

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

October 10, 2024 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Lavelle, Williamson, Connelly, Powell

Members Absent: None

Staff Present: Nemani-Stanger, Link, Geiger, Diersen, Wasler, Hall, Freedman, Wilson, Schacht and Bohince

Chair Chintalapalli called the Regular Meeting to order and declared a quorum present.

1. General
 - a. Roll Call
 - b. Approval of the September 12, 2024, URA Regular Board Meeting Minutes
2. Public Comment
3. Announcements
 - a. Chair Chintalapalli announced that Executive Sessions were held October 4, 2024, October 10, 2024 and September 12, 2024 for Board briefings of the September and October 2024 Regular Board Meeting Agendas for informational purposes only.
 - b. Congratulations – Alicia Majors received Black Excellence in Real Estate Legacy Award
 - c. Invest PGH received \$519,000 award from the CDFI Fund for small business lending
4. Central Business District - 200 Ross Street
 - a. Authorization to approve a proposal and form of a contract for the sale of Block 2-J, Lot 164-2, in the 1st Ward, to ACTION-Housing, Inc., or related entity, for \$3,975,000 plus costs.

Ms. Nemani-Stanger requested Board approval of the above item.

Brandon Wilson, Project Manager, Project & Asset Management Department presented that this authorization is approval of a redevelopment proposal from ACTION-Housing, Inc. This authorization is approval of a redevelopment proposal from ACTION-Housing, Inc. to redevelop the 200 Ross Street office building (formerly known as the John P. Robin Civic Building) into a mixed-use development that includes affordable housing and commercial space.

With approval of the redevelopment proposal, ACTION-Housing will work toward finalizing construction drawings, costs, financing, and additional requirements to advance future URA Board approval to convey the property for development.



ACTION-Housing was granted a Hold from Market for the development of 200 Ross Street resultant of a competitive Request for Qualifications (RFQ) process that closed November 30, 2023.

200 Ross Street was constructed in 1908 as the headquarters of Jones & Laughlin Steel (J&L) and was designed by MacClure and Spahr Architects as an eight-story structure. In 1917, additional floors were added to the top of 200 Ross Street, creating the 13-floor structure that exists today. John P. Robin, the URA Executive Director from 1948 to 1954, led the effort for the Elizabethan-styled building to be purchased and converted to public use, making it possible for J&L to move its headquarters to Gateway Center. In 1952, the building was donated to the Community Chest of Allegheny County, forerunner of the United Way, who co-owned it with the URA. Across its ownership tenure, the URA has shared ownership with other entities, including the Housing Authority of the City of Pittsburgh (HACP) and the City of Pittsburgh. As a result of the shared ownership between these government entities, 200 Ross was rededicated as the John P. Robin Civic Building on July 11, 1983.

ACTION-Housing's preliminary development plans call for the conversion of 200 Ross Street into nine floors that will consist of 68 affordable housing units with amenities on the first floor and affordable office space for nonprofit housing organizations on the second and third floors. The 68 housing units are planned to be a mix of efficiency, one-bedroom, two-bedroom, and three-bedroom units at a mix of 50%-80% or below of Area Median Income (AMI).

Financing for the project is expected to include a mix of public and private sources, including PHFA 9% Low Income Housing Tax Credits and other public and private sources with preliminary total development costs estimated to be \$55,225,373.

The redevelopment proposal has received positive letters of community input and support from City Council District 6, the Pittsburgh Downtown Partnership, and the Downtown Neighbors Alliance.

