents

Given that the developers demonstrated goodwill toward the community and residents of Greater Hazelwood, please consider this a conditional letter of support for the Oak Moss proposal for continued development of the Woods Village Project. In conclusion, all should understand that this letter is supporting Oak Moss Associates' opportunity to move to the next phase in the process. This phase will give them the right for "exclusive negotiations" with the URA regarding the proposed development site. This is the exact right given to the City of Bridges and Community Builders. We believe that there should be no discrimination against developers who show good faith and desire to develop in our community. Furthermore, we believe that the URA should not lean towards any one group in our community when it comes to the right of deciding who can or can't develop in our community. Oak Moss has demonstrated good faith to the community and has met all of the URA process requirements and met the goals outlined in the Greater Hazelwood neighborhood plan.

Thank you and God Bless.

Pastor Lutual M. Love Sr.
Senior Coordinator, GH-CARED

Sandra Cole-McKamey
CEO, POORLAW, and President, GH-CARED

August 20th, 2021
Nick Fedorek
Urban Redevelopment Authority
412 Boulevard of the Allies
Pittsburgh, PA 15219

Reference: The Woods Village Project

Dear Nick,

We are writing to express our support for the continued development of the Woods Village Project on Monongahela Street. The project is aimed at redeveloping abandoned land that used to have homes and was a vibrant well populated neighborhood. Currently the poorly lit vacant parcels have overgrown weeds and unmaintained trees that really provide no net benefit to the general community. The proposed project will bring badly needed family friendly rental housing to Hazelwood, create new job opportunities, build a sustainable, clean, and well-maintained development, all without displacing any residents.

In addition, Oak Moss has demonstrated on the Woods House project their willingness to work with the community through project execution, create jobs, use local contractors, and ensure the MWBE firms are well represented.

We want to express our support for the project and strongly believe this is a good thing for the Hazelwood community. Also, we fully expect that Krish Pandya/Oak Moss will continue to collaborate and work with the community at large to make this a successful addition to the fabric of Hazelwood.

Regards

Ursula Craig

Homer Craig

Ursula and Homer Craig

4525 Monongahela Street

Pittsburgh, PA 15207

CC via email:

Councilman Corey O'Connor
Krish Pandya, Oak Moss Associates

TO: Krish Pandya

FROM: Brett & Holly Santry

RE: Woods Village Proposal

Hello, Krish,

Please accept this letter as an expression of endorsement regarding your organization's proposal to develop the area referred to in your proposals as the "Woods Village," as presented to the Hazelwood Initiative, etc. As homeowners of adjacent property at the corner of Berwick and Monongahela Streets in Hazelwood, we're acutely aware of the rising interest in the area's real estate and wish to see such developments managed responsibly and with community-based interests at their heart. We sincerely appreciate the requests for input you've made amongst the area residents, the consultations you've made with the Hazelwood Initiative, and your expressed desire to keep this project neighborhood-focused.

The area in question, uphill from Monongahela Street and bordered by Berwick and Tullymet Streets, has suffered from neglect as vacant lots, with ongoing illegal dumping, rampant littering, and overgrowth of unmaintained weeds and invasive vegetation prohibiting access to sidewalks, all of which the sense of the area's abandonment by the larger neighborhood and the city, as well. We would like to see the area have a chance to attract more neighbors, more families committed to the improvement and revitalization of the area, so it may contribute actively to a brighter future for our corner of Hazelwood.

As the "mixed use/commercial" component of your proposal's plan is most immediately adjacent to our home, we are particularly interested in that aspect of Oak Moss' plans. The expressed intention to have local businesses and small, private concerns or workshare spaces as opposed to chain stores or franchises is something we are pleased to hear. A small market with some basic goods available would be most welcome. Hazelwood's status as a "food desert" has certainly improved with the addition of Dylamato's Market on the opposite end of the neighborhood, but as your stated goals include improved walkability of our immediate area, we hope something similar will be a first-tier consideration.

We thank you for working to improve the area, Krish. We're grateful to have you as a neighbor.

Yours,

Brett and Holly Santry
329 Berwick Street
Pittsburgh, PA 15207

Saint John the Evangelist Baptist Church

The Praising, Praying and Proclaiming Place of Worship

August 16, 2021

Urban Redevelopment Authority

412 Boulevard of the Allies

Pittsburgh. PA 15219

To whom it may concern:

I have had the privilege of working with Krish Pandya and his team at Oak Moss since April of 2019. As the Pastor of Saint John, I have found Mr. Pandya to be a man of honesty and integrity and I firmly believe that the Woods Village Project will be an asset to Hazelwood as well as the City of Pittsburgh.

The reasons I support this project are many, but of the utmost importance is the project brings new housing into the community without displacing any current residents or demolishing any viable dwellings.

So, there is a net gain in below and rate market housing and the potential for more retail space. These two improvements will contribute to the growth and development of the community. Making it a better place to live, shop and worship.

An additional reason I support the project is the willingness of Mr. Pandya to employ people from the Hazelwood area as well as use local contractors. His track record of hiring minorities and women has been impressive and with this project, he will be able to do more.

As stated previously, I fully support the project and I welcome to speak at length with you about the potential I see in this development.

Yours in Christ,

Shelton R. Colbert

Reverend Shelton R. Colbert, Pastor
Saint John the Evangelist Baptist Church