

Minutes of the Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh,  
Wherrett Memorial Room, 13<sup>th</sup> Floor, John P. Robins Civic Building, 200 Ross Street

July 11, 2019 – 2:00 P.M., E.S.T.

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

Members Absent: None

Staff Present: Rubinstein, Cummings, Nuemah, Nemani-Stanger, Kaminski, Clark, Link, Smith Perry, Wrenshall, Brooks, Walker, Moses, Freedman, Mitchell, Mathews, Morris, Reid, Mckeeon, Luginski, Howe, Fedorek, Edwards, Madden, Taylor, Morgan, Dolan, Santiago, Meier, Reitzell, Reese, Davidson, Bohince and Schacht.

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

1. Executive Session

- a. Mr. Williamson announced that an Executive Session was held on June 13<sup>th</sup> regarding personnel matters and organizational strategy.

2. General

- a. Approval of the Minutes of the Regular Board Meeting of June 13, 2019.

3. RFP's, RFQ's and Bids

- a. Request for proposals (RFP)/request for qualifications (RFQ) for residential energy audits to support the Pittsburgh Housing Rehabilitation Program (PHRP).
- b. Request for proposals (RFP) for LandCare services for URA owned properties. Tim Dolan, of the Authority Real Estate Department explained in detail the LandCare Program.

4. Announcements

- a. Mr. Rubinstein announced that the Pennsylvania Housing Finance Agency had announced this year's awards for the nine percent low income housing tax credits. Mr. Tom Cummings, the Authority's Director of Housing gave a report of the awards the City of Pittsburgh received.
- b. TWG Connection@ South Side groundbreaking ceremony occurred on June 26, 2019.

- c. Garden Theater Block Community Meeting being held on Thursday July 11, 2019, from 6:30 PM to 8:00 PM, at the MuseumLab (former Allegheny Library).
  - d. The Economic Development Department will be awarding \$15,500 for the installation of a public art project located at the Upper McKinley Park basketball court.
  - e. Catapult – new cohort application.
  - f. 2018 Housing Opportunity Fund Annual Report.
  - g. Housing Department/Housing Opportunity Fund Department Dashboard.
  - h. CIE Dashboard – Monthly production report, updates and highlights.
  - i. Engineering and Construction Department Dashboard – from January 1, 2019 to June 30, 2019.
5. Appointment of Interim Deputy Director, Diamonte Walker
- a. Approval of Diamonte Walker’s appointment as Interim Deputy Director of the Urban Redevelopment Authority of Pittsburgh.

Mr. Rubinstein requested Board approval of the above item.

Mr. Sam Williamson, the Authority’s Board Chair stated that authorization is requested for the approval of Diamonte Walker as the Interim Deputy Director of the Urban Redevelopment Authority of Pittsburgh.

Diamonte joined the URA in 2017 and served as the driving force behind the URA’s MWBE strategy and Compliance Department. Prioritizing and empowering women and minority owned businesses, Diamonte required that URA projects demonstrate a commitment to equity before even making it to the Board for approval. With Diamonte’s guidance, Gallery on Penn, a retail business incubation space in the heart of East Liberty, allowed local and minority-owned businesses to benefit from East Liberty’s revitalization. Diamonte understands the complex challenges we face as a region when trying to effectuate meaningful change in neighborhoods. Diamonte offers a serious look at what can happen when we expand the work of economic development to empower people while transforming place.

Diamonte holds an MBA and Master of Science in Management and Leadership from Western Governors University. She is a Mayoral appointee to Pittsburgh’s Land Bank Board, serves as Chair to Councilman Corey O’Connor’s Advisory Board on Entrepreneurship and Start-ups, and currently sits on the Housing Opportunity Fund’s Advisory Board.

Her notable achievements include being named one of the Pittsburgh Business Times 2019 Women of Influence, a 2019 Lead Now Pittsburgh Fellow, a 2018 Onyx Woman in Leadership, 2017 Pittsburgh Magazine 40 under 40 honoree, and 2016 New Pittsburgh Courier Fab 40 Under 40 awardee. She was recently named one of Talk Magazine's 100 Most Influential Pennsylvanian African-American Women.

Her leadership as the Interim Deputy Director will serve the URA well.

Mr. Lavelle congratulated Ms. Walker on her appointment. He also thanked Ms. Walker for the work she has accomplished and looks forward to working with her thought the Authority's transition.

Ms. Powell acknowledged Ms. Walker's vision for the City of Pittsburgh. She thanked Ms. Walker for her hard work and acknowledged her accomplishments.

Mr. Gainey thanked Ms. Walker for all of her hard work and believes that she understands the obstacles the City has dealt with from a minority perspective. He believes that Ms. Walker also brings innovation and ideas to the table.

Ms. Walker stated that she is deeply humbled and grateful for this opportunity. She is also very excited to be working with everyone in this new compacity. She thanked the Authority Board and URA colleagues for their confidence in her in continuing the work being done.

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

#### **RESOLUTION NO. 180 (2019)**

RESOLVED: That the appointment of Diamonte Walker as Interim Deputy Director of the Urban Redevelopment Authority of Pittsburgh, effective July 11, 2019, at her current salary as listed in the URA's 2019 Administrative Budget, is hereby approved.

#### **6. Lemington Senior Development**

- a. Housing Opportunity Fund Rental Gap Program Loan Agreement in the amount of \$650,000 with Redo 1625 LP and/or an entity to be created for the creation of 54 units of affordable housing at the former Lemington Home for the Aged.
- b. Amendment of Resolution 310 (2018) for the Final Authorization to Issue Multifamily Financing Bonds to increase the not to exceed bond issuance amount from \$6.0 million to \$7.0 million.

Mr. Rubinstein requested Board approval of the above items.

Ms. Jessica Smith-Perry, Director of the Housing Opportunity Fund stated that authorization is requested to enter into the above-mentioned agreement with Redo 1625 LP and/or an entity to be created to provide combined construction/permanent financing for the adaptive reuse of the former Lemington Home for the Aged, located at 1625 Lincoln Avenue in the Lincoln-Lemington-Belmar neighborhood in the City of Pittsburgh. The project will create a mixed-use development including 54 one-bedroom-units of senior housing with complimentary commercial uses coupling housing and health. The project is currently in the final stages of fundraising and plans to close early fall and immediately begin construction.

Authorization is also requested for an amendment to the previously approved official action to issue tax exempt Multifamily Financing Bonds for the Lemington redevelopment. At the October 11, 2018 URA board meeting, an authorization to issue \$6,000,000 in tax-exempt bonds was approved. Due to an increase in construction costs, we are currently requesting approval to issue up to \$7,000,000 in tax exempt bonds.

The Application for Tax Exempt Volume Cap and the 4% LIHTCBRT application was submitted to the Pennsylvania Housing Finance Agency (PHFA) on June 1, 2018. The volume cap allocation was approved at the September 2018 PHFA board meeting. Colton Enterprises will purchase the Low Income Housing Tax Credits (LIHTC) and Dollar Bank will provide a bridge loan for a portion of the LIHTC equity.