Borrower/Developer:	ACTION-Housing, Inc.	
Project Location:	200 Ross Street, Pittsburgh, PA 15219	
Neighborhood:	Central Business District	
Council District:	6	
Authority Financing for Review:	None at this time, any URA financing will be reviewed and seek approvals prior to or concurrently with the 3 rd Board action.	
MWBE:	Preliminary plan is reviewed and approved	
Preliminary Sources of Funds		
LIHTC Equity		\$16,150,000
First and Second Mortgage		\$7,946,124
Federal Historic Tax Credits		\$7,000,000
RACP		\$4,000,000
Purchase Money Mortgage		\$3,975,000
URA Downtown Conversion Program		\$2,300,000
URA Rental Gap Program		\$2,000,000
PHFA PennHOMES		\$2,000,000
Foundations		\$2,000,000
PHLB-AHP		\$1,500,000
Funding Gap		\$1,404,249
Federal CDS Funding		\$1,000,000
PHFA PHARE HTF		\$1,000,000



State Tax Credit Equity	\$750,000
PHFA CRFP	\$750,000
Deferred Developer Fee	\$500,000
HPN	\$200,000
Total Project Financing	\$55,225,373
Preliminary Uses of Funds	
Construction Costs	\$42,554,868
Soft Costs	\$8,695,505
Acquisition	\$3,975,000
Total Project Costs	\$55,225,373

Principal: ACTION-Housing, Inc. is a not-for-profit real estate developer located at 611 William Penn Place #800, Pittsburgh, PA 15219. Lena Andrews is Executive Director.

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

RESOLUTION NO. 178 (2024)

RESOLVED: That the redevelopment proposal submitted by ACTION-Housing, Inc., or a related entity, for Block 2-J, Lot 164-2, in the 1st Ward, and execution of a disposition contract by sale to ACTION-Housing, Inc., or a related entity, for \$3,975,000 plus costs are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer 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.

5. Upper Lawrenceville - 62nd Street

- a. Authorization to enter into exclusive negotiations with Golden East Investors, or a related entity, for the sale of Block 120-G, Lot 145, in the 10th Ward for a period of six months.

Ms. Nemani-Stanger requested Board approval of the above item.

Lilly Freedman, Manger, Development Services presented that authorization grants Golden East Investors exclusive negotiations to the 62nd Street industrial site, which provides Golden East Investors exclusive site control to develop a full redevelopment proposal pursuant to the URA’s real estate disposition process.

Golden East Investors was granted a Hold from Market letter for the 62nd Street as a result of a competitive and open Request for Proposals (RFP) that was issued in November 2023 and closed in February 2024.

Golden East Investors preliminarily plans to develop 62nd Street – a 14.2-acre former steel mill roll brownfield site - into two separate high-bay structures with the intention of leasing a combined total of 169,700 square feet to warehouse, office, and/or light industrial flex space tenants. 11,700 square feet of the eastern structure is planned to be dedicated to a community-desired use and the development



includes additional site improvements, such as 215 parking spaces, stormwater management infrastructure, and 15,300 square feet of green space.

Golden East Investors intends to coordinate with Lawrenceville United and Lawrenceville Corporation to activate a community engagement effort with the goal to identify the highest and best use for the community-centered spaces developed on the site. The 11,700 square feet of high bay space is currently being considered for below-market commercial rental space. Green space is being considered as activated recreation space.

The project is estimated to generate 68 construction jobs and 150-200 permanent jobs.

Preliminary total project costs are estimated to be approximately \$19.9 million. No additional public funds are anticipated to be part of the project financing beyond existing funds secured to complete site preparation and remediation.

Borrower/Developer	Golden East Investors
Location:	6111 Butler Street
Neighborhood:	Upper Lawrenceville
Council District:	7
Description:	Site remediation and construction of warehouse, office, and/or light industrial flex space
Authority Financing for Review:	No URA financing requested
MWBE:	Preliminary Plan approved

Principal: Golden East Investors is a for-profit investment firm located at 1330 Avenues of the Americas, 23rd Floor, New York, New York 10019. Jake Mansher, Partner.

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

RESOLUTION NO. 179 (2024)

RESOLVED: That exclusive negotiations with Golden East Investors, or a related entity, for the sale of Block 120-G, Lot 145, in the 10th Ward, for a period of six months with a potential extension at the discretion of the Executive Director, are hereby approved.

