

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

November 14, 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 October 10, 2024, URA Regular Board Meeting Minutes
2. Public Comment – See attached
3. Announcements
  - a. City of Pittsburgh Commonwealth of Pennsylvania RACP Awards
  - b. Congratulations to Corey DeRico on Receiving a 2024 Veterans Excellence Award from the No Hero Left Behind Foundation
  - c. Q3 2024 Quarterly Impact Report
4. Central Business District - Downtown Investment Plan
  - a. Authorization of funding allocation plan for Downtown residential and mixed-use real estate redevelopment projects.
  - b. Authorization to submit a Letter of Intent (LOI) to the Build America Bureau – Department of Transportation or related entity for the purposes of an application for funding and to execute all related agreements to seed a Downtown Pittsburgh Development Fund.

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

Tom Link, Chief Development Officer, presented that Downtown Pittsburgh is the region’s economic and cultural core. Like many downtowns across the globe, the aftermath of the COVID-19 pandemic has caused severe stress on Downtown Pittsburgh’s business climate with less demand for commercial office space. This has led to a growing number of fallow and underutilized office buildings, less demand for small business services, and decreased economic activity overall.

The URA has been engaged in leading and collaborating with regional partners to advance multiple economic development and financing strategies to stimulate economic growth and reimagine Downtown Pittsburgh as a place of choice for anyone seeking a diversity of quality and affordable housing, new jobs, modern infrastructure, and a world class place to live, visit, and invest in.

The URA has spearheaded various economic strategies, including the adoption of the Three Taxing Body Downtown LERTA and the pilot Pittsburgh Downtown Conversion Program – both to be used as tools to directly stimulate site-specific real estate development. Through these efforts, the URA has led on identifying and cultivating a robust pipeline of office-to-housing conversion project opportunities.

A culmination of this collaboration was announced on October 25, 2024 when Governor Josh Shapiro, Lieutenant Governor Austin Davis, and Department of Community and Economic Development (DCED) Secretary Rick Siger assembled elected officials, corporate leaders, private developers, organized labor, nonprofits, and artists from Pittsburgh to announce a major collective effort to improve Downtown Pittsburgh and revitalize the neighborhood as a thriving center for economic growth, culture, and industry. The Governor announced that nearly \$600 million has already been committed toward specific, shovel-ready projects as part of the initial phase of a plan to revitalize and reimagine Downtown Pittsburgh.

Today’s first authorization commits the URA program funding sources to multiple Downtown office-to-housing and mixed-use conversion real estate development projects and allows for the URA to issue Term Sheets to individual projects for financing.

These projects are:

4% & 9% LIHTC	Total Development Costs	RACP	URA (up to amounts)	URA Financing Notes
May Building (Beacon Communities)	\$30,903,183	\$0	\$1,500,000	Previously committed RGP
First and Market (Beacon Communities)	\$38,788,816	\$0	\$4,825,000	Previously committed RGP and PDCP
<b>Smithfield Lofts (WODA Cooper)</b>	\$29,247,000	\$1,000,000	<b>\$4,250,000</b>	<b><i>RGP and PDCP committed through this authorization</i></b>
<b>Sub Total</b>	<b>\$98,938,999</b>	<b>\$1,000,000</b>	<b>\$10,575,000</b>	
Project / Developer	~Total Development Costs	RACP	URA (up to amounts)	URA Financing Notes
<b>CApartmentment (CCA)</b>	\$117,810,000	\$5,500M(\$3.5 mi2Mw + \$2mil prior)	<b>\$3,500,000</b>	<b><i>PDF and/or PDCP committed through this authorization</i></b>
<b>933 (iPenn Ventures LP)</b>	\$34,830,000	\$2,500,000	<b>\$1,600,000</b>	<b><i>PDF and/or PDCP committed through this authorization</i></b>
<b>601 Grantree (RDC)</b>	\$41,435,859	\$3,000,000	<b>\$1,000,000</b>	<b><i>PDF and/or PDCP committed through this authorization</i></b>

Guf Tower (Rugby & Left Lane)	\$201,300,000	\$6,000,000	\$0	NO URA FINANCING
Triangle (ilding Properties (Hullet))	\$15,374,397	\$0	\$6,400,000	Previously committed and closed PDCP and NMTC
<b>Sub Total</b>	<b>\$410,750,256</b>	<b>\$17,000,000</b>	<b>\$12,500,000</b>	
<b>Total</b>	<b>\$509,689,255</b>	<b>\$18,026,000</b>	<b>\$23,075,000</b>	

**Total new URA financing committed as part of today’s authorization: up to \$10,575,000**

The URA will administer the program funding applications through normal URA program guidelines due diligence processes, including Real Estate Loan Review committee review. these -eight URA and state--funded above projects promise to create or preserve nearly 1,000 residential units — nearly a third of those units being affordable for residents with low-to-moderate incomes – for Downtown Pittsburgh.

Final funding commitments will be returned to the URA Board of Directors for authorization prior to closing.

Today’s second authorization allows the URA to seek an LOI and enter into related agreements with the Build America Bureau – Department of Transportation, or related entity, and execute related agreements to seed a Downtown Pittsburgh Development Fund.

Through the URA’s work to cultivate a pipeline of office conversion plan is working with a growing pipeline of emerging potential projects in addition to those announced above that will require significant funding.

The URA is seeking a substantial investment of funding from the Build America Bureau to help capitalize a Downtown Pittsburgh Development Fund. The Downtown Pittsburgh Development Fund will be a next generation version of the URA’s Pittsburgh Development Fund to provide low-cost mezzanine debt to Downtown Pittsburgh real estate development projects promising to create quality housing and new commercial activity.

The URA will issue an Expression of Interest through an open Request for Inform process to gather updated interest for potential funding.

This action allows the URA to continue diligence toward seeking and securing these funds and entering into necessary agreements to secure funding.

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

**RESOLUTION NO. 198 (2024)**

RESOLVED: That an allocation plan for the City of Pittsburgh Downtown residential and mixed-use real estate redevelopment projects is hereby approved.

**RESOLUTION NO. 199 (2024)**

RESOLVED: That a Letter of Intent (LOI) and agreement(s) with Build America Bureau-Department of Transportation, or related entity, to seed a Downtown Pittsburgh Development Fund are hereby approved.

5. Manchester & Chateau – Manchester-Chateau Transit Revitalization Investment District (TRID)
  - a. Authorization to adopt the Manchester-Chateau Transit Revitalization Investment District Phase 1 Implementation Plan.
  - b. Authorization to approve the designation of the URA as the Management Entity for the Manchester-Chateau Transit Revitalization Investment District Phase 1.
  - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh, Pittsburgh Public Schools, Allegheny County, and Pittsburgh Regional Transit for the Manchester-Chateau Transit Revitalization Investment District Phase 1.

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

Tom Link presented that the Manchester-Chateau Transit Revitalization Investment District (MC TRID) is a public investment strategy designed to incentivize catalytic economic development, encourage significant investment in transit and other public infrastructure, and provide gap funding for economic development and infrastructure improvements within the TRID boundary. This includes the Esplanade project and a potential future transit corridor that could extend beyond the current Allegheny light rail station.

The advancement of this value capture district allows the region to leverage existing state funding commitments and future private investment that will not otherwise occur. Temporarily diverting and leveraging a portion of this newly created tax increment bolsters the tax base in the short term and poises it for significant growth into the future.

**MC TRID Phase 1 Implementation Plan:**

The Manchester-Chateau TRID Phase 1 Implementation Plan is a multi-purpose document used to memorialize and communicate the key components of the MC TRID.

- Identifies the purpose, geographical boundaries, and structure of the MC TRID
- Provides critical information about the scope, scale, composition, and impact of economic and infrastructure development projects expected to occur within Phase 1 of the MC TRID
- Identifies parcels of real property that are Pledged Parcels in Phase 1 of the MC TRID
- Identifies the public infrastructure and economic development projects eligible for TRID funding
- Provides a high-level estimate of the expected financing using the TRID value capture mechanism
- Details how Phase 1 of the MC TRID addresses certain public policy and legislative considerations, including a proposed legislative schedule

**Management Entity:**

The URA will serve as the Management Entity for the MC TRID to administer, manage, and facilitate the implementation of the TRID, as a result of the URA 30+ years of experience implementing tax diversion/value capture districts throughout the City of Pittsburgh.

**Cooperation Agreement:**

A cooperation agreement among the URA, City of Pittsburgh, Pittsburgh Public Schools, Allegheny County, and Pittsburgh Regional Transit (PRT) is needed to set forth the responsibilities, obligations, terms, and conditions under which these parties will participate in the MC TRID.