The building was developed in 1982 as a nursing home, but has been vacant since going into foreclosure over a decade ago. The redevelopment plan includes the replacement of all major building systems and various site enhancements – additional on-site parking and improved stormwater management. The redeveloped property will offer 54 one-bedroom apartments (48 of which will be compliant with Uniform Federal Accessibility Standards), with 18 apartments each on floors two through four.

Although the HOF RGP loan financing will solely fund the residential portion of the building, the first-floor commercial spaces will provide quality healthcare services to residents on-site and people in the surrounding community. East Liberty Family Health Care Center will relocate its Lemington Primary Care Health Center from a small, inefficient space to this facility. Additionally, SarahCare will lease space for an Adult Day Center in the building, promoting independent living for those seeking their resources. Lemington Senior Development will provide and supervise a paid Service Coordinator to act as a liaison between the building's residents and the commercial tenants.

HOF funds will be tied to all 54 units – a deed restriction will be recorded to ensure that 10 units will be rented to households at or below 30% AMI, 44 units will be rented to households at or below 50% AMI. The length of the HOF deed restriction will be for 35 years. Additionally, the developer has secured a commitment of Project-Based Section 8 rental assistance through the Housing Authority of the City of Pittsburgh (HACP) to ensure long-term rental affordability.

The Borrower, Redo 1625 LP, is a Pennsylvania Limited Partnership consisting of the General Partnership made up of Ralph A. Falbo, Inc. (51% ownership) and AWK Development, Inc. (49% ownership).

Lemington Residential Corporation (LRC) will serve as the non-profit applicant for the project. LRC's mission is to ensure the viability of the neighboring Eva P Mitchell Apartments for its elderly residents. Lemington Senior Development's application also included a letter of support from the Lincoln Lemington Neighborhood Revitalization Group.

At its July 3, 2019 meeting, the Housing Opportunity Fund Advisory board passed a motion to award this project a Housing Opportunity Fund Rental Gap Program Loan (HOF RGP) in the amount of \$650,000. The HOF RGP is intended to help fund the creation or preservation of affordable rental housing City-wide, specifically targeting households at or below 30% AMI and 50% AMI.

Details of the development are as follows:

|                                      |   |
|--------------------------------------|---|
| Developer:                           | Redo 1625 LP<br>Michael Polite, Managing Partner<br>429 Fourth Avenue, Suite 2010<br>Pittsburgh, PA 15219 |
| Property Location:                   | 1625 Lincoln Avenue<br>Lincoln-Lemington-Belmar Neighborhood  |
| Ward:                                | 12 <sup>th</sup> Ward   |
| Description:                         | Adaptive reuse of former nursing home to create<br>54-units of affordable senior housing                  |
| Architect:                           | Perfido Weiskopf Wagstaff + Goettel   |
| General Contractor:                  | Timbers Building Company  |
| Total Development Costs:             | \$14,978,000  |
| <b>URA HOF FINANCING FOR REVIEW:</b> |   |
| URA HOF Rental Gap Program Loan      | \$650,000   |

**OTHER FINANCING SOURCES**

|  |                     |
|--|---------------------|
| Redstone First Mortgage (construction and permanent) | \$ 4,500,000        |
| HACP 2 <sup>nd</sup> Mortgage                        | \$ 2,700,000        |
| Low Income Housing Tax Credit Equity                 | \$ 4,448,428        |
| Deferred Development Fee                             | \$ 394,672          |
| HACP 3 <sup>rd</sup> Mortgage                        | \$ 1,284,900        |
| East Liberty Family Health Care Center Grant         | \$ <u>1,000,000</u> |

Total Non-URA Financing: \$ 14,328,000

Total Financing: \$ 14,978,000

HOF Advisory Board Review: Approved at the HOF Advisory Board meeting on July 3, 2019

M/WBE Review: MWBE Narrative has been submitted by the Developer and approved. A Final M/WBE Plan must be approved prior to project closing.

Mr. Gainey thanked the developer for their hard work on this project.

Michael Polite, of Redo 1625 LP, was present. Mr. Polite described this project in detail.

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

**RESOLUTION NO.181 (2019)**

RESOLVED: That a loan to Redo 1625 LP and/or an entity to be created for the creation of 54 units of affordable housing at the former Lemington Home for the Aged, in the amount of up to \$650,000, payable from Housing Opportunity Fund Rental Gap Program is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH**

**RESOLUTION NO. 182 (2019)**

RESOLUTION OF THE BOARD OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH AMENDING RESOLUTION NO 310 ADOPTED ON OCTOBER 20, 2018 TO INCREASE THE PRINCIPAL AMOUNT OF BONDS AUTHORIZED TO BE ISSUED THEREUNDER TO \$7,000,000; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Urban Redevelopment Authority of Pittsburgh (the "Authority") previously adopted Resolution No. 310 on October 20, 2018 (the "Original Resolution") to authorize the issuance of bonds thereunder in the principal amount not-to-exceed \$6,000,000 (the "Bonds"); and

WHEREAS, capitalized terms used herein shall have the meanings ascribed thereto in the Original Resolution; and

WHEREAS, Redo 1625 LP, a Pennsylvania limited partnership and the Borrower of the proceeds of the Bonds (the "Borrower") has informed the Authority that, due to unforeseen

construction cost increases resulting from a broadened scope of work, the costs of the Project have increased and, as a result thereof, the Borrower has requested the Authority to increase the principal amount of Bonds authorized pursuant to the Original Resolution from not-to-exceed \$6,000,000 to not-to-exceed \$7,000,000.

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED BY THE BOARD OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH THAT:

Section 1. For the purpose of providing a portion of the funds required to finance the Project, including the reimbursement to the Borrower for amounts previously expended to pay the cost of the Project, the Authority hereby authorizes the issuance of the Obligations in an amount not to exceed \$7,000,000, aggregate principal amount, with respect to the Obligations, to be entitled to the security provided in the Financing Agreement, and to be paid out of the sources described in the Financing Agreement, to the extent therein provided, to bear interest at the rates set forth in the Financing Agreement and to mature as provided therein, and to be substantially in the form and to have such other terms and provisions as are more fully set forth in the Financing Agreement.

Section 2. The Original Resolution, as amended by this Resolution, is hereby ratified and confirmed in all respects, and all of the pledges, rights, remedies, terms, conditions, covenants and agreements of the Original Resolution, as amended by this Resolution, shall apply and remain in full force and effect. The Original Resolution, as amended by this Resolution, shall be read, taken and construed as one and the same instrument. To the extent of any inconsistencies between the Original Resolution and this Resolution, the provisions of this Resolution shall control.

Section 3 In the event any provision, section, sentence, clause or part of this Resolution is determined by a court of competent jurisdiction to be invalid and unenforceable, such determination shall not affect the validity or effect of the remaining provisions hereof.