- 6. Homewood South - North Homewood Avenue
 - a. Authorization to enter into an agreement with Minniefield Demolition Services, LLC, for demolition and remediation work of North Homewood Avenue scattered sites in the 13th Ward for an amount of up to \$817,064.

Ms. Nemani-Stanger requested Board approval of the above item.

Gordon Hall, Manager, Development Services presented that authorization is requested to enter into an agreement with Minniefield Demolition Services LLC for demolition and remediation work on 13 vacant parcels and structures along North Homewood Avenue in the Homewood South neighborhood



of Pittsburgh, 13th Ward. Six of these parcels contain structures that will be demolished due to unsafe conditions. All parcels and structures that are part of this project are publicly owned, either by the City of Pittsburgh or by the URA.

PARCEL #	ADDRESS	OWNER	PROPERTY TYPE	ACTIVITY
174-J-94	621 N HOMEWOOD AVE	URA	STRUCTURE	DEMOLITION
174-J-95	623 N HOMEWOOD AVE	CITY OF PITTSBURGH	STRUCTURE	DEMOLITION
174-J-298	800 N HOMEWOOD AVE	CITY OF PITTSBURGH	STRUCTURE	DEMOLITION
174-J-299	802 N HOMEWOOD AVE	CITY OF PITTSBURGH	STRUCTURE	DEMOLITION
174-J-307	803 N HOMEWOOD AVE	CITY OF PITTSBURGH	STRUCTURE	DEMOLITION
174-J-308	805 N HOMEWOOD AVE	CITY OF PITTSBURGH	STRUCTURE	DEMOLITION
174-N-296	7215 SUSQUEHANNA ST	URA	VACANT	REMEDICATION
174-N-298	7213 SUSQUEHANNA ST	URA	VACANT	REMEDICATION
174-J-93	619 N HOMEWOOD AVE	URA	VACANT	REMEDICATION
174-J-281	7217 BENNETT ST	CITY OF PITTSBURGH	VACANT	REMEDICATION
174-J-282	7213 BENNETT ST	CITY OF PITTSBURGH	VACANT	REMEDICATION
174-J-283	0 FELICIA WAY	CITY OF PITTSBURGH	VACANT	REMEDICATION
174-J-283-A	7215 BENNETT ST	CITY OF PITTSBURGH	VACANT	REMEDICATION

The scope of work is part of a larger effort along North Homewood Avenue. In January 2024, the URA secured \$2,000,000 in American Rescue Plan Act (ARPA) funds from the City of Pittsburgh for the North Homewood Avenue business district corridor. The URA is spending these funds to conduct predevelopment activities on 35 publicly owned parcels on a four-block stretch between Susquehanna Street and Frankstown Avenue.

Starting in November 2022, URA staff met with members of the Homewood Community Development Collaborative to identify blighted parcels along the North Homewood Avenue business district corridor to be part of strategic site assemblages. In summer 2023, URA staff created a scope of work to address critical needs in the strategic assemblages.

The purpose of this ARPA-funded work is to address blighted, publicly owned properties along the business district and to demolish unsafe structures that pose a threat to the community. The goal of this work is to create development opportunities by providing the Homewood Avenue business district with clean, safe, development-ready sites assembled for future projects. The intention for future development of these parcels to be considered and conveyed through the URA’s real estate disposition process.

Location:	North Homewood Avenue business district corridor		
Neighborhood:	Homewood South		
Council District:	9		
Description:	Demolition and site remediation work on 13 vacant, publicly owned parcels on North Homewood Avenue		
Authority Financing for Review:	N/A		
MWBE:	Approved		
Sources of Funds			
American Rescue Plan Act (ARPA)			\$817,064
Total Project Financing			\$817,064



Uses of Funds	
Demolition and remediation Work	\$817,064
Total Project Uses	\$817,064

Principal: Minniefield Demolition Services, LLC, is a limited liability corporation with a mailing address at 1669 Clairton Road, West Mifflin, PA 15212. Jadell and Olivia Minniefield are the owners.