**The Esplanade Project:**

Esplanade is an economic development project undertaken by Esplanade Partners, LP, an affiliate of Millcraft Investments, Inc. D/B/A Piatt Companies. Esplanade intends to transform an underutilized/brownfield site into an inclusive part of the Manchester-Chateau community, with world-class character that fosters healthy, active, and sustainable living and reconnects the community to the riverfront. Esplanade will be developed in two phases over six to ten years.

**TRID Plan Details:**

The MC TRID will last 40 years, allowing public and private partnerships to engage in study, planning, implementation, and, ultimately, operations on various economic development and infrastructure improvement projects. While the MC TRID boundary will last 40 years, the value capture period for each Pledged Project will be limited to 20 years, provided the Pledged Project is reassessed no later than 20 years into the MC TRID's term.

**TRID Process:**

The City of Pittsburgh, Pittsburgh Public Schools, and Allegheny County will be asked to participate in the MC TRID and invest 75% of the incremental tax revenue derived from Esplanade projects to be used to support eligible uses of TRID funds both on the Esplanade site and nearby within TRID boundary. These Three Taxing Bodies (3TBs) would retain 25% of incremental tax revenue and existing base taxes during the TRID term.

**Job Creation:**

A third party was contracted to undertake an IMPLAN economic impact analysis to evaluate and estimate the employment effects of the Esplanade development project. The IMPLAN model estimated the creation of 9,378 jobs during construction. These jobs are estimated to produce nearly \$1.5 billion of economic output for the Pittsburgh region. For purposes of TRID compliance, construction jobs are subject to State prevailing wage regulations. Esplanade Partners has also engaged with Partner4Work for assistance in developing and implementing workforce programming.

The IMPLAN model estimated at 4,505 jobs at operational stabilization. These jobs are estimated to produce an annual labor income of \$314 million. Direct jobs come from the tenants and support employees directly working at the Esplanade development and are expected to include office, restaurant, entertainment, hospitality, and retail uses.

**TRID Planning Study:**

The Manchester Reunited TRID Action Study (MC TRID Planning Study); dated January 2022 as commissioned by the Department of City Planning is the TRID Planning Study that serves as the basis of the MC TRID. Broadly, the TRID Planning Study explores a variety of economic development and infrastructure investment strategies to help reunite the Manchester and Chateau neighborhoods. The MC TRID Implementation Plan is informed by the TRID Planning Study.

Several stakeholders, the URA, Piatt Companies, community leadership, PRT, Pittsburgh's Department of Mobility and Infrastructure (DOMI), and others participated in a several years collaborative process as part of the TRID Planning Study development process.

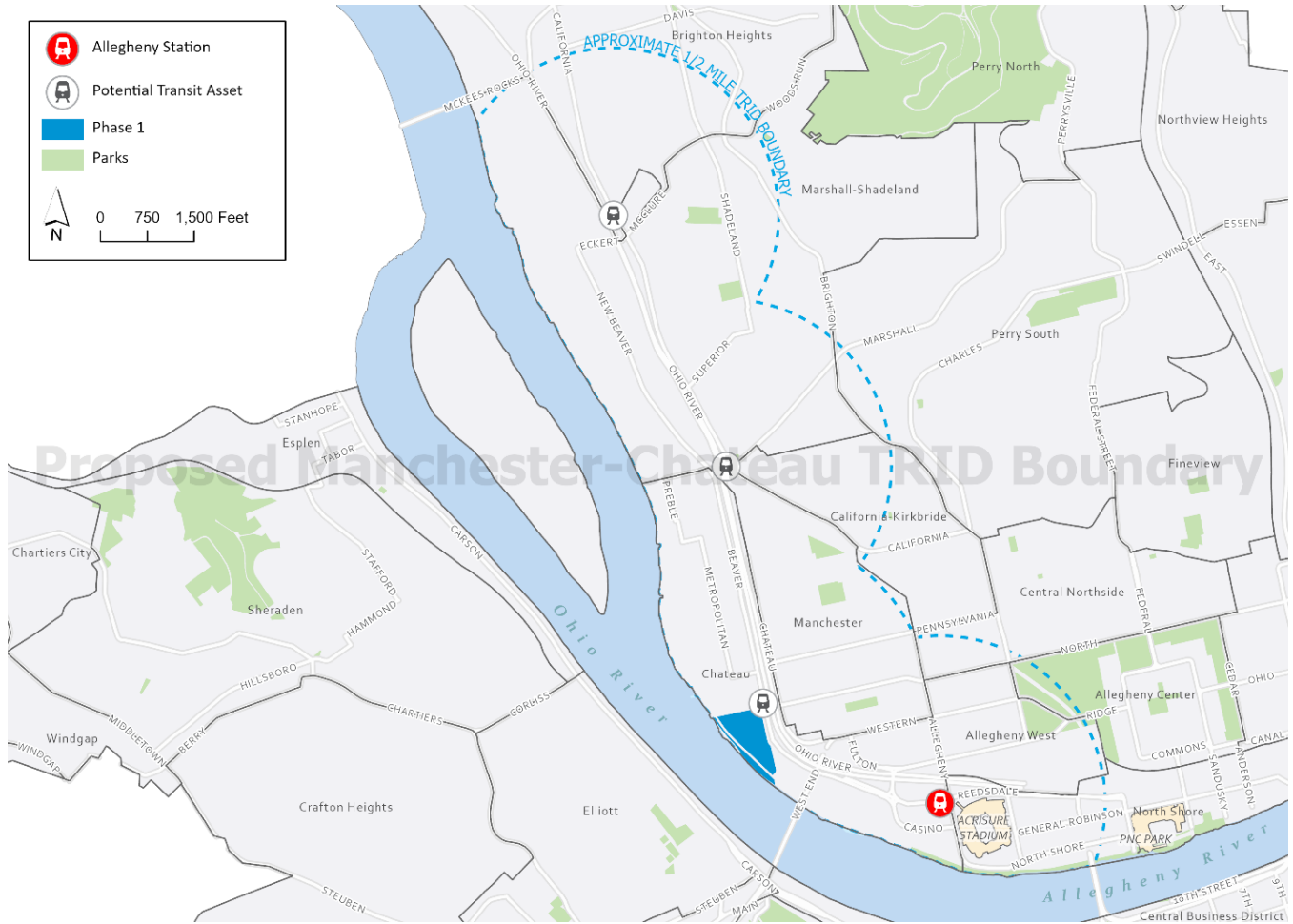
**On Site Uses:**

On-Site Eligible Use	Description	Estimated Amount	Implementor
Public Space and Public Infrastructure Improvements	This entails activities related to site preparation and public infrastructure, including those necessary for the vertical construction of the Esplanade. These activities can include, but are not limited to, site clearing and demolition, erosion control, excavation and grading, bike and pedestrian trail construction, roads, curbs and sidewalks, and other public infrastructure and site amenities such as landscaping, hardscaping, public gathering spaces, site lighting, security, and signage, etc. The utility scope includes replacing and relocating existing underground utilities, new underground electric, telecommunications, gas, water, and sanitary sewer utilities, building service lines, and installing storm sewers and green stormwater infrastructure to remove flows from the PWSA system.	\$8,179,463	Esplanade Partners or related developer of a Pledged Project
Multimodal Connections and Parking Structures	Representative projects can include, but are not limited to, a public parking garage to support the Esplanade and allow access to future light rail, bus rapid transit routes, or other transit system, improvements to pedestrian and bicycle connections, as well as a public pier.	\$10,004,218	Esplanade Partners or related developer of a Pledged Project
Riverbank Restoration	Representative projects can include, but are not limited to, relocating the Heritage trail closer to the Ohio River and separating pedestrian trail users from bicyclists, removing invasive plant species and replacing them with native vegetation, developing dedicated connections to public and private marine infrastructure to the riverbank, and installing green infrastructure to minimize erosion and control stormwater flows to the river while simultaneously removing flows from the PWSA sewer system.	\$967,123	Esplanade Partners or related developer of a Pledged Project
Affordable Housing	Esplanade is committed to providing affordable housing.	\$21,276,702	Esplanade Partners or related developer of a Pledged Project
	<b>Total</b>	<b>\$40,427,506</b>	

**Off site Uses:**

Off-Site Eligible Use	Description	Estimated Amount	Implementor
Public Space and Public Infrastructure Improvements	Representative projects can include but are not limited to: Green Corridor Connection/Juniata Underpass, Allegheny Avenue Public Space Improvements, and Western Avenue Public Space Improvements	\$4,575,836	DOMI
Multimodal Connections and Roadway Improvements	Representative projects can include but are not limited to: Beaver Avenue Two-Way Conversion and reconstruction and activation of the Juniata Street underpass to improve pedestrian and bicycle connections Implementation of Recommendations from the State Route 65 Planning Study	\$3,400,000	DOMI
Plans and Feasibility Studies	Representative projects can include but are not limited to: Corridor B Feasibility Study Allegheny Station Area Plan	\$1,500,000	PRT
Gap Financing for Affordable Housing	The establishment of a fund or other mechanism to provide gap financing to affordable housing projects.	\$4,000,000	URA, as administrator of funds to finance future affordable housing developments
	<b>Total</b>	<b>\$13,475,836</b>	

**TRID Boundary Map:**



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

**RESOLUTION NO. 200 (2024)**

RESOLVED: That adoption of the Manchester-Chateau Transit Revitalization Investment District (TRID) Phase 1 Implementation Plan is hereby approved.