Section 4. Nothing in this Resolution shall be deemed to pledge the credit or the taxing power of the City and the Authority shall not be required to pay the principal of or interest on the Obligations from any source other than the sources described in the Financing Agreement. The Obligations and the other obligations of the Authority relating to the Project are corporate obligations of the Authority and no member or officer of the Authority shall incur any personal liability by reason of the issuance of the Obligations or in any way be liable for the payment of the Obligations.

Section 5. This Resolution shall become effective immediately.

DULY ADOPTED by the Board of Urban Redevelopment Authority of Pittsburgh on July 11, 2019.

7. Pilot Neighborhood Initiatives Fund (NIF) Program
  - a. Approval of Program Guidelines for the Pilot Neighborhood Initiatives Fund (NIF) Program.

Mr. Rubinstein requested Board approval of the above item.

Ms. Susheela Nemani Stanger, Director of Economic Development stated that authorization is requested for the approval of Program Guidelines for the Pilot Neighborhood Initiatives Fund (NIF) Program

The pilot Neighborhood Initiatives Fund (the "NIF") Program, administered by the URA's Economic Development department, will provide grants in order to help unlock the economic and placemaking potential within neighborhoods; support vision-to-action community investment strategies that build an equitable Pittsburgh; and formalize collaborative partnerships across the City.

It is the intention of this pilot program to increase visibility and accessibility to funding. In addition, this program will help formalize the work that the Economic Development Department already undertakes with community-based organizations and allow the department to establish a process for deploying funds.

NIF is intended to assist non-profits (including government agencies) and community-based organizations with neighborhood-scale projects. These projects include efforts that encourage neighborhood investment through vacant property reclamation and stewardship, historic preservation, brownfield redevelopment, public infrastructure improvements, and/or other eligible efforts. Non-profit organizations with for profit development partners are also eligible to apply.

There are two tiers of available grants. Tier 1 grants will fund up to \$20,000, and Tier 2 grants will fund up to \$100,000. A match is not required for Tier 1 grants. Tier 2 grants will require a 2:1 match; for every two dollars (\$2) of Program funds invested into a project, there must be at least one-dollar (\$1) match invested in the project. Matching funds must come from non-URA and non-city sources.

Each NIF project will be required to provide a final report including measurable outcomes of the project. The Economic Development Department will use these reports to prepare an analysis of the program following the pilot year, which will be shared with the board.

Funding Sources: City Paygo and/or CDBG Funds in an amount not to exceed \$850,000.

Ms. Powell asked for further explanation of the NIF Program process. Ms. Nemani Stanger explained the process in detail.



Mr. Lavelle thanked Ms. Nemani Stanger for her hard work. He stated that for his colleagues the source of funding for this program speaks of the City's continued investment in the Authority.

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

**RESOLUTION NO. 183 (2019)**

RESOLVED: That approval of Program Guidelines for the Pilot Neighborhood Initiatives Fund (NIF) Program is hereby approved.

8. Small Landlord Fund – PNC Foundation Program Related Investment

- a. Application to the PNC Foundation for a Program Related Investment Loan in the amount of up to \$500,000.
- b. To receive Loan Agreement with the PNC Foundation for the implementation of the Small Landlord Fund, in the amount up to \$500,000.

Mr. Rubinstein requested Board approval of the above items.

Ms. Smith Perry stated that authorization is requested to enter into the above-mentioned agreements with the PNC Foundation.

In the City of Pittsburgh, there is an extreme need for affordable rental housing units. Currently, HACP administers a Housing Choice Voucher (HCV) Program (also known as Section 8). Through the HCV program, HACP provides low-income households housing assistance vouchers. These households can utilize these vouchers to rent privately owned rental units. The households pay 30% of their monthly income for rent and utilities. HACP then pays the difference between the monthly rent and the 30% of the household's income to the landlord so that the landlord receives the entire month's rent for the subsidized unit. The HCV program is a federally funded program and is a great resource to provide affordable housing; however, within the City of Pittsburgh, approximately 70% of households issued an HCV are unable to use the assistance because they cannot secure a private market unit within the 120 days regulated by program rules.

The proposed Small Landlord Fund will provide financing to landlords of 1 to 5-unit buildings. The loan financing will be capped at \$20,000 per unit and a maximum of \$60,000 per apartment building. The program will have a maximum loan term of ten-years, but a five-year term is encouraged for loans with debt coverage ratios higher than 1.2. The landlord must agree to an affordability period and accept a deed restriction for affordability for the length of the loan. The intent of the fund is to encourage landlords to complete renovation work necessary to pass HACP Section 8 Housing Quality Standard (HQS) inspections. It is anticipated that though loan financing is capped at \$20,000 per unit, the average loan will be \$10,000 per unit.

The PNC Program Related Investment in the amount of \$500,000 will capitalize the Fund. The terms of the PNC Program Related Investment are as follows:

|                     |           |
|---------------------|-----------|
| Amount:             | \$500,000 |
| Term:               | 5 years   |
| Interest Rate:      | 2%        |
| Interest Payments:  | Annually  |
| Full Principal Due: | Maturity  |

Ms. Powell asked for further explanation of the ability to insure loans to reliable Landlords. Ms. Smith Perry stated that the Authority will partner with the City's Housing Authority, who will provide inspection services and assist in ongoing compliance.

Ms. Jamie Reese, of the Authority's Housing Opportunity Fund explained the use of the proposed funding for this program.

Mr. Gainey asked for the number of units throughout the City that will be added to this program. Ms. Smith Perry stated that the number of units is unknown, but the City's Housing Authority predicts that there will be a large demand.

Ms. Powell asked for the funding cap per unit. Ms. Smith Perry answered that tentatively, the Authority is looking at between five and twenty thousand per unit based on the City's Housing Authority assessment of each unit.

Carol Hordman, was present. Ms. Hordman asked about the completed renovated units and the ability for a Landlord to evict a tenant. Ms. Smith Perry stated that situation will be investigated.

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

**RESOLUTION NO.184 (2019)**

RESOLVED: That submission of an application to the PNC Foundation for a Program Related Investment Loan for the Small Landlord Fund, in the amount of up to \$500,000, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO.185 (2019)**

RESOLVED: That a loan agreement with the PNC Foundation (as lender) for the Small Landlord Fund, in the amount of up to \$500,000, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Pennsylvania Department of Community & Economic Development Keystone Communities Program 2019-2020 Application(s)
  - a. Submission of the following Keystone Communities Program applications and enter into Contracts with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED).
    - i. The Small Landlord Fund - \$250,000;
    - ii. Home Accessibility Program for Independence (HAPI) - \$250,000.
  - b. Cooperation Agreements with the City of Pittsburgh for the administration of the funds.
  - c. Appropriation of matching funds for the aforesaid Keystone Communities Program requests as follows:
    - i. PNC Foundation Loan for the Small Landlord Fund - \$250,000;
    - ii. 2019 CDBG funds and/or 2019 City Paygo funds for the Home Accessibility Program for Independence (HAPI) - \$250,000.

Mr. Rubinstein requested Board approval of the above items.