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

RESOLUTION NO. 180 (2024)

RESOLVED: That an agreement with Minniefield Demolition Services, for the demolition and remediation work of North Homewood Avenue scattered sites in the Homewood South neighborhood of the City of Pittsburgh, 13th Ward, for an amount not to exceed \$817,064, payable from the American Rescue Plan Act (ARPA) funds are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, 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.

7. Troy Hill - Troy Hill Firehouse

- a. Authorization to accept the amended proposal, form of contract, final drawings, final evidence of financing and execution of a deed for the sale of Block 48-N, Lot 10, in the 24th Ward, to QGE Holdings, or a related entity, for \$150,000, plus costs.

Ms. Nemani-Stanger requested Board approval of the above item.

Gordon Hall presented that authorization is requested to approve an amended redevelopment proposal and to enter into a disposition contract with QGE Holdings, LLC, or related entity, for their 2,200-square-foot adaptive reuse of the historic firehouse located at 1800 Ley Street in Troy Hill. The firehouse will be redeveloped into a commercial office space for a bioengineering firm, BioInterphase. Due to the historic nature of the building and its ongoing nomination for historic designation with the Historic Review Commission, all renovations will be sensitive to restoring the firehouse to its original condition. Total development costs are estimated at \$410,000.

QGE Holdings, LLC, is the real estate development arm of a local architectural firm, Wildman and Chalmers, with offices two blocks away from the Troy Hill Firehouse.

In November 2021, the URA, in partnership with the City of Pittsburgh, released a Request for Proposals (RFP) for the redevelopment of the property. In December 2021, the URA received three proposals in response to the RFP. URA staff, along with a review committee comprised of relevant community stakeholders, interviewed all three development teams. The review committee unanimously recommended moving forward with QGE Holdings’ proposal, which consisted of a small community market and cafe.



In April 2023, the URA Board accepted their proposal package for a fresh food market, cafe and taphouse. However, in summer 2023, before a lease was signed, the prospective tenants dropped out of the project. For the next year, the development team advertised the space for food-oriented uses. After a year of struggling to attract serious interest from a food-based business, the development team approached the community about marketing the space for general commercial use. The development team presented at the Troy Hill Citizens Board Meeting in May 2024 before presenting at the public Troy Hill community meeting the following month. The community was in support of considering different uses for the Firehouse under the condition that the development team would approach the community again before moving forward with another use/tenant.

After the development team expanded the uses for space in their marketing efforts, the team attracted serious interest from BioInterphase, a bio engineering firm currently located in Etna. The development team introduced the prospective tenant and use to the community at the August 2024 public meeting. The prevailing sentiment was favorable to the new use and the URA received a formal letter of support from the Troy Hill Citizens Group in late August 2024. BioInterphase currently has three employees. The transition to the Firehouse will allow for an expansion of up to six employees in the space.

Borrower/Developer	QGE Holdings, LLC	
Location:	1800 Ley Street	
Neighborhood:	Troy Hill	
Council District:	1	
Description:	Renovation of vacant historic firehouse into commercial office space	
Authority Financing for Review:	No URA financing requested	
MWBE:	Final Plan pending approval	
Sources of Funds		
Dollar Bank Loan		\$275,000
Owner Equity		\$135,000
Total Project Financing		\$410,000
Uses of Funds		
Renovation Costs		\$260,000
Building Acquisition		\$150,000
Total Project Costs		\$410,000

Principal: QGE Holdings is a Limited Liability Corporation with a mailing address of 1600 Lowrie Street, Pittsburgh, PA 15212. Chad Chalmers and Heather Wildman are the founders.

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

RESOLUTION NO. 181 (2024)

RESOLVED: That the acceptance of the amended redevelopment proposal submitted by QGE Holdings, or a related entity for Block 48-N, Lot 10, in the 24th Ward, and execution of a disposition contract for \$150,000 plus cost are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, on behalf of the Authority, is



hereby authorized to execute said disposition contract, and related documents, 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 QGE Holdings, or a related entity for Block 48-N, Lot 10, in the 24th Ward, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, 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.