**RESOLUTION NO. 201 (2024)**

RESOLVED: That designation of the URA as the Management entity for the Manchester-Chateau Transit Revitalization Investment District (TRID) Phase 1 Implementation Plan is hereby approved.



## RESOLUTION NO. 202 (2024)

RESOLVED: That a cooperation agreement with the City of Pittsburgh, Pittsburgh Public Schools, Allegheny County, and Pittsburgh Regional Transit, for the Manchester-Chateau Transit Revitalization Investment District (TRID) Phase 1, 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 cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

### 6. Chateau – Esplanade Development Project

- a. Amended proposal and authorization to amend and restate the disposition contract for the sale of Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21<sup>st</sup> Ward to Esplanade Partners, LP, or a related entity, for \$1,500,000 plus costs.

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

Tom Link, Chief Development Officer presented that Esplanade is an economic development project undertaken by Esplanade Partners, LP, an affiliate of Millcraft Investments, Inc. D/B/A Piatt Companies. Esplanade intends to transform an underutilized/brownfield site into an inclusive part of the Manchester-Chateau community, with world-class character that fosters healthy, active, and sustainable living and reconnects the community to the riverfront. Esplanade will be developed in two phases over six to ten years and will consist of the following components (with projected square footage and/or unit counts):

1. Phase A – Site predevelopment.
2. P1—Ferris Wheel Building will feature a Ferris wheel on top of 32,000 gross square feet of retail space.
2. P2—Residential Apartment Building #1 will have 408 apartment units, 20% of which will be affordable at or below 80% of Area Median Income, and associated parking. The building will also have ground-level retail.
3. P3—Specialty Public Retail will be the centerpiece of the project and be known as the “Current.” It will include 61,000 gross square feet of experiential retail space, which will activate the site with dining, family attractions, event space, abundant open space, and a rooftop pool.
4. P4—Public Parking Garage for Aquarium/Hotel, which will be a public parking garage that supports the variety of uses within the project. It will also have ground-level retail and will support a future tower above, currently planned for a hotel, that will be built as part of phase 2 of the project.
5. P5—The condominium Building will consist of 105 units and 120 integral parking spaces. It will also have ground-level retail of 18,500 gross square feet.
6. P6 – Entertainment Center and Office Building. Esplanade Partners, LP must secure a large user/tenant before building the office. The ground level of the building will be retail, and the building will also include parking for the project.
7. P7 – Residential Apartment Building #2 is expected to have 180 units and integral parking.

P1, P2, and P3 will be located on the land that URA is conveying, while the remaining components will be on portions of the site assemblage that the developer owns or controls.

### **Amendment Details:**

In December 2021, the Board approved Esplanade Partners’ proposal for this project, and the URA and the developer executed a disposition contract in January 2023. The amended proposal for which the URA seeks approval today updates project details to reflect current planning and phasing. Authorization will amend and restate the disposition contract to reflect this phasing.

Early next year the URA will return to the Board for approval of final drawings and final evidence of financing for Phase A and authorization to execute a deed so that the developer can take title to the URA properties and complete infrastructure and site preparation work for the entire development. The land closing is anticipated to occur by March 31, 2025, or within 90 days of TRID implementation, whichever is later. The infrastructure work will take approximately one year. Once the infrastructure and site preparation work is complete, the developer will return to the board with final drawings and final evidence of financing prior to each vertical construction phase. This will enable the board and community to stay informed on the construction status and ensure the developer adheres to an identified timeline.

The developer will be required to begin vertical construction within two years of the land closing, but a nine-month extension will be permitted to commence construction on buildings P1, P3, and/or P4 (but not P2) if the following conditions have been met:

1. Developer has prepared the applicable portions of the site to a “pad ready” condition (Phase A).
2. Developer has satisfied the terms of the disposition agreement related to submission of working drawings and final drawings for each building to the URA for approval.
3. Developer has provided evidence that a building permit has been duly applied for with the City of Pittsburgh.
4. Developer has submitted a valid building construction lender term sheet for the applicable portion of
5. the site.

Esplanade Partners LP is a Pennsylvania limited partnership with a mailing address of 380 Southpointe Blvd., Suite 400, Canonsburg, PA 15317. Officers of its parent, Millcraft Investments, Inc., d/b/a Piatt Companies, include Lucas B. Piatt, President.

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

**RESOLUTION NO. 203 (2024)**

RESOLVED: That the amended Redevelopment Proposal submitted by Esplanade Partners, LP, or a related entity for Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21<sup>st</sup> Ward, and execution of a restated disposition contract by sale to Esplanade Partners, LP, or a related entity for \$1,500,000 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 restated 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.

7. Hill District - Bedford Choice

- a. Proposal and form of contract for the sale of a portion of Block 25-S, Lot 112, in the 5th Ward, to TREK Development, Inc., or a related entity, for \$237,000.

Easement agreement in favor of TREK Development, Inc., or a related entity, over 1,083 square feet of Block 25-S, Lot 110, in the 5<sup>th</sup> Ward, for consideration of \$9,000 plus costs.

- b. Authorization for the Official Action to Register the Intent to Issue Multifamily Financing Bonds for the Bedford Choice Phase IIB redevelopment bond issuance in an amount of up to \$20,000,000.
- c. Authorization for the Official Action to Register the Intent to Issue Multifamily Financing Bonds for the Bedford Choice Phase IIC redevelopment bond issuance in an amount of up to \$20,000,000.

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

Brandon Wilson, Project Manager, Project & Asset Management Department, presented that in July 2023, the City of Pittsburgh was awarded a \$50 million Choice Neighborhoods Implementation Grant to rebuild Bedford Dwellings, the oldest public housing in Pittsburgh. Phase II of this large project will take place on the site of the former Francis Street housing community. At its regular December 2023 board meeting, Directors granted exclusive negotiations for the sale of parcel, located adjacent to the Francis Street site, to Trek Development to complete the plan for the site.

The full development will involve multiple applications to the Pennsylvania Housing Finance Agency (PHFA) for Low Income Housing Tax Credits (LIHTC) and will result in the construction of 180 units on Francis Street. The project will be broken into three sub-phases (IIA, IIB, and IIC). A portion of this parcel will be used for Bedford Choice Phase IIC only. Bedford Choice Phase IIC will utilize 4% tax credits to construct 50 units of family housing.

All three sub-phases are located on a vacant property owned by the Housing Authority of the City of Pittsburgh (HACP). Of the total 180 units, 147 will be affordable and 33 will be market rate. The entirety of the 50 units in Phase IIC will be affordable to residents at or below 80% of Area Median Income. Of the 50 units in Phase IIC, 25 will be one-bedroom units, 25 will be two-bedroom units, and six units will be fully accessible. The easement will provide Trek Development, Inc., or related with entity, access to a portion of the Phase IIC site to construct a parking lot to support the development, URA intends to issue multi-family housing revenue bonds in an amount of up to \$40,000,000, in anticipation of the PHFA’s 4% LITHC award for Bedford Dwellings Phase IIB and IIC. The bond proceeds will be used to fund a portion of the new construction of the Bedford Dwellings Phase IIB and IIC projects. This declaration of intent is required by federal regulations, as the URA is authorized to issue revenue bonds for the purpose of constructing and/or rehabilitating multi-family housing facilities.

The MWBE Program Officer has reviewed and approved MWBE and MWI Narratives for this project.