Ms. Smith Perry stated that the Authority is requesting authorization to apply to the Department of Community and Economic Development (DCED) through the Keystone Communities Program for the above listed programs. The Keystone Communities Program provides grants in support of residential, commercial and mixed use developments. There are six categories of grants: planning, implementation, façade, development, public improvement, and accessible housing.

At this time the URA is requesting authorization to submit the above two (2) Keystone applications to DCED and to enter into contract(s) with DCED if the funds are awarded.

**The Small Landlord Fund**

The proposed Small Landlord Fund will provide financing to landlords of 1 to 5-unit buildings. The loan financing will be capped at \$20,000 per unit and a maximum of \$60,000 per apartment building. The program will have a maximum loan term of ten-years, but a five-year term is encouraged for loans with debt coverage ratios higher than 1.2. The landlord must agree to an affordability period and accept a deed restriction for affordability for the length of the loan. \$250,000 of the PNC Foundation Program Related Investment Loan in the total amount of \$500,000 will be used as a match for the Keystone Funds in the amount of \$250,000. The intent of the fund is to encourage landlords to complete renovation work necessary to pass HACCP Section 8 Housing Quality Standard (HQS) inspections.

**Home Accessibility Program for Independence (HAPI)**

The main objective of the Home Accessibility Program for Independence (HAPI) is to provide accessible housing grants to make accessible improvements to Pittsburgh's aging housing stock. Examples of such improvements are ramps, stair lifts, hand rails, and widening of doorways. Keystone funds will be used to fund the accessible improvements. The URA is currently administering this program sourced with a prior DCED Grant. The URA also has matching sources from 2019 CDBG funds in the amount of \$187,500 and 2019 City Paygo funds in the amount of \$62,500. To date, 15 houses have received accessible improvements for this program.

Mr. Cummings proposed an amendment to merge the HAPI Program matching funds resolutions into one.

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

**RESOLUTION NO. 186 (2019)**

RESOLVED: That an application to the Department of Community and Economic Development (DCED) for a Keystone Communities Program grant for an amount of \$250,000, for the Small Landlord Fund is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Keystone Communities Program grant from the Department of Community and Economic Development (DCED), for an amount of \$250,000, for the Small Landlord Fund is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 187 (2018)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) application and grant for the administration of the Small Landlord funds is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 188 (2019)**

RESOLVED: That an application to the Department of Community and Economic Development (DCED) for a Keystone Communities Program grant for an amount of \$250,000, for the Home Accessibility Program for Independence (HAPI) Program is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Keystone Communities Program grant from the Department of Community and Economic Development (DCED), for an amount of \$250,000, for the Home Accessibility Program for Independence (HAPI) Program is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO.189 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) application and grant for the administration of the Home Accessibility Program for Independence (HAPI) Program funds is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 190 (2019)**

RESOLVED: That appropriation of up to \$250,000 from the PNC Foundation Program Related Investment Loan as the required match for the Department of Community and Economic Development (DCED) Keystone Communities Program grant for the Small Landlord Program is hereby approved.

**RESOLUTION NO. 191 (2019)**

RESOLVED: That appropriation of up to \$250,000 from 2019 CDBG funds and/or 2019 City Paygo funds as the required match for the Department of Community and Economic Development (DCED) Keystone Communities Program grant for the Home Accessibility Program for Independence (HAPI) Program is hereby approved.

10. HOF Appraisal Services

- a. Agreement for Appraisal Services with Bodnar Real Estate Services Incorporated for up to \$30,000.
- b. Agreement for Appraisal Services with Barone and Sons, Inc. for up to \$30,000.

Mr. Rubinstein requested Board approval of the above items.

Ms. Smith Perry stated that on May 17, 2019, the URA's Housing Opportunity Fund (HOF) Department issued a Request for Qualifications (RFQ) for appraisers to participate in the HOF's Homeowner Assistance Program (HAP). Every house that is rehabbed as part of the Homeowner Assistance Program needs a drive-by as-is appraisal completed. The URA was authorized in June 2019 to enter into a contract with John Dudash. Later in June, the URA received two more responses to its RFQ from Bodnar Real Estate Services Incorporated and Barone and Sons. The owner of Bodnar Real Estate Services is Gary Bodnar. The office is located at 2004 E. Carson Street, Pittsburgh, PA 15203. The President of Baron and Sons Inc is J. Matthew Barone. The office is located at 4701 Baptist Road, Pittsburgh, PA 15227.

There was no discussion among the Members.

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

**RESOLUTION NO.192 (2019)**

RESOLVED: That an agreement with Bodnar Real Estate Services Incorporated, for appraisal services for the Housing Opportunity Fund Homeowner Assistance Program, for an amount up to \$30,000, payable from the Housing Opportunity Fund Home Owner Assistance Program, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO.193 (2019)**

RESOLVED: That an agreement with Barone and Sons, Inc., for appraisal services for the Housing Opportunity Fund Homeowner Assistance Program , for an amount up to \$30,000, payable from the Housing Opportunity Fund Home Owner Assistance Program, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Larimer – 20 & 218 Mayflower Street

- a. First Amendment to Pittsburgh Housing Construction Fund (PHCF) grant agreement with Pittsburgh Housing Development Corporation for a revised total grant amount not to exceed \$265,000 (\$80,000 increase).

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Cummings, Director of Housing stated that authorization is requested to enter into the above grant agreement amendment with Pittsburgh Housing Development Corporation (PHDC) for the 20 & 218 Mayflower Street Rehabilitation for Resale development. The additional requested \$80,000 will assist the project in covering unforeseen / underestimated construction cost and to cover soft cost overruns.

In January 2019, the Board of this Authority approved Resolution 5 (2019) a Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with PHDC in an amount not to exceed \$185,000 and Resolution 4 (2019) a UDAG Program Income Fund (UPIF) loan agreement with PHDC in an amount up to \$110,000. PHDC closed on the construction financing with URA on February 28, 2019. PHDC entered into a construction contract with Aone Contracting and Supplies, LLC (Aone Contracting) to complete the gut rehabilitations of two properties located at 20 & 218 Mayflower Street in the Larimer neighborhood. The development of these two units will help improve the existing stock and will help to maintain and enhance the economic diversity of Larimer by providing affordable for sale homeownership opportunities.

After the start of construction, it was determined that there were unforeseen construction costs including, but, not limited to the installation of new sewer lines for both units. It was also determined that the original project budget was underestimated in several areas. The additional requested \$80,000 will fund both soft cost overruns and construction cost increases.

The Board also approved Resolution No. 6 (2019) a Housing Recovery Program – Development (HRP-D) Agreement with PHDC in an amount up to \$100,000. These funds will be used to provided deferred 2<sup>nd</sup> mortgages to eligible buyers. The proposed sales prices for the units are \$192,500 (20 Mayflower Street) and \$210,000 (218 Mayflower Street).

Except for the PHCF grant, all other URA financing remains unchanged.