CONSENT AGENDA

The Members reviewed the items on the Consent Agenda upon motion made by Mr. Lavelle, seconded by Mr. Williamson, and unanimously carried; the following resolutions were adopted.

1. Authorization to amend Resolution No. 86 (2024) which approved a \$1,500,000 OwnPGH scattered site construction grant with Rising Tide Partners for a change in project location to include 303 Elsdon Street (26th Ward) and remove 213 Henderson Street (1st Ward).

RESOLUTION NO. 182 (2024)

RESOLVED: That Resolution No. 86 (2024) is hereby amended, to change in project location to include 303 Elsdon Street (26th Ward) and remove 213 Henderson Street (1st Ward).

2. Authorization to amend Resolution No. 160 (2024) which approved the final authorization to issue multifamily financing bonds in the amount of \$25,000,000 for the First and Market Project to replace NewPoint Impact Fund I with Key Bank, N.A., as purchaser for the Bonds.

RESOLUTION NO. 183 (2024)

A Resolution – Amending the Approving Resolution for the Issuance of Notes for First and Market Project October 10, 2024

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 Board of the Authority approved a resolution (the “**Authorizing Resolution**”) at its September 12, 2024 meeting authorizing the issuance of its federally taxable or tax-exempt revenue bonds or notes in an aggregate principal amount not to exceed \$25,000,000 which bonds shall be designated as the “Urban Redevelopment Authority of Pittsburgh Revenue Bonds (First and Market Project), Series 2024” or similar appropriate designation (the “**Bonds**”); and

WHEREAS, the Authorizing Resolution approved the issuance of the Bonds pursuant to one or more Bond Financing Agreements (as defined in the Authorizing Resolution) among the



Authority, BC First and Market LLC, a Pennsylvania limited liability company (the “**Borrower**”) and NewPoint Impact Fund I, as purchaser; and

WHEREAS, the Authority now desires to amend the authorization for the Bond Financing Agreements to replace NewPoint Impact Fund I with KeyBank National Association, as initial purchaser for the Bonds (the “**Purchaser**”).

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

The Authority hereby authorizes and approves the issuance of the Bonds and the execution and delivery of the Bond Financing Agreements by and among the Authority, the Borrower and the Purchaser. The Bonds shall be sold at such rates and on such terms and conditions as are set forth in the Bond Financing Agreements relating to the Bonds.

Except as specifically modified by this Resolution, the Authorizing Resolution is ratified and confirmed and remains in full force and effect.

This Authority approves, ratifies and confirms all action heretofore taken by officers and other persons in the name or on behalf of this Authority in connection with the undertakings herein contemplated.

In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, such invalidity shall not affect or impair any remaining provisions, section, sentence, clause or part of this Resolution, it being the intent of this Authority that such remainder shall be and shall remain in full force and effect.

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

3. Authorization to enter into a \$500,000 Pittsburgh Development Fund (PDF) loan to front costs associated with the Bedford Choice Neighborhoods Implementation Plan to be reimbursed by HUD funding received through the Implementation Services Agreement approved by Resolution 108 (2024). 184

RESOLUTION NO. 184 (2024)

RESOLVED: That a loan to front costs associated with the Bedford Choice Neighborhoods Implementation Plan, in an amount not to exceed \$500,000, payable from the Pittsburgh Development Fund (PDF) to be reimbursed by HUD funding received through the Implementation Services Agreement approved by Resolution 108 (2024), is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/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.