<b>Borrower/Developer:</b>	TREK Development Group, Inc., or related entity
<b>Project Location:</b>	Francis and Bedford Streets
<b>Neighborhood:</b>	Bedford Dwellings (Hill District)
<b>Council District:</b>	6
<b>Description:</b>	The second phase of the Bedford Choice Implementation Grant will be constructed on vacant land owned by HACP at Francis Street. The project will utilize LIHTC, URA bond funding, and other funding to construct 180 units, 147 of which will be affordable. Phase IIC will include the purchase of a portion of a URA-owned parcel.
<b>Authority Financing for Review:</b>	\$40,000,000 in multi-family housing revenue bonds
<b>Required Approvals:</b>	URA Board of Directors

<b>MWBE:</b>	Approved
<b>Sources of Funds</b>	
4% LIHTC	\$12,900,745
Choice Implementation Grant Funds	\$7,000,000
Senior Debt	\$3,825,000
Allies & Ross Management Development Corporation (ARMDC) Loan	\$2,093,938
City Community Development Block Grant (CDBG)	\$2,000,000
URA Loan	\$1,965,000
Energy Credits	\$345,932
<b>Total Project Financing</b>	<b>\$30,130,615</b>
<b>Uses of Funds</b>	
Hard Costs including contingency	\$22,021,286
Reserves & Developer Fee	\$2,942,298
Construction & Permanent Loan Financing Charges	\$2,067,579
Fees	\$1,696,294
Acquisition	\$609,000
Miscellaneous Development Expenses	\$529,658
Syndication Fees & Expenses	\$264,500
<b>Total Project Costs</b>	<b>\$30,130,615</b>

TREK Development Group, Inc. is a privately held corporation with a mailing address of 130 7th Street, Suite 300, Pittsburgh, PA 15222. Bill Gatti is the President and CEO.

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

**RESOLUTION NO. 204 (2024)**

RESOLVED: That the redevelopment proposal submitted by TREK Development, Inc., or a related entity, for a portion of Block 25-S, Lot 112, in the 5th Ward, and execution of a disposition contract by sale to TREK Development, Inc., or a related entity, for \$237,000 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.

**RESOLUTION NO. 205 (2024)**

RESOLVED: That an easement agreement with TREK Development, Inc., or a related entity, for over 1,083 square feet of Block 25-S, Lot 110, in the 5<sup>th</sup> Ward, for an amount not to exceed \$9,000 plus costs 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.

**RESOLUTION NO. 206 (2024)**

**A Resolution – Inducement Resolution for the Financing for  
Bedford Dwellings Phase IIB and Approving The Issuance of Bonds to  
Finance the Costs Thereof.  
November 14, 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**, Bedford Dwellings Phase IIB, LLC, a Pennsylvania limited liability company (the “**Company**”), has requested the assistance of the Authority in connection with the financing of a project (the “**Project**”) that consists of, among other things, (a) the payment or reimbursement of the costs of the acquisition and construction of approximately 60 affordable rental units, all located in the City of Pittsburgh, Pennsylvania; (b) the payment of a portion of the costs associated with the issuance of the Bonds; and (c) the payment of any other eligible costs for which proceeds of the Bonds may be expended, including but not limited to reimbursing the Borrower for costs incurred for the Project prior to the issuance of the Bonds; and

**WHEREAS**, the Company has requested that the Authority consider issuing one or more series of its revenue bonds or notes in an aggregate principal amount not to exceed \$20,000,000 (the “**Bonds**”) to finance a portion of the costs of the Project through a loan to the Company and the Company will agree to make payments sufficient to pay, when due, the principal of such Bonds and the interest thereon and all other costs as may be incurred by the Authority including reasonable attorneys’ fees, in connection with the financing of the Project; and

**WHEREAS**, the Pennsylvania Housing Finance Agency (“**PHFA**”) has provided or will provide a preliminary allocation of volume cap pursuant to Section 146 of the Internal Revenue Code of 1986, as amended, and the rules and regulations thereunder (the “**Code**”), as amended in an amount not to exceed \$20,000,000 to the Authority to finance the Project; and

**WHEREAS**, PHFA has the expertise to make the necessary determinations required by Section 42(m) of the Code with respect to the issuance of the Bonds and has offered to make such determinations at the request of the Authority; and

**WHEREAS**, a determination by the Authority to issue its Bonds under the Act will constitute a substantial inducement to the Company to proceed with the Project; and

**WHEREAS**, the Authority desires to assist the Company in the financing of the Project through the issuance of its Bonds and to thereby serve the public purposes of the Act by reducing interests costs and thereby assisting in the creation of affordable housing units in the City of Pittsburgh (the “**City**”).

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

1. This Authority hereby indicates its present intent to issue the Bonds for the purpose of assisting in the financing of the Project, as described above.

2. The Bonds shall be issued on a nonrecourse basis to the Authority secured only by the property interest expressly pledged as part of the Project therefor, together with such other security interests or credit enhancements as are deemed to be necessary for the selling of such Bonds upon the most favorable terms.

3. The proposed tax-exempt Bonds shall be issued as tax-exempt obligations in accordance with Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended, and the rules and regulations thereunder (the “**Code**”), and as such are subject to the approval of the “applicable elected official” of the City in accordance with the requirements of Section 147(b) of the Code.

4. Notwithstanding any other provision of this Resolution, the Bonds, when and if issued, shall not be deemed an obligation of the City, the Commonwealth of Pennsylvania or any other political subdivision thereof, and shall be payable solely from payments made by or on behalf of the Company. No recourse shall be had for the payment of the principal or the redemption price of or the interest on the Bonds or for any other claim based on the Bonds, against the Authority or any successor body, against any officer, board member or employee of the

Authority, past, present or future, or against any other moneys, accounts, rights or other assets the Authority may possess.

5. The Chair, Vice Chair, Executive Director, Chief Financial Officer, Chief Housing Officer, the Chief Operating Officer of the Authority or other proper officers of this Authority are authorized, empowered and directed to execute and deliver such other documents, certificates and instruments and to do such other acts or things as may be necessary, proper or desirable, in their sole judgment, to effect the financing of the Project and the other transactions contemplated by this Resolution, including, without limiting the generality of the foregoing, to do such acts and things and to execute such certificates, documents and instruments as may be necessary to comply with requirements of Sections 103 and 141 through 150 of the Code.

6. This Authority acknowledges that the Company has expended or, from time to time may expend, certain of its own funds to pay costs of the Project, including fees and expenses of architects, lawyers and financial advisors, advertising costs, filing fees, printing costs, and costs of acquisition or construction, prior to the date of issuance of the Bonds, but with the intent that such expenditures be reimbursed out of the proceeds of the Bonds. This Authority hereby declares its intention to reimburse the Company for such Project expenditures out of proceeds of the Bonds to the extent permitted by Treasury Regulation Section 1.150-2, as applicable.

7. The Board delegates to PHFA the making of the applicable determinations required pursuant to Section 42(m) of the Code, requests that PHFA makes those determinations, and adopts such determinations as its own.

8. 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.

9. In connection with the Project and the issuance and sale of the Bonds, the costs, fees and expense of Stevens & Lee, P.C., as bond counsel, and all other costs and expenses incurred by or on behalf of the Authority, including Authority's counsel fees and expenses, in connection with the Project shall be the sole responsibility of the Company or shall be paid, to the extent permitted by the Code, out of the proceeds of the Bonds.

10. 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 provision, 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.

11. All previous resolutions of the Authority are hereby repealed to the extent that they are inconsistent with the provisions hereof.

This Resolution shall become effective immediately.

## RESOLUTION NO. 207 OF 2024

### A Resolution - Inducement Resolution for Financing for Bedford Dwellings Phase IIC and Approving the Issuance of Bonds to Finance the Costs thereof.

**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**, Bedford Dwellings Phase IIC, LLC, a Pennsylvania limited liability company (the "**Company**"), has requested the assistance of the Authority in connection with the financing of a project (the "**Project**") that consists of, among other things, (a) **the** payment or reimbursement of the costs of the acquisition and construction of approximately 50 affordable rental units, all located in the City of Pittsburgh, Pennsylvania; (b) the payment of a portion of the costs associated with the issuance of the Bonds; and (c) the payment of any other eligible costs for which proceeds of the Bonds may be expended, including but not limited to reimbursing the Borrower for costs incurred for the Project prior to the issuance of the Bonds; and

**WHEREAS**, the Company has requested that the Authority consider issuing one or more series of its revenue bonds or notes in an aggregate principle amount not to exceed \$20,000,000 (the "**Bonds**") to finance a portion of the costs of the project through a loan to the Company and the Company will agree to make payments

sufficient to pay, when due, the principal of such Bonds and the interest thereon and all other costs as may be incurred by the Authority including reasonable attorneys' fees, in connection with the financing of the Project; and  
**WHEREAS**, the Pennsylvania Housing Finance Agency ("**PHFA**") has provided or will provide a preliminary allocation of volume cap pursuant to Section 146 of the Internal Revenue Code of 1986, as amended, and the rules and regulations thereunder (the "**Code**"), as amended in an amount not to exceed \$20,000,000 to the Authority to finance the Project; and

**WHEREAS**, PHFA has the expertise to make the necessary determinations required by Section 42(m) of the Code with respect to the issuance of the Bonds and has offered to make such determinations at the request of the Authority; and

**WHEREAS**, a determination by the Authority to issue its Bonds under the Act will constitute a substantial inducement to the Company to proceed with the Project; and

**WHEREAS**, the Authority desires to assist the Company in the financing of the Project through the issuance of its Bonds and to thereby service the public purposes of the Act by reducing interests and costs and thereby assisting in the creation of affordable housing units in the City of Pittsburgh (the "**City**").