Details of the development are as follows:

Developer: Pittsburgh Housing Development Corporation  
 Aggie Brose, PHDC Board President  
 200 Ross Street, 12<sup>th</sup> Floor  
 Pittsburgh, PA 15219

Location: 20 and 218 Mayflower Street  
 Larimer neighborhood

Ward: 12<sup>th</sup> Ward

Description: Acquisition and rehabilitation of two single family homes for sale to owner occupants with incomes below 115% area median income (AMI)

Architect: Milton Ogot  
 320 Anthon Drive  
 Pittsburgh, PA 15235

General Contractor: AONE Contracting and Supplies, LLC  
 Emmett Miles, President  
 7101 Upland Street  
 Pittsburgh, PA 15208

Total Development Cost: Original                      Amended  
 \$598,000    \$678,000

Sales Price: \$192,500 - \$210,000

Construction Financing Sources:

| <u>URA Financing Sources:</u> | Original   | Amended   |
|-------------------------------|------------|-----------|
| PHCF Loan                     | \$ 110,000 | \$110,000 |
| PHCF Grant                    | \$ 185,000 | \$265,000 |
| Total URA Financing           | \$ 295,000 | \$375,000 |

Other Financing Sources:

|                       |                  |
|-----------------------|------------------|
| Dollar Bank FSB Loan  | \$ 257,000       |
| Dollar Bank FSB Grant | \$ 10,000        |
| <u>Deferred Costs</u> | <u>\$ 36,000</u> |
| Total Other Financing | \$ 303,000       |

Authority Financing:

\$110,000 - UDAG loan: 2% interest rate, 36 month term.



\$265,000 - Amended Pittsburgh Housing Construction Fund (PHCF) Grant.

Program Benefit: This development will help maintain and enhance the economic diversity of Larimer, by providing affordable for sale housing.

Real Estate Loan Review Committee Status: To be presented for approval at the July 10, 2019 Real Estate Loan Review Committee Meeting

MWBE Review Status: MWBE plan was approved February 5, 2019. Aone Contracting is a local MWBE firm.

There was no discussion among the Members.

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

**RESOLUTION NO. 194 (2019)**

RESOLVED: That a first amendment of the Grant Agreement with Pittsburgh Housing Development Corporation, dated February 28, 2019, to increase the Authority financing for the Mayflower Street Rehabilitation for Resale development project, for an increase of up to \$80,000.00, for a total Agreement amount not to exceed \$265,000, payable from the Pittsburgh Housing Construction Fund (PHCF) is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

12. Agreement with Pittsburgh Water and Sewer Authority in an amount not to exceed \$802,000 for stormwater infrastructure in Liberty Green Park.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that the neighborhoods of Larimer and East Liberty are the site of a Federal Choice Neighborhoods Implementation Grant award in the amount of \$30 million for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment will focus on three core goals/components: housing, people, and neighborhood.

The Authority is charged with implementing the neighborhood component which seeks to address issues of vacant land, public infrastructure needs, and greening/park goals.

As part of the planning process for Choice Neighborhoods a network of parks was recommended as a neighborhood strategy. The first phase park, Liberty Green Park, has been identified as the approximate 3.25-acre site at the corner of Larimer Avenue and Station Street in the East Liberty neighborhood. This site is adjacent to the Choice Neighborhoods Phase 1 and 2 mixed income housing developments.

The URA has contracted with Tedesco Excavating and Paving, Inc. to construct the new park. The new park will include the following components: a plaza area to support neighborhood programming, open lawn and play mounds, a large playground area, public art and significant green infrastructure. Green infrastructure within the project is expected to capture up to four million gallons of storm water annually.

The Authority is seeking authorization to enter into an agreement with Pittsburgh Water and Sewer Authority (PWSA) in an amount not to exceed \$802,000. PWSA has provided funding in the amount of \$500,000 for the installation of stormwater infrastructure within Liberty Green Park. Additionally, in partnership with the URA, PWSA received an ALCOSAN Green Revitalization of Our Waterways (GROW) grant to support the installation of stormwater infrastructure within Liberty Green Park. PWSA will reimburse the URA for eligible costs under this agreement.

The Alcosan portion of the subject funding (\$302,000) will initially be fronted by the URA General Fund to be reimbursed by PWSA.

Mr. Williamson asked about permanent job creation. Mr. Cummings answered that there will be more temporary jobs at this time during construction except for ongoing maintenance.

Ms. Walker stated that a prevailing wage report will be made available to the Authority Board as the project progresses.

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

**RESOLUTION NO.195 (2019)**

**RESOLVED:** That an agreement with Pittsburgh Water and Sewer Authority (PWSA), for stormwater infrastructure in Liberty Green Park, for an amount up to \$802,000, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

**RESOLVED FURTHER:** That the General Fund will be used as a fronting source as necessary to be reimbursed by PWSA for eligible costs.

13. Hazelwood – PennDOT Right of Way – 2<sup>nd</sup> Avenue

- a. Conveyance of portions of Block 56-F, Lots 96, 99, 100, and 101, in the 15<sup>th</sup> Ward to Commonwealth of Pennsylvania, Department of Transportation (PennDOT), for \$1.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Nathan Clark, Director of Real Estate stated that as part of a series of roadway improvements along 2<sup>nd</sup> Avenue between South Oakland and Hazelwood, PennDOT has requested for right of way an approximately three-foot sliver of land along the front of four URA-owned parcels along the east side of 2<sup>nd</sup> Avenue in Hazelwood. The total land area requested for the right of way is 369 square feet. The conveyance will not interfere with the future development of the parcels, which are slated to be included in the Request for Proposals (RFP) for the 4800 Block of 2<sup>nd</sup> Avenue that is to be released later in July.

Authorization is now requested to convey portions of Blocks 56-F, Lots 96, 99, 100, and 101, to PennDOT for \$1.00.

PennDOT is a Commonwealth of Pennsylvania entity that oversees transportation planning in Pennsylvania. The District 11 office is located at 45 Thoms Run Road, Bridgeville, PA 15017-2834. Jacqueline A. Evans, P.E., is District Right of Way Administrator.

There was no discussion among the Members.

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

**RESOLUTION NO. 196 (2019)**

RESOLVED: That the conveyance of portions of Block 56-F, Lots 96, 99, 100, and 101, in the 15<sup>th</sup> Ward, to the Commonwealth of Pennsylvania, Department of Transportation (PennDOT), for \$1.00 plus costs is hereby approved, and the Executive Director or Chief Financial Officer, 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.