4. Authorization to enter into subterranean easement agreements in favor of Allegheny County Sanitary Authority under portions of Block 7-F, Lot 2, Block 7-F, Lot 20, and Block 7-E, Lot 30, in the 21st Ward (Chateau/Esplanade site); and Block 8-G, Lot 300, in the 22nd Ward (Allegheny Center/Cordia Energy Center site) for work related to their Ohio River Tunnel project. 185



RESOLUTION NO. 185 (2024)

RESOLVED: That subterranean easement agreements with the Allegheny County Sanitary Authority for work related to their Ohio River Tunnel project under portions of Block 7-F, Lot 2, Block 7-F, Lot 20, and Block 7-E, Lot 30, in the 21st Ward (Chateau/Esplanade site); and Block 8-G, Lot 300, in the 22nd Ward (Allegheny Center/Cordia Energy Center site), is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute easement agreements therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Authorization to enter into a 2024-2025 Community Development Block Grant (CDBG) cooperation agreement with the City of Pittsburgh for an amount of up to \$6,241,000.

RESOLUTION NO. 186 (2024)

RESOLVED: That a 2024-2025 Cooperation Agreement with the City of Pittsburgh, for the provision of Community Development Block Grant (CDBG) funds to the URA in an amount up to \$6,241,000, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, 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.

6. Authorization to enter into a 2024-2025 HOME cooperation agreement with City of Pittsburgh for an amount up to \$1,995,569.

RESOLUTION NO. 186 (2024)

RESOLVED: That a 2024-2025 Cooperation Agreement with the City of Pittsburgh, for the provision of HOME funds to the URA in an amount up to \$1,995,569, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, 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.

7. Certificate of completion for the Pittsburgh Land Bank for Block 23-F, Lots 198 and 199, in the 25th Ward (Todd Meyer – Carrington Street and Alpine Avenue – side yard).

RESOLUTION NO. 188 (2024)

RESOLVED: That issuance of a Certificate of Completion to the Pittsburgh Land Bank, for a Block 23-F, Lots 198 and 199, in the 25th Ward, and return of the Good Faith Deposit (Todd Meyer – Carrington Street and Alpine Avenue – side yard) are hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, are hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.



8. Certificate of completion for PNC Bank, National Association, for Block 1-H, Lot 235 (formerly Block 1, Lots 234 and 235) in the 2nd Ward and return of the good faith deposit (Skinny/Roberts Buildings – 429 Wood Street – commercial rehabilitation).

RESOLUTION NO. 189 (2024)

RESOLVED: That issuance of a Certificate of Completion to PNC Bank, National Association, for Block 1-H, Lot 235 (formerly Block 1, Lots 234 and 235) in the 2nd Ward, and return of the Good Faith Deposit (Skinny/Roberts Buildings – 429 Wood Street – commercial rehabilitation) are hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, are hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

9. Certificate of completion for Manhattan Realty Corporation for Block 83-K, Lots 106 and 107 (formerly part of Block 83-K, Lot 72), in the 11th Ward (5634 and 5636 Rural Street – new residential construction).

RESOLUTION NO. 190 (2024)

RESOLVED: That issuance of a Certificate of Completion to Manhattan Realty Corporation, for Block 83-K, Lots 106 and 107 (formerly part of Block 83-K, Lot 72), in the 11th Ward, and return of the Good Faith Deposit (5634 and 5636 Rural Street – new residential construction) are hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, are hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

10. Certificate of completion for Cedarwood Homes Holdings LLC for Block 70-E, Lots 185 and 375, in the 28th Ward, and return of the good faith deposit (Cedarwood Homes – 100-167 Cedarwood Place and 1862 Broadhead Fording Road – new residential construction).

RESOLUTION NO. 191 (2024)

RESOLVED: That issuance of a Certificate of Completion to Cedarwood Homes Holdings LLC, for Block 70-E, Lots 185 and 375, in the 28th Ward, and return of the Good Faith Deposit (Cedarwood Homes – 100-167 Cedarwood Place and 1862 Broadhead Fording Road – new residential construction) are hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or Chief Financial Officer, on behalf of the Authority, are hereby authorized to execute said Certificate of Completion and return of Good Faith Deposit, and the Secretary or the Assistant Secretary is hereby authorized to attest the same and affix the seal of the Authority thereto.

11. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Eric Krabill and Lauren Eldredge for the sale of Block 50-F, Lot 137, in the 10th Ward for \$57,000 plus costs (Rosetta Street – side yard sale).