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

1. This Authority hereby indicates its present intent to issue the Bonds for the purpose of assisting in the financing of the Project, as described above.

2. The Bonds shall be issued on a nonrecourse basis to the Authority secured only by the property interest expressly pledged as part of the Project therefor, together with such other security interests or credit enhancements as are deemed to be necessary for the selling of such Bonds, upon the most favorable terms.

3. The proposed tax-exempt Bonds shall be issued as tax-exempt obligations in accordance with Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended, and the rules and regulations thereunder (the "**Code**"), and as such are subject to the approval of the "applicable elected official" of the City in accordance with the requirements of Section 147(b) of the Code.

4. Notwithstanding any other provision of this Resolution, the Bonds, when and if issued, shall not be deemed an obligation of the City, the Commonwealth of Pennsylvania or any other political subdivision thereof, and shall be payable solely from payments made by or on behalf of the Company. No recourse shall be had for the payment of the principal or the redemption price of or the interest on the Bonds or for any other claim based on the Bonds, against the Authority or any successor body, against any officer, board member or employee of the Authority, past present or future, or against any other moneys, accounts, rights or other assets the Authority may possess.

5. The Chair, Vice Chair, Executive Director, Chief Financial Officer, Chief Housing Officer, the Chief Operating Officer of the Authority or other proper officers of this Authority are authorized, empowered and directed to execute and deliver such other documents, certificates and instruments and to do such other acts or things as may be necessary, proper or desirable, in their sole judgment, to effect the financing of the Project and the other transactions contemplated by this Resolution, including, without limiting the generality of the foregoing, to do such acts and things and to execute such certificates, documents and instruments as may be necessary to comply with requirements of Sections 103 and 141 through 150 of the Code.

6. This Authority acknowledges that the Company has expended or, from time to time may expend, certain of its own funds to pay costs of the Project, including fees and expenses of architects, lawyers and financial advisors, advertising costs, filing fees, printing costs, and costs of acquisition or construction, prior to the date of issuance of the Bonds, but with the intent that such expenditures be reimbursed out of the proceeds of the Bonds, This Authority hereby declares its intention to reimburse the Company for such Project expenditures out of proceeds of the Bonds to the extent permitted by Treasury Regulation Section 1.150-2, as applicable.

7. The Board delegates to PHFA the making of the applicable determinations required pursuant to Section 42(m) of the Code, requests that PHFA makes those determinations, and adopts such determinations as its own.

8. The 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 undertaking herein contemplated.

9. In connection with the Project and the issuance and sale of the Bonds, the costs, fees and expense of Stevens & Lee, P.C. as bond counsel, and all other costs and expenses, in connection with Project shall be the sole responsibility of the Company or shall be paid, to the extent permitted by the Code, out of the proceeds of the Bonds.

10. 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 provision, 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. All previous resolutions of the Authority are hereby repealed to the extent to the extent that they are inconsistent with the provisions hereof.

11. This Resolution shall become effective immediately.

8. Homewood South – 710 North Homewood Avenue Structural Stabilization

- a. Authorization to enter into an agreement with Wreckcrew Demolition, LLC for the structural stabilization of 710 North Homewood Avenue in the 13<sup>th</sup> Ward in an amount up to \$1,094,000.
- b. Authorization to enter into an agreement with SB Thomas & Associates, Inc. for construction management and construction inspection services for the structural stabilization of 710 North Homewood in the 13<sup>th</sup> Ward in an amount of up to \$95,765.

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

Gordon Hall, Project Manager, Development Service presented that authorization is requested to enter into two contracts for the structural stabilization of 710 North Homewood Avenue. The first contract is for the structural stabilization work. The second contract is for construction management and construction inspection services. These contracts will commit what is remaining of the \$2,000,000 obligation for the North Homewood Avenue Scattered sites ARPA funded work.

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 for future development. In summer 2023, URA staff created a scope of work to address critical needs in the strategic assemblages. This property, due to its central location in the business district, was highlighted by community stakeholders as a structure worth saving. Over the summer of 2024, the URA conducted a structural analysis, an asbestos survey and an environmental site assessment of the property. After conducting these studies, it was determined that the building could be

The Design-Build structural stabilization of 710 North Homewood Avenue project will be completed in two phases. The design phase scope of work includes development of architectural and structural plans and permitting. The objective of the design phase is to ensure that structural repair work complies with the International Building Codes (IBC), and City of Pittsburgh's Codes and Regulations. The scope of structural stabilization and construction phase includes interior selective demolition, masonry work including repointing, flashing, and water proofing on the exteriors of the northern and eastern walls, shoring and/or bracing prior to demolition and reconstruction of the southern wall between the base of the second story and the roof line, lintel replacement and treatment, replacement of damaged joists, a new roof including chimneys, and mold remediation. Once the structure is stabilized, the URA plans to release a request for qualifications to attract developers for future use.

The scope of work in this project is part of a larger effort along North Homewood Avenue. In January of 2024, the URA million in ARPA funds 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. The goal of this work is to create



future development opportunities by providing the Homewood Avenue business district with clean, development ready sites.

MWBE approval is contingent on submission of a final MWBE Plan is due prior to contract execution.

<b>Borrower/Developer:</b>	URA	
<b>Project Location:</b>	710 North Homewood Avenue	
<b>Neighborhood:</b>	Homewood South	
<b>Council District:</b>	9	
<b>Description:</b>	Stabilization of a three story mixed-use building	
<b>Authority Financing for Review:</b>	N/A	
<b>MWBE:</b>	Contingent	
<b>Sources of Funds</b>		
American Rescue Plan Act (ARPA)		\$799,765
PAYGO23-Neighborhood Business District Support		\$225,000
PAYGO24-Neighborhood Business District Support		\$165,000
<b>Total Project Financing</b>		<b>\$1,189,765</b>
<b>Uses of Funds</b>		
Structural Stabilization – Wreckcrew Demolition, LLC		\$1,094,000
CMCI- SB Thomas & Associates, Inc.		\$95,765
<b>Total Project Uses</b>		<b>\$1,189,765</b>

Wreckcrew Demolition LLC is a limited liability company located at 999 Saxonburg Boulevard, Saxonburg, PA 16056. The owner is Nathan Brugere.

SB Thomas & Associates, Inc. Is a for-profit construction management and project management firm located at PO Box 1041, Moon Township, PA 15108. The Founder and President is Sheree Thomas.

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

**RESOLUTION NO. 208 (2024)**

RESOLVED: That an agreement with Wreckcrew Demolition, LLC for the structural stabilization of 710 N. Homewood Avenue in the Homewood South neighborhood of the City of Pittsburgh, 13th Ward, for an amount not to exceed \$1,094,000.00, payable from the American Rescue Plan Act (ARPA) and City of Pittsburgh PAYGO 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.

**RESOLUTION NO. 209 (2024)**

RESOLVED: That an agreement with SB Thomas & Associates, Inc., for construction management and construction inspection services of 710 N. Homewood Avenue in the Homewood South neighborhood of the City of Pittsburgh, 13<sup>th</sup> Ward, for an amount not to exceed \$95,765.00, payable from the American Rescue Plan Act (ARPA) and City of Pittsburgh PAYGO 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.

9. Swisshelm Park – Swisshelm Park Solar Remediation

- a. Authorization to enter into an agreement with Brex Enterprises, LLC for remediation construction services for the Swisshelm Park Solar Remediation site in the 14<sup>th</sup> Ward in an amount not to exceed \$2,789,300.
- b. Authorization to enter into an agreement with Quality Engineering Solutions, Inc. for construction management and construction inspection services for the Swisshelm Park Solar Remediation site in the 14<sup>th</sup> Ward in an amount of up to \$210,495.

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

Lilly Freedman, Manager of Development Projects, presented that authorization is requested to enter into two contracts for the Swisshelm Park Solar Remediation Project. The scope of the first contract includes the remediation of a slag heap brownfield site with a goal of capping the existing contamination with clean fill and topsoil to deliver a vegetated meadow. The scope of the second contract includes construction management and construction inspection services in coordination with the remediation activities on site.

These contracts mark the first phase of the larger development vision for an approximately 70-acre site, which was formerly planned as Summerset Phase III. The new development vision includes three phases:

Phase 1 (Current Board Action): Site Remediation

Phase 2 (Future Board Action): Approximately 15 acres of solar development amounting to up to 3 megawatts of solar energy generation

Phase 3: Subdivision of site to dedicate approximately 55 acres to the City of Pittsburgh for a Frick Park extension.

MWBE approval is contingent on submission of a final MWA final A final MWBE Plan is due prior to contract execution.