14. Uptown – Fifth and Dinwiddie

- a. Exclusive negotiations with Fifth and Dinwiddie Development, LLC, for a period of six (6) months with a possible six (6)-month extension for the sale of the following parcels known as the Fifth and Dinwiddie site:

| <u>Ward</u>     | <u>Block/Lot</u> | <u>Address</u>       |
|-----------------|------------------|----------------------|
| 3 <sup>rd</sup> | 11-E-19          | 1749 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-20          | 1747 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-22          | 1743 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-24          | 1739 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-25          | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-26          | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-27          | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-28          | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-29          | 1729 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-30          | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-31          | 1723 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-56          | 1654 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-57          | 1700 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-58          | 1702 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-59          | 1704 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-60          | 1720 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-60-A        | 1706 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-61          | Colwell Street       |
| 3 <sup>rd</sup> | 11-E-62          | 1710 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-63          | 1712 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-64          | 1714 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-65          | 1716 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-65-A        | 1729 Our Way         |
| 3 <sup>rd</sup> | 11-E-66          | 1718 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-67          | 1720 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-68          | Colwell Street       |
| 3 <sup>rd</sup> | 11-E-69          | 1724 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-70          | 113 Dinwiddie Street |
| 3 <sup>rd</sup> | 11-E-71          | 115 Dinwiddie Street |
| 3 <sup>rd</sup> | 11-E-72          | Dinwiddie Street     |
| 3 <sup>rd</sup> | 11-E-73          | Dinwiddie Street     |
| 3 <sup>rd</sup> | 11-E-81          | 1801 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-82          | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-85          | 1807 Fifth Avenue    |

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that the Fifth and Dinwiddie site includes 34 parcels located at the intersection of Fifth Avenue and Dinwiddie Street in Uptown. 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, comprising Block 11-E, Lots 81, 82, and 83, 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 that is currently used by the Department of Public Works (DPW) as warehouse space.

Beginning in the Fall of 2015, the Department of City Planning (DCP) led a neighborhood planning process which resulted in the EcoInnovation District (EID) Plan. The EID Plan combines the goals of EcoDistricts and Innovation Districts and aims to heal the environment, support the needs of existing residents, and expand job growth. Following adoption of the EID Plan in Fall 2017, DCP and URA collaborated on a community design charrette for the future reuse of the publicly-owned properties at the intersection of Fifth Avenue and Dinwiddie Street. Teams of residents, community groups, nonprofits, and design professionals worked together to create plans for how this catalytic site should be developed. These proposals were presented back to the community at an open house early 2018.

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 this RFP is to implement the community supported vision as identified in the 2017 EID Plan. Proposals were due on April 24, 2019, and the URA received two responses.

The URA formed a Review Committee to help review the proposals received. The Review Committee was comprised of:

- Two (2) representatives from Uptown Partners;
- One (1) representative from Uptown Taskforce;
- One (1) representative from Hill CDC;
- One (1) representative from Representative Wheatley's Office;
- One (1) representative from the Mayor's Office;
- One (1) representative from Councilman Lavelle's Office;
- One (1) representative from DCP; and
- URA staff of various expertise.

The Review Committee met several times to: thoroughly review and discuss the proposals received; plan for ongoing community discussion; and work together to make a recommendation for consideration by the URA Board. Following the RFP review process the Review Committee came to consensus and recommends that the Authority enter into exclusive negotiations with Fifth and Dinwiddie Development, LLC, a joint venture comprised of Bridging the Gap, LLC, and HB Development.

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, 1-bedroom and 2-bedroom units. Thirty-three of the units (20 percent) will be affordable (16 units will be set aside for households earning at or below 60 percent of the area median income (AMI), 13 for households earning at or below 50 percent AMI, and 4 units for households earning at or below

20 percent AMI). The developer plans to apply for 4% Low Income Housing Tax Credits (LIHTC) to support the financing of these affordable units.

The eastern portion of the site will feature an adaptive reuse of the Mugele Building (current DPW warehouse) 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 are estimated at \$51M. The MWBE program office has received and reviewed an MWBE narrative and an MWI narrative for this project.

Based on the recommendation of the Review Committee, authorization is requested to enter into Exclusive Negotiations with Fifth and Dinwiddie Development, LLC, for a period of six (6) months with a possible six (6)-month extension. The possible six (6)-month extension will be at the discretion of the Executive Director who will consider, among other factors, the developer providing evidence acceptable to the Executive Director that it is proceeding in a satisfactory manner towards the submission of a 4% LIHTC application in early 2020.

Fifth and Dinwiddie Development, LLC, is a newly formed joint venture (JV) comprised of two partner firms, Bridging the Gap Development, LLC, and HB Development, LLC. Bridging the Gap Development, LLC, is a Pennsylvania limited liability company that is a certified MBE firm controlled by Derrick Tillman. Bridging the Gap will own a 55 percent interest in the JV. HB Development is a Pennsylvania limited liability company headed by Gene Boyer and Jeffrey Stein. Fifth and Dinwiddie Development, LLC, has a mailing address of 1435 Bedford Avenue, Pittsburgh, PA 15219. Derrick Tillman is the Managing Partner.

Derrick Tilman, of Bridging the Gap Development, was present. Mr. Tilman stated that they are excited about this development opportunity. They are also excited about implementing the Eco Innovation District's Plan into this development. He thanked the committee members, the URA Staff and the Authority Board for this opportunity.

Gene Boyer, of HB Development, was present. Mr. Boyer stated that they are excited about this development.

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

**RESOLUTION NO. 197 (2019)**

RESOLVED: That exclusive negotiations with Fifth and Dinwiddie Development, LLC, for the following properties, for a period of six (6) months with a possible six (6) month extension at the discretion of the Executive Director, is hereby approved:

| <u>Ward</u>     | <u>Block/Lot</u> | <u>Address</u>    |
|-----------------|------------------|-------------------|
| 3 <sup>rd</sup> | 11-E-19          | 1749 Fifth Avenue |
| 3 <sup>rd</sup> | 11-E-20          | 1747 Fifth Avenue |

|                 |           |                      |
|-----------------|-----------|----------------------|
| 3 <sup>rd</sup> | 11-E-22   | 1743 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-24   | 1739 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-25   | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-26   | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-27   | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-28   | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-29   | 1729 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-30   | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-31   | 1723 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-56   | 1654 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-57   | 1700 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-58   | 1702 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-59   | 1704 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-60   | 1720 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-60-A | 1706 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-61   | Colwell Street       |
| 3 <sup>rd</sup> | 11-E-62   | 1710 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-63   | 1712 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-64   | 1714 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-65   | 1716 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-65-A | 1729 Our Way         |
| 3 <sup>rd</sup> | 11-E-66   | 1718 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-67   | 1720 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-68   | Colwell Street       |
| 3 <sup>rd</sup> | 11-E-69   | 1724 Colwell Street  |
| 3 <sup>rd</sup> | 11-E-70   | 113 Dinwiddie Street |
| 3 <sup>rd</sup> | 11-E-71   | 115 Dinwiddie Street |
| 3 <sup>rd</sup> | 11-E-72   | Dinwiddie Street     |
| 3 <sup>rd</sup> | 11-E-73   | Dinwiddie Street     |
| 3 <sup>rd</sup> | 11-E-81   | 1801 Fifth Avenue    |
| 3 <sup>rd</sup> | 11-E-82   | Fifth Avenue         |
| 3 <sup>rd</sup> | 11-E-85   | 1807 Fifth Avenue    |

15. California-Kirkbride – Northside Property Management LLC

- a. Acquisition of publicly owned property known as Block 22-G, Lots 1, 2, and 4, in the 21<sup>st</sup> Ward, for \$1.00 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that authorization is requested to acquire the vacant parcels listed above, which are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer’s Sale for tax delinquency. The parcels are located on Sedgwick Street between Kunkle Avenue and

Morrison Street in California-Kirkbride and contain approximately 4,900 square feet. They will be acquired for \$1.00 plus costs using LLEA and/or Residential Land Reserve Funds.