RESOLUTION NO. 192 (2024)

RESOLVED: That the Redevelopment Proposal submitted by Eric Krabill and Lauren Eldredge, for the sale of Block 50-F, Lot 137, in the 10th Ward (Rosetta Street – side yard sale), and execution of a disposition contract by sale to Eric Krabill and Lauren Eldredge, for \$57,000 plus costs are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer 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 Eric Krabill and Lauren Eldredge for the sale of Block 50-F, Lot 137, in the 10th, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/or the Chief Financial Officer, 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.

12. Transfer proposal, form of contract, and authorization to execute a deed to the Pittsburgh Land Bank for the sale of Block 23-F, Lots 198 and 199, in the 25th Ward for \$500 per parcel plus costs (estimated to total \$1,500).

RESOLUTION NO. 193 (2024)

RESOLVED: That the transfer of Block 23-F, Lots 198 and 199, in the 25th Ward, to the Pittsburgh Land Bank for \$500 plus costs (estimated to total \$1,500) and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, is hereby approved and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer, and/or Chief Financial Officer, are hereby authorized on behalf of the Authority to execute a deed and related documents in order to effectuate said transfer, and the Secretary or Assistant Secretary is hereby authorized to attest the same and to affix the seal of the Authority thereto.

13. Ratification of an application to the Allegheny County Health Department Clean Air Fund for the South Shore Riverfront Park project in an amount not to exceed \$500,000 and, in the event of an award, authorization to enter into an agreement and other related agreements.

RESOLUTION NO. 194 (2024)

RESOLVED: That application to the Allegheny County Health Department for a Clean Air Fund grant in an amount not to exceed \$500,000, is hereby ratified, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/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 Clean Air Fund grant from the Allegheny County Health Department, for an amount not to exceed \$500,000, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/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.

14. Authorization to apply to the Environmental Protection Agency (EPA) Brownfields Revolving Loan Fund Grant FY2025 competition cycle for an amount not to exceed \$1,000,000 and, if required, enter into cooperative agreements, grant and subgrant contracts, and other related agreements.

RESOLUTION NO. 195 (2024)

RESOLVED: That application to the Environmental Protection Agency (EPA) for a Brownfields Revolving Loan Fund grant in an amount not to exceed \$1,000,000 for a FY2025 competition cycle, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/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 Brownfields Revolving Loan Fund grant from the Environmental Protection Agency (EPA), for an amount not to exceed \$1,000,000, for a FY2025 competition cycle, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/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.

15. Authorization to apply to the Pennsylvania Department of Community & Economic Development Main Street Matters Program for the Lottery Store project in an amount not to exceed \$300,000 and, in the event of an award, authorization to enter into an agreement and other related agreements.

RESOLUTION NO. 196 (2024)

RESOLVED: That application to the Pennsylvania Department of Community & Economic Development for a Main Street Matters Program grant in an amount not to exceed \$300,000 for the Lottery Store project, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/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 Main Street Matters Program grant from the Pennsylvania Department of Community & Economic Development, for an amount not to exceed \$300,000, for the Lottery Store project, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/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.

16. Authorization to apply to the Pennsylvania Department of Community & Economic Development Main Street Matters Program for the Enterprise Zone Revolving Loan Fund to support commercial lending programs in an amount not to exceed \$1,000,000 and, in the event of an award, authorization to enter into an agreement and other related agreements.



RESOLUTION NO. 197 (2024)

RESOLVED: That application to the Pennsylvania Department of Community & Economic Development for a Main Street Matters Program grant in an amount not to exceed \$1,000,000 for the Enterprise Zone Revolving Loan Fund (EZRLF) to support commercial lending programs, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/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 Main Street Matters Program grant from the Pennsylvania Department of Community & Economic Development, for an amount not to exceed \$1,000,000, for the Enterprise Zone Revolving Loan Fund (EZRLF) to support commercial lending programs, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Chief Housing Officer and/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.