<b>Project Location:</b>	1096 Goodman Street	
<b>Neighborhood:</b>	Swisshelm Park	
<b>Council District:</b>	5	
<b>Description:</b>	Remediation, construction management, and construction inspection services for a brownfield site cleanup project	
<b>Authority Financing for Review:</b>	N/A	
<b>MWBE:</b>	Contingent	
<b>Sources of Funds</b>		
EPA Brownfields Cleanup Grant		\$1,900,000
American Rescue Plan Act (ARPA)		\$1,378,703
Summerset Tax Increment Financing (TIF)		\$278,928
<b>Total Project Financing</b>		<b>\$3,557,631</b>
<b>Uses of Funds</b>		
Remediation Construction Including Contingency		\$3,347,136
Construction Management and Construction Inspection		\$210,495
<b>Total Project Costs</b>		<b>\$3,557,631</b>

Brex Enterprises is a limited liability company located at 2 Main Street, Suite A, Irwin, PA 15642. The President and Owner is Alicia Brentzel.

Quality Engineering Solutions, Inc. is a for-profit Engineering Inspection firm located at 322 N. Shore Drive, Building 1B, Suite 200, Pittsburgh, PA 15212. The President and CEO is Lydia Kennard.

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

**RESOLUTION NO. 210 (2024)**

RESOLVED: That an agreement with Brex Enterprises, LLC, for remediation construction services of 1096 Goodman Street in the Swisshelm Park neighborhood, City of Pittsburgh, 14<sup>th</sup> Ward, for an amount not to exceed \$2,789,300, 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.

**RESOLUTION NO. 211 (2024)**

RESOLVED: That an agreement with Quality Engineering Solutions, Inc., for construction management services of 1096 Goodman Street in the Swisshelm Park neighborhood, City of Pittsburgh, 14<sup>th</sup> Ward, for an amount not to exceed \$210,495, 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.

10. Hazelwood – Woods Village

- a. Exclusive Negotiations with Oak Moss Consulting, LLC, or related entity for a period of six months for the sale of the following publicly owned parcels in the 15<sup>th</sup> Ward:

<u>Block &amp; Lot</u>	<u>Address</u>	<u>Owner</u>
55-P-15	4607 Chatsworth St	City
55-P-16	4605 Chatsworth St	City
55-P-45	4612 Monongahela St	City
55-P-57	4658 Monongahela St	City
55-P-58	4656 Monongahela St	City
55-P-60	4648 Monongahela St	City
55-P-62	Monongahela St	City
55-P-64	4636 Monongahela St	City
55-P-67	4626 Monongahela St	City
55-P-68	4613 Monongahela St	City
55-P-69	4611 Monongahela St	City
55-P-70	4609 Monongahela St	City
55-P-71	4607 Monongahela St	City
56-B-37	Berwick St	City

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

M.L. Meier, Director of Real Estate, presented that authorization is to enter into a six-month period of exclusive negotiations with Oak Moss Consulting, LLC, for 14 parcels located along Monongahela Street between Tullymet Street and Berwick Street.

In September 2021, the board authorized a period of exclusive negotiations with this developer for the sale of 48 publicly owned parcels in the block bounded by Sylvan Avenue, Berwick Street, Monongahela Street, and Chatsworth Street. The exclusive negotiations period was extended in February 2022 and again in October 2022 while the developer solicited community feedback and conducted environmental due diligence on the site. The City of Pittsburgh eventually reevaluated its willingness to sell the steeply sloped, landslide prone parcels along Sylvan Avenue for development, and Oak Moss has reimagined a smaller and now exclusively residential development on the 14 parcels listed above.

Changes made to the project since its original conception were based on community feedback and include a reduced development footprint, the addition of three-bedroom units, the removal of retail space, and the provision of dedicated parking.

Oak Moss now proposes to construct 21 residential townhouse units here, offering a mix of market-rate, workforce, and affordable housing. Six of the units are to be sold and to be rented, with 10% affordable to households at 60-80% of Area Median Income (AMI), 10% workforce (80-120% AMI), and the remainder market rate. The unit mix is projected to include three three-bedroom units and 18 two-bedroom units.

Preliminary project costs are estimated at approximately \$7.6 million.

<b>Borrower/Developer:</b>	Oak Moss Consulting, LLC
<b>Project Location:</b>	Along Chatsworth and Monongahela streets, between Tully and Berwick streets
<b>Neighborhood:</b>	Hazelwood
<b>Council District:</b>	5
<b>Description:</b>	Proposed new construction residential development
<b>MWBE:</b>	Approved

Oak Moss Consulting, LLC, is a limited liability company located at 322 North Shore Drive, Suite 200, Pittsburgh, PA 15212. Krish Pandya is the Managing Member.

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

**RESOLUTION NO. 212 (2024)**

RESOLVED: That exclusive negotiations with The Oak Moss Consulting, LLC, for a period of six months for the sale of the following publicly owned parcels in the 15<sup>th</sup> Ward, is hereby approved:

<u>Block &amp; Lot</u>	<u>Address</u>	<u>Owner</u>
55-P-15	4607 Chatsworth St	City
55-P-16	4605 Chatsworth St	City
55-P-45	4612 Monongahela St	City
55-P-57	4658 Monongahela St	City
55-P-58	4656 Monongahela St	City
55-P-60	4648 Monongahela St	City
55-P-62	Monongahela St	City
55-P-64	4636 Monongahela St	City
55-P-67	4626 Monongahela St	City
55-P-68	4613 Monongahela St	City
55-P-69	4611 Monongahela St	City
55-P-70	4609 Monongahela St	City
55-P-71	4607 Monongahela St	City
56-B-37	Berwick St	City

11. Hill District – Rental Gap Program – Herron Avenue Village (Phase I)

- a. Authorization to enter into a Rental Gap Program Loan Agreement with Allen Enterprises and Development LLC, or a related entity, in an amount of up to \$350,000 for the renovation of 650 Herron Avenue, in the Hill District neighborhood, 5th Ward, of the City of Pittsburgh.

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

David DiBernardo, Lending Analyst, Housing, presented that this request is for authorization to enter into a Rental Gap Program loan agreement with Allen Enterprises and Development LLC, or a related entity, for an amount of up to \$350,000, for the renovation of 650 Herron Avenue in the Upper Hill District neighborhood.

650 Herron Avenue, which is currently a vacant building, will be renovated into five affordable one-bedroom apartments and a street level commercial space. The commercial space will become a laundry mat upon completion. Two of these units will be affordable at or below 30% of Area Median Income (AMI) and three will be affordable at or below 50% of AMI. If approved, the closing is anticipated by January 2025 and the project being completed as early as September 2025.

<b>Borrower/Developer:</b>	Allen Enterprises and Development LLC
<b>Project Location:</b>	650 Herron Avenue
<b>Neighborhood:</b>	Upper Hill District
<b>Council District:</b>	6
<b>Preliminary Authority Financing for Review:</b>	\$350,000 Rental Gap Program loan sourced with 2023 Affordable Housing Bond Proceeds
<b>Collateral:</b>	Declaration of Restrictive Covenants requiring two units at or below 30% AMI and three units at or below 50% AMI for a period of 40 years.

<b>Proposed Program Sources:</b>	2023 Affordable Housing Bond Proceeds
<b>MWBE:</b>	Approved
<b>Commitment Expiration Date:</b>	April 30, 2025
<b>Tota Units:</b>	Five units
<b>Affordable Units:</b>	Two units affordable at or below 30% AMI Three units affordable at or below 50% AMI
<b>Sources of Funds</b>	
Federal Home Loan Bank – Affordable Housing Program Grant (FHLB AHP)	\$ 750,000
URA Rental Gap Program (RGP)	\$ 350,000
First National Bank – Permanent Financing	\$ 210,000
URA Avenues of Hope Grant	\$47,159
Deferred Developer Fee	\$40,912
Developer Equity	\$18,000
URA Facade Grant	\$ 12,000
<b>Total Project Financing</b>	<b>\$1,428,071</b>
<b>Uses of Funds</b>	
Construction Costs	\$993,718
Reserves and Developer Fee	\$235,000
Architectural and Financing Charges	\$93,000
Construction and Financing Charges	\$52,183
Development Expenses	\$32,500
Acquisition Costs	\$21,670
<b>Total Project Costs</b>	<b>\$1,428,071</b>

Allen Enterprises and Development LLC is a Pennsylvania Limited Liability Corporation, with a mailing address of 3451 Ridgewood Drive, Churchill, PA 15235. Principal Name: Tonya Ford, Owner.

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

**RESOLUTION NO. 213 (2024)**

RESOLVED: That a loan with Allen Enterprises and Development LLC, or a related entity, for the renovation of 650 Herron Avenue, in the Hill District Neighborhood, 5<sup>th</sup> Ward, of the City of Pittsburgh, in an amount not to exceed \$350,000, payable from the Rental Gap Program, 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.