The parcels are being acquired for Northside Property Management LLC for a new construction affordable multifamily development.

There was no discussion among the Members.

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

**RESOLUTION NO.198 (2019)**

RESOLVED: That the acquisition of publicly owned property known as Block 22-G, Lots 1, 2, and 4, in the 21<sup>st</sup> Ward, for \$1.00 plus costs, payable from LLEA and/or Residential Land Reserve Funds, is hereby approved, and the Executive Director or Chief Financial Officer, 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.

16. Upper Hill – Ossipee Flats Affordable Housing

a. Acquisition of the following publicly owned property for \$1.00 plus costs:

| <u>Ward</u> | <u>Block/Lot</u> | <u>Address</u>        |
|-------------|------------------|-----------------------|
| 5           | 26-N-51          | 3319 Milwaukee Street |
| 5           | 26-N-52          | 3317 Milwaukee Street |
| 5           | 26-N-53          | 3315 Milwaukee Street |
| 5           | 26-N-54          | 3313 Milwaukee Street |
| 5           | 27-A-177         | Herron Avenue         |
| 5           | 27-A-178         | 634 Herron Avenue     |
| 5           | 27-A-179         | 636 Herron Avenue     |
| 5           | 27-A-180         | 636 Herron Avenue     |
| 5           | 27-A-180A        | 636 Herron Avenue     |
| 5           | 27-A-181         | 636 Herron Avenue     |
| 5           | 27-A-182         | 636 Herron Avenue     |
| 5           | 27-A-183         | 636 Herron Avenue     |
| 5           | 27-A-184         | 636 Herron Avenue     |
| 5           | 27-A-186         | 636 Herron Avenue     |
| 5           | 27-A-187         | 636 Herron Avenue     |
| 5           | 27-A-188         | 636 Herron Avenue     |
| 5           | 27-A-189         | 636 Herron Avenue     |
| 5           | 27-A-195         | 635 Ossipee Street    |
| 5           | 27-A-196         | 633 Ossipee Street    |
| 5           | 27-A-199         | Ossipee Street        |



Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that authorization is requested to acquire the 21 parcels listed above which are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer’s Sale for tax delinquency. The properties are located in the Upper Hill District. A number of the parcels at 636 Herron Avenue were previously known as 636 Bryn Mawr Road. The MLK Reading Room is located on three of the parcels (Block 27-A, Lots 182, 183, and 184), and there are vacant structures on 633 and 635 Ossipee Street; the rest of the parcels are vacant land. All 21 combine for a total land area of approximately 56,482 square feet. They will be acquired for \$1.00 plus costs using the Hill District Project Fund (internal UDAG loan).

The properties are being acquired for Amani Christian Development Corporation, which is working with Catalyst Communities, LLC, on a proposed affordable residential townhome development.

There was no discussion among the Members.

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

**RESOLUTION NO.199 (2019)**

RESOLVED: That the acquisition of the following publicly owned properties, for \$1.00 plus costs, payable from the Hill District Project Fund (internal UDAG loan), is hereby approved, and the Executive Director or Chief Financial Officer, 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           | 26-N-51          | 3319 Milwaukee Street |
| 5           | 26-N-52          | 3317 Milwaukee Street |
| 5           | 26-N-53          | 3315 Milwaukee Street |
| 5           | 26-N-54          | 3313 Milwaukee Street |
| 5           | 27-A-177         | Herron Avenue         |
| 5           | 27-A-178         | 634 Herron Avenue     |
| 5           | 27-A-179         | 636 Herron Avenue     |
| 5           | 27-A-180         | 636 Herron Avenue     |
| 5           | 27-A-180A        | 636 Herron Avenue     |
| 5           | 27-A-181         | 636 Herron Avenue     |
| 5           | 27-A-182         | 636 Herron Avenue     |

|   |          |                    |
|---|----------|--------------------|
| 5 | 27-A-183 | 636 Herron Avenue  |
| 5 | 27-A-184 | 636 Herron Avenue  |
| 5 | 27-A-186 | 636 Herron Avenue  |
| 5 | 27-A-187 | 636 Herron Avenue  |
| 5 | 27-A-188 | 636 Herron Avenue  |
| 5 | 27-A-189 | 636 Herron Avenue  |
| 5 | 27-A-195 | 635 Ossipee Street |
| 5 | 27-A-196 | 633 Ossipee Street |
| 5 | 27-A-199 | Ossipee Street     |
| 5 | 27-A-202 | Ossipee Street     |

17. Equitable Empowerment Program

- a. Authorization to commit \$200,000 toward Equitable Empowerment Program in partnership with Neighborhood Allies.
- b. Authorization to work with Neighborhood Allies to create an Equitable Empowerment Program and use Centre Avenue RFQ as pilot and proof of concept.
- c. Authorization to enter into an agreement with Neighborhood Allies for the Equitable Empowerment Program.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that the Authority seeks to ensure that chronically and historically underserved communities and persons have access to opportunities for new wealth creation and paths to greater control over the fates of one’s community and neighborhood.

The Centre Avenue Request for Qualifications presents an opportunity to seek proof of concept by which resources, both technical and financial, are explicitly and intentionally delivered to historically underserved communities to help best position those with interest in competing for opportunities to own and develop real estate.

Leveraging the success of Neighborhood Allies’ Shared Real Estate Talent program -- that supports community-based development activities by providing mentoring, technical assistance, and high-impact services to small-scale -- developers, aimed at incubating, accelerating, and brokering the necessary partnerships to achieve scale, the newly created program would seek to deepen and increase opportunities for technical capacity building and capital flow to traditionally underserved populations.

This authorization asks to commit \$200,000 for both technical capacity building and predevelopment grants up to \$5,000 to individual respondents to the Centre Avenue RFQ to build robust responses.

The Authority would utilize Neighborhood Allies deep expertise to provide capacity building through technical assistance and make recommendation to Authority staff as to where predevelopment grants are both needed and will be impactful to helping a potential respondent meaningfully advance their idea toward proposal.

The Centre Avenue RFQ will be used as a pilot, testing a proof of concept that intensive and specific capacity building combined with up front risk capital will unlock opportunities that otherwise would not advance due to lack of resources and intentionality to support.

If successful, the model may have opportunity to scale and made available more broadly across our community.

Authority monies would be sourced from CDBG and/or state repayments.

Presley L. Gillespie

President

Neighborhood Allies

429 Fourth Avenue, Suite 1900

Pittsburgh, PA 15219

Ms. Powell asked if other neighborhoods will be implemented into this program Mr. Lavelle answered in giving an example where this program would be useful. Mr. Rubinstein answered Ms. Powell's question stating that this Program will just be implemented in the Hill District. Mr. Link stated that you do not have to be a Hill District resident to respond to the RFQ.