DISCLOSURE AGENDA

1. Providing notice to the public that Bernell Alton to receive a Home Accessibility Program for Independence (HAPI) loan in the amount of \$15,000 for accessibility modifications to her home. (Ms. Alton is an employee of the City of Pittsburgh Department of Finance).

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

DocuSigned by:
Theresa Schacht
742E4DACDC874B0

Board Secretary



Public Comment Registration
October 10, 2024 URA Regular Board Meeting

Overview of Comment Registration

In person: 1

Virtual: 2

Written: 4

In Person Registrants

Name: Chris Hollingshead

Agenda Item/Topic: 62nd Street RFP

Virtual Registrants

Name: Justin Cummings

Zoom Username: Justin Cummings

Agenda Item/Topic: 62nd st

Name: Mary Hatch

Zoom Username: Mary Hatch

Agenda Item/Topic: Troy Hill Firehouse

Written Comments

Name: Sarah Shea

Agenda Item/Topic: 62nd street property

Comment: To the Urban Redevelopment Authority's Board of Directors, I am writing to you in my capacity as the Deputy Director of the Pennsylvania Resources Council, a nonprofit environmental organization based in Pittsburgh.

PRC is currently developing plans for a Center for Hard to Recycle Materials to meet the recycling needs of residents in the City of Pittsburgh and Allegheny County. At this stage of our planning process, we are actively seeking properties within the City and County that would be suitable for such a facility, providing convenience and ease of access for residents. We believe that the 62nd Street property would be an ideal location for such a facility. We understand that the current developers have plans to use the entire site. However, if there were to be any parcel available to accommodate a public needs project, we would be very interested in providing a proposal. We do understand that this site is well into its development process, and that priority cannot solely be given to a public good project. However, we kindly ask the board to consider giving consideration, where applicable, on future available land to projects that provide a public service to residents of the region.

Thank you for your attention to this matter.

Sincerely,

Sarah Alessio Shea
Deputy Director, Pennsylvania Resources Council

Name: Peter Brueckner

Agenda Item/Topic: Troy Hill Firehouse

Comment:

I'm attaching the original RFP for the Troy Hill Firehouse re-development that will be voted on during today's URA Board Meeting. My wife, Mary Hatch, will also provide a public comment via Zoom

[Attached RFP Word Doc]

Name: Megan Hammond

Agenda Item/Topic: 4a. 200 Ross

Comment: Good afternoon, My name is Megan Hammond, I'm the executive director of the Fair Housing Partnership of Greater Pittsburgh.

Today I'm commenting on 4.a. regarding the development of 200 Ross Street.

I want to say thank you that the proposal includes 2 and even 3-bedroom affordable housing units.

The lack of family sized units in the creation of new affordable housing in Pittsburgh has been a growing crisis that has resulted in our low-income families with kids disproportionately expected to use a struggling Housing Choice Voucher Program, that is known as Section 8. In Pittsburgh, our affordable housing proposals that include family sized units are nearly all preservation projects that often results in a net loss of the units.

Additionally, the 200 Ross Street proposal combines efficiency and 1-bedroom units with 2 and 3-bedroom units in the same development that provides a rare and wonderful opportunity for intergenerational housing.

I look forward to learning more details about the development such as the breakdown of units by bedroom sizes, the disability accessibility of the units in an older building that is being rehabilitated, and whether the units will be awarded via a lottery given the overwhelming demand.

Thank you all for your hard work and perseverance.

Name: Gavin White

Agenda Item/Topic: Upper Lawrenceville - 62nd Street

Comment: Riverlife has participated in the review committee for the 62nd St. site. The GEI proposal was the most reasonable of those received, but did not directly address community desires for the site. We understand GEI has met with community organizations to refine the plan where possible and that they have been responsive in their communications with the neighborhood. We hope that they will continue to work with Lawrenceville Corporation, Lawrenceville United, Tree Pittsburgh, and other organizations who have expressed interest in the site to meet the stated desires of the community.