12. North Oakland – Rental Gap Program – 321 Melwood Ave

- a. Authorization to enter into a Rental Gap Program loan agreement with Rising Tide Partners, or a related entity, in an amount of up to \$1,725,000 for the acquisition and renovation of 321 Melwood Avenue, in the North Oakland neighborhood, 5th Ward, of the City of Pittsburgh.

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

David DiBernardo presented that this request is for authorization to enter into a Rental Gap Program loan agreement with Rising Tide Partners, or a related entity, to provide a Rental Gap Program loan of up to \$1,725,000 for the acquisition and critical repairs of a 23-unit apartment building located at 321 Melwood Avenue in North Oakland.

321 Melwood Avenue is currently a 23-unit, market-rate apartment. Oakland. Rising Tide Partners plans to acquire this apartment and convert it to affordable housing which will restrict all 23 units to be rented to tenants earning at or below 30% of Area Median Income (AMI). Rising Tide and the URA have a commitment to not displace any current residents in this building. The current tenants will be permitted to continue to live at 321 Melwood Avenue for the remainder of their lease and to renew it indefinitely, until they choose to move out on their own. Their rents will not be increased by more than 5% per year. Once each current resident moves out, the unit will be rented to a family earning at or below 30 Twenty-one of the 23 units are currently occupied. of AMI.

loan RGP Loan will also provide some critical repairs that were identified in the Property Condition Report. This work will include some masonry repairs, roof repairs, and interior repairs of one of the units. If this RGP funding is authorized, Rising Tide Partners plans to acquire 321 Melwood Avenue in December of 2024.

<b>Borrower/Developer:</b>	Rising Tide Partners
<b>Project Location:</b>	321 Melwood Avenue
<b>Neighborhood:</b>	North Oakland
<b>Council District:</b>	6
<b>Preliminary Authority Financing for Review:</b>	\$1,725,000 Rental Gap Program loan sourced with 2023 Affordable Housing Bond Proceeds
<b>Collateral:</b>	Declaration of Restrictive Covenants requiring 23 units at or below 30% AMI for a period of 40 years.
<b>Proposed Program Sources:</b>	2023 Affordable Housing Bond Proceeds
<b>MWBE:</b>	Narrative Approved
<b>Commitment Expiration Date:</b>	April 30, 2024
<b>Total Units:</b>	23
<b>Affordable Units:</b>	23 units affordable at or below 30% AMI
<b>Sources of Funds</b>	
Cinnaire Lending – Construction/Permanent Loan	\$2,405,000
URA Rental Gap Program	\$1,725,000
<b>Total Project Financing</b>	<b>\$4,130,000</b>
<b>Uses of Funds</b>	
Total Acquisition Cost	\$3,468,125
Total Reserves & Developer Fee	\$257,534
Total Financing Charges	\$158,301
Total Miscellaneous Fees	\$132,850
Total Renovation Costs	\$113,190
<b>Total Project Costs</b>	<b>\$4,130,000</b>

Rising Tide Partners is a Pennsylvania non-profit, with a mailing address of 727 Wood Street, Floor 3 Pittsburgh, PA 15221. Principal Name: Kendall Pelling, Executive Director.

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

**RESOLUTION NO. 214 (2024)**

RESOLVED: That a loan with Rising Tide Partners, or a related entity, for the acquisition and renovation of 321 Melwood Avenue, in the North Oakland Neighborhood, 5<sup>th</sup> Ward, of the City of Pittsburgh, in an amount not to exceed \$1,725,000, payable from the Rental Gap Program, 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.

13. Marshall Shadeland – Rental Gap Program – Brighton Residence

- a. Authorization to enter into a Rental Gap Program Loan Agreement with AHH-Brighton Residence LLC, or a related entity, in an amount of up to \$1,275,000 for the acquisition and renovation of 2449 Brighton Road, in the Marshall Shadeland neighborhood, 27<sup>th</sup> Ward, of the City of Pittsburgh.

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

Jerry Clayton, Residential Lending Analyst, Housing, presented that this request is for authorization to enter into a Rental Gap Program loan agreement with AHH-Brighton Residence, LLC, a nonprofit instrumentality of the Allegheny County Housing Authority, for a loan of up to \$1,275,000 in Community Development Block Grant (CDBG) funds. The loan will support the acquisition and light renovation of a recently renovated apartment building located in the Marshall-Shadeland neighborhood.

The Brighton Residence project will contribute to Allegheny County's "500 in 500 " initiative to create new housing opportunities for people experiencing homelessness. The targeted acquisition date is mid-December 2024, with renovation work expected to be completed within 60 days, making the Brighton Residence available for occupancy in early 2025.

The property consists of 17 vacant one-bedroom and two occupied studio apartments. The studio units will remain at market rate. The vacant units will be leased to individuals earning at or below 30% of Area Median Income (AMI) and referred to through Allegheny Links, a continuum of care system operated by the Department of Human Services (DHS). These units will be subsidized through Project-Based Section 8 Vouchers allocated by the Housing Authority of the City of Pittsburgh. Brighton Residence will be managed by Glenshaw Gardens, the nonprofit management arm of the Allegheny County Housing Authority (ACHA), and residents will receive supportive services through ACHA's Family Self-Sufficiency Program.

<b>Borrower/Developer:</b>	AHH - Brighton Road, LLC / Three Rivers Communities, LLC
<b>Project Location:</b>	2449 Brighton Road
<b>Neighborhood:</b>	Marshall Shadeland
<b>Council District:</b>	6



<b>Preliminary Authority Financing for Re275w:</b>	\$1,725,000 Rental Gap Program loan sourced with 2023 CDBG funding
<b>Collateral:</b>	Declaration of Restrictive Covenants require 17 units at or below 30% AMI for a period of 40 years.
<b>Proposed Program Sources:</b>	CDBG FY2023
<b>MWBE:</b>	Approved.
<b>Commitment Expiration Date:</b>	April 30, 2024
<b>Total Units:</b>	19
<b>Affordable Units:</b>	17 units affordable at or below 30% AMI
<b>Sources of Funds</b>	
URA Rental Gap Program	\$1,275,000
First National Bank – Term Loan	\$610,500
<b>Total Project Financing</b>	<b>\$1,885,500</b>
<b>Uses of Funds</b>	
Acquisition Costs	\$1,500,000
Hard Costs	\$285,000
Admin and Financing Fees	\$76,500
Reserves	\$24,000
<b>Total Project Costs</b>	<b>\$1,885,500</b>

AHH-Brighton Residence is a Pennsylvania Limited Liability Corporation located at 301 Chartiers Avenue, McKees Rocks, PA 15136. Principal Name: Frank Agazzio, ACHA Executive Director.

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

**RESOLUTION NO. 215 (2024)**

RESOLVED: That a loan with AHH-Brighton Residence LLC, or a related entity, for the acquisition and renovation of 2449 Brighton Road, in the Marshall Shadeland Neighborhood, 27<sup>th</sup> Ward, of the City of Pittsburgh, in an amount not to exceed \$1,275,000, payable from the Rental Gap Program, 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.

14. Housing Opportunity Fund Annual Allocation Plan

- a. Approval of the Housing Opportunity Fund 2025 Annual Allocation Plan

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

Quianna Wasler, Chief Housing Officer presented that the Housing Opportunity Fund (HOF), established in 2016 via City Council Ordinance 37, supports the development and preservation of affordable and accessible housing within the City of Pittsburgh. In December 2017, Pittsburgh City Council passed a resolution approving the terms and authorizing the execution and delivery of a Cooperation Agreement

with the URA to administer the HOF. The City Council further authorized the allocation of \$10 million per year to the URA over 12 years for the purpose of implementing the HOF. This \$10 million per year transfer has been in effect since 2018.

In June 2018, the Mayor appointed 17 members of the HOF Advisory Board. Through HOF’s enabling legislation, the Advisory Board works with URA staff to create and approve an Annual Allocation Plan (AAP) that outlines proposed funding levels by programmatic category. Each year, the Advisory Board makes its recommendations regarding the AAP and sends the agreed-upon allocation plan to the URA Board of Directors, the HOF’s governing board, for approval. Once the URA Board approves the AAP, it is presented to the City Council for final approval.

To help prepare for the 2025 AAP, which is HOF’s eighth AAP, URA Affordable Housing Public Survey to receive public 2025 draft AAP. Over a thirteen-week the URA recorded unique responses. Respondents submitted their answers to questions regarding their prioritization of affordable housing interventions, housing priorities, and how to allocate the \$10 million 2025 HOF AAP. Outreach methods included virtual community meetings, in-person community engagement, social media and targeted email campaigns. URA staff created a memo of survey results to help guide with the 2025 AAP. Each Advisory Board member was asked to complete a worksheet to create a draft plan.