Presley Gillespie, President of Neighborhood Allies, was present. Mr. Gillespie thanked the Authority Board and URA Staff for their support on this Program. He stated that this Program is in line with their objectives.

Ms. Walker stated that typically an RFP is issued but the RFQ results in crafting a strategy to make sure that small businesses and individuals are not forgotten about.

Mr. Williamson stated that this pilot program will be tested in the Hill District and hopefully implemented into other neighborhoods.

Swain Uber, of PPSA, was present. Mr. Uber asked about the timeline of this program and a community meeting schedule. Mr. Lavelle answered that the timeline for release of the RFQ is July 22, 2019. He stated that after the RFQ is issued a community meeting will be held to announce the RFQ release. He reiterated Ms. Walker's comment about the reason for the RFQ issue instead of an RFP.

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

**RESOLUTION NO. 200 (2019)**

RESOLVED: That appropriation of up to \$ \$200,000 toward Equitable Empowerment Program in partnership with Neighborhood Allies is hereby approved.

**RESOLUTION NO. 201 (2019)**

RESOLVED: That engagement with Neighborhood Allies to create an Equitable Empowerment Program and use Centre Avenue RFQ as pilot and proof of concept is hereby approved.

**RESOLUTION NO. 202 (2019)**

RESOLVED: That an agreement with Neighborhood Allies for the Equitable Empowerment Program is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

18. East Liberty Harvard/Beatty Site Preparation Contract No. 5

- a. Agreement for East Liberty Harvard/Beatty Site Preparation Contract No. 5 with Independent Enterprises, Inc. for \$1,488,579.25.
- b. Agreement for Construction Management and Construction Inspection Services with Whitman, Requardt & Associates, LLP (WRA) for an amount not to exceed \$150,000.00.

Mr. Rubinstein requested Board approval of the above items.

a. Mr. Marty Kaminski, Director of Engineering and Construction stated that acting on behalf of the East Liberty Transit Revitalization Investment District Revitalization Authority (ELTRIDRA) entity, authorization is requested to enter into an Agreement with Independent Enterprises, Inc. for the construction of Beatty Street and Harvard Street in East Liberty. The project was publicly bid, and bids were opened on June 27, 2019. Four bids were received for the work. Independent Enterprises, Inc. was the lowest responsible bidder. The work will include but is not limited to grading, installation of storm drainage, water lines, and sanitary sewer lines; concrete pavement and base, street lights, sidewalks, curbs, ADA accessible ramps, driveways, and landscaping.

Independent Enterprises, Inc.'s proposed M/WBE participation on the project includes 20.6% MBE and 9% WBE. The MBE firms are comprised of DCI Logistics, Cooper Trading, Dream City Trucking and Artistry, Inc. The WBE firm is Vantage Corporation.

Independent Enterprises, Inc. is located at 5020 Thoms Run Road, Oakdale, PA 15071 and Jack S. Cargnoni is the President/Owner.

b. Acting on behalf of the East Liberty Transit Revitalization Investment District Revitalization Authority (ELTRIDRA) entity, authorization is requested to enter into an Agreement for Construction Management and Construction Inspection Services for East Liberty Harvard/Beatty Site Preparation Contract No. 5, with Whitman, Requardt & Associates, LLP for an amount not to exceed \$150,000.00.

The work will include but is not limited to review of project schedules, construction inspection, office support, and oversight of field activities.

The RFP was posted on Public Purchase and the URA website. Nine Proposals were received on June 21, 2019. Whitman, Requardt & Associates, LLP was determined to have the best proposal based upon the criteria listed in the RFP.

Whitman, Requardt & Associates, LLP's proposed M/WBE participation on the project includes A&A Consultants (MBE) (54%) and The Markosky Engineering Group (WBE) (24%). Both firms are proposed to provide construction inspection on the project.

Whitman, Requardt & Associates, LLP is located at 500 Grant Street, Suite 2900, Pittsburgh, PA 15219 and David McCormick is Partner.

The funding sources for these agreements is ELTRIDRA or other funding sources.

There was no discussion among the Members.

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

**RESOLUTION NO. 203 (2019)**

RESOLVED: That an agreement with Independent Enterprises, Inc. for the construction of Beatty Street and Harvard Street in East Liberty, in the amount of \$1,488,579.25, payable from ELTRIDRA or other funding sources is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 204 (2019)**

RESOLVED: That an agreement with Whitman, Requardt & Associates, LLP (WRA) for construction management and construction inspection services for East Liberty Harvard/Beatty Site Preparation Contract No. 5, for an amount not to exceed \$150,000.00, payable from ELTRIDRA or other funding sources is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**AGENDA "B"**

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

1. **Housing Opportunity Fund Down Payment and Closing Cost Assistance Program- 205**
  - a. Approval of Josh Summits to receive a Down Payment Closing Cost Assistance Deferred Loan. Mr. Summits is an Urban Redevelopment Authority of Pittsburgh employee.

**RESOLUTION NO. 205 (2019)**

RESOLVED: That approval of Josh Summits, an Urban Redevelopment Authority of Pittsburgh Employee to receive a Down Payment Closing Cost Assistance Deferred Loan is hereby approved.

2. **HOME 2013**
  - a. Reallocation of \$70,046.99 from the Rental Housing Development and Improvement (RHDIP) line item to the Pittsburgh Housing Construction Fund (PHCF) line item.

**RESOLUTION NO. 206 (2019)**

RESOLVED: That appropriation of up to \$70,046.99 of the Rental Housing Development and Improvement (RHDIP) line item allocation to the Pittsburgh Housing Construction Fund (PHCF) line item is hereby approved.

3. **HOME 2014**
  - a. Reallocation of \$60,179.15 from the Rental Housing Development and Improvement (RHDIP) line item to the Pittsburgh Housing Construction Fund (PHCF) line item.

**RESOLUTION NO. 207 (2019)**

RESOLVED: That appropriation of up to \$60,179.15 of the Rental Housing Development and Improvement (RHDIP) line item allocation to the Pittsburgh Housing Construction Fund (PHCF) line item is hereby approved.

4. Certification of Completion for Brooks and Blair Southside Properties, L.P., for Block, 12-E, Lot 70, in the 17<sup>th</sup> Ward (residential rehabilitation)

**RESOLUTION NO. 208 (2019)**

RESOLVED: That issuance of a Certificate of Completion to Brooks and Blair Southside Properties, L.P, for Block, 12-E, Lot 70, in the 17<sup>th</sup> Ward, and return of the Good Faith Deposit (residential rehabilitation) are hereby approved, and the Executive Director or Chief Financial Officer, 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.

5. Resolved: That Resolution No. 198 (2008) and Resolution No. 451 (2018) are hereby amended to add Interim Deputy Director, Deputy Director, and Interim Executive Director as authorized signatory of all URA documents.

**RESOLUTION NO.209 (2019)**

RESOLVED: That Resolution No. 198 (2008) and Resolution No. 451 (2018) are hereby amended to add Interim Deputy Director, Deputy Director, and Interim Executive Director as authorized signatory of all URA documents.

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



Assistant Secretary