The 2025 draft Allocation Plan was approved on October 15, 2024, at the HOF Advisory Board meeting. On the same day, the URA published the draft allocation plan on its website with instructions for public comment. Two comments were received and presented to the Board for discussion.

On November 1, 2024, at the HOF Advisory Board Meeting, Chief Housing Officer Wasler proposed a change to the 2025 HOF AAP to move \$300,000 from the Legal Assistance Program (LAP) to the Housing Stabilization Program (HSP). Through support from the City of Pittsburgh Mayors Office, additional funding will be available to LAP through non-HOF sources. No other changes were made to the allocation plan and the HOF Advisory Board approved the plan, as amended. If approved by the URA Board, the 2025 AAP will then be presented to City Council for review and approval. The draft 2024 Annual Allocation Plan, as amended, is identified below:

**2025 Draft Allocation Plan**

<b>PROGRAM</b>	<b>30% AMI and below</b>	<b>50% AMI and Below</b>	<b>80% AMI and below</b>	<b>TOTALS</b>
<b>Rental Gap</b>	\$1,000,000	\$1,000,000	\$0	\$2,000,000
<b>Housing Stabilization</b>	\$400,000	\$400,000	\$3260000	\$1,300,000
<b>Down Payment &amp; Closing Cost Assistance</b>	\$300,000	\$150,000	\$150,000	\$600,000
<b>Homeowner Assistance</b>	\$1,425,000	\$712,500	\$712,500	\$2,850,000
<b>For-Sale Development</b>	\$325,000	\$162,500	\$162,500	\$650,000
<b>Legal Assistance</b>	\$250,000	\$250,000	\$3200000	\$1,300,000
<b>Small Landlord Fund</b>	\$0	\$0	\$0	\$0
<b>Demonstration Dollars</b>	\$150,000	\$75,000	\$75,000	\$300,000

Administra tion	\$500,000	\$250,000	\$250,000	\$1,000,000	2025 PLAN
<b><i>Rental Gap</i></b>					Increases the supply of affordable rental units by building new and/or preserving affordable ren units.
<b><i>For-Sale Development</i></b>					Increases the supply of affordable homes for sale by building new and/or preserving affordable for-s homes.
<b><i>Down Payment &amp; Closing Cost Assistance</i></b>					Provides first-time homebuyers with financial assistance towards down payment and closing costs. First-time homebuyers can layer the HOF program dollars with other first-time homebuyer programs to drive down the cost of homeownership.
<b><i>Homeowner Assistance/+</i></b>					Provides financial assistance to homeowners for necessary home repairs or cosmetic updates.
<b><i>Housing Stabilization</i></b>					Provides financial housing related assistance to renters and homeowners who are experiencing a temporary housing crisis.
<b><i>Legal Assistance</i></b>					Provides a variety of free housing legal services to eligible tenants and homeowners who live in the City of Pittsburgh.
<b><i>Small Landlord Fund</i></b>					Provides funding to landlords with 10 or fewer units for the preservation of existing affordable rental housing and/or the conversion of market/vacant housing to affordable housing.
<b><i>Demonstration Dollars</i></b>					Provides funding for emergencies, such as mass evictions or natural disasters, for capacity building, and for special projects that may not align with existing HOF program offerings.

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

**RESOLUTION NO. 216 (2024)**

RESOLVED: That the Housing Opportunity Fund (HOF) 2025 Annual Allocation Plan is hereby approved.

**CONSENT AGENDA**

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

1. Authorization to reappoint David Brewton to the Board of the Pittsburgh Housing Development Corporation for a new three-year term.

**RESOLUTION NO. 217 (2024)**

RESOLVED: That the reappointment of David Brewton to the Pittsburgh Housing Development Corporation (PHDC) Board is hereby approved.

2. Authorization to receive a grant not to exceed \$800,000 from the East Liberty TRID Revitalization Authority for the Broad Street Plaza improvement project.

**RESOLUTION NO. 218 (2024)**

RESOLVED: That the receipt of a grant from the East Liberty TRID Revitalization Authority for the Broad Street Plaza improvement project in the amount of \$800,000 is hereby approved.

3. Authorization to amend Resolution No. 64 of 2024, which approved a Pittsburgh Downtown Conversion Program loan with BC First and Market LLC, in the amount of \$3,075,000 for the renovation of the First and Market Building, to allow loan proceeds to be used to pay for renovation and acquisition costs.

**RESOLUTION NO. 219 (2024)**

RESOLVED: That Resolution No. 64 (2024) is hereby amended, to allow loan proceeds to be used to pay for renovation and acquisition costs.

4. Certificate of Completion for 23 Milt Limited Liability Co. or related entity, for Block 11-J, Lot 96, in the 1<sup>st</sup> Ward and return of the Good Faith Deposit (23 Miltenberger Street – mixed-use rehabilitation).

**RESOLUTION NO. 220 (2024)**

RESOLVED: That issuance of a Certificate of Completion to 23 Milt Limited Liability Co. or related entity, for Block 11-J, Lot 96, in the 1<sup>st</sup> Ward and return of the Good Faith Deposit (23 Miltenberger Street – mixed-use 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.

5. Certificate of Completion for the Pittsburgh Land Bank for Block 14-K, Lot 177, in the 30<sup>th</sup> Ward (Hilltop Alliance – 325 Jucunda Street – for-sale residential rehabilitation).

**RESOLUTION NO. 221 (2024)**

RESOLVED: That issuance of a Certificate of Completion to Pittsburgh Land Bank, for Block 14-K, Lot 177, in the 30<sup>th</sup> Ward and return of the Good Faith Deposit ((Hilltop Alliance – 325 Jucunda Street – for-sale residential 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.

6. Transfer proposal, form of contract, and authorization to execute a deed to The Pittsburgh Land Bank for the sale of Block 14-K, Lot 177, in the 30<sup>th</sup> Ward (325 Jucunda Street) for \$500 per parcel, plus costs (estimated to total \$2b).

**RESOLUTION NO. 222 (2024)**

RESOLVED: That the transfer of Block 14-K, Lot 177, in the 30<sup>th</sup> Ward (325 Jucunda Street) for \$500 per parcel, plus costs (estimated to total \$2b) and the assignment of a Disposition Contract and Redevelopment Proposal to the Pittsburgh Land Bank, are 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.

7. Conveyance of Block 3-B, Lot 100, Block 3-C, Lot 182, and Block 12-A, Lot 130, in the 17<sup>th</sup> Ward to the City of Pittsburgh for \$1.00 (Color Park and trail parcel – donation for use as public park and trail space).

**RESOLUTION NO. 223 (2024)**

RESOLVED: That the conveyance of Block 3-B, Lot 100, Block 3-C, Lot 182, and Block 12-A, Lot 130, in the 17<sup>th</sup> Ward, to the City of Pittsburgh for \$1.00 (Color Park and trail parcel – donation for use as public park and trail space) is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the 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.

8. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed to Jamal McDonald for the sale of Block 174-B, Lot 202, in the 13<sup>th</sup> Ward for \$900 plus costs (Mount Vernon Street - side yard sale).

**RESOLUTION NO. 224 (2024)**

RESOLVED: That the Redevelopment Proposal submitted by Jamal McDonald, for the sale of Block 174-B, Lot 202, in the 13<sup>th</sup> Ward, and execution of a disposition contract by sale to Jamal McDonald, for \$900 plus costs are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel 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 Jamal McDonald for the sale of Block 174-B, Lot 202, in the 13<sup>th</sup> Ward, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel 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.

9. Pennsylvania Housing Finance Agency (PHFA) 2024/25 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)
- a. Authorization to apply to the Pennsylvania Housing Finance Agency's (PHFA) 2024/25 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant cycle for the Home Accessibility Program for Independence (HAPI) in an amount not to exceed \$500,000 and, if required, enter into related grant contracts, subgrant and, if required, enter into related grant contracts, subgrant and fee agreements.

**RESOLUTION NO. 225 (2024)**

RESOLVED: That application to the Pennsylvania Housing Finance Agency's (PHFA) for a 2024/2025 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant in an amount not to exceed \$500,000 for the Home Accessibility Program for Independence (HAPI), 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 2024/2025 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant from the Pennsylvania Housing Finance Agency's (PHFA), for an amount not to exceed \$500,000, for the Home Accessibility Program for Independence (HAPI), 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.

- b. Authorization to apply to the Pennsylvania Housing Finance Agency's (PHFA) 2024/25 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant cycle for the Down Payment and Closing Costs Assistance Program in an amount not to exceed \$500,000 and, if required, enter into related grant contracts, subgrant and, if required, enter into related grant contracts, subgrant and fee agreements.

**RESOLUTION NO. 226 (2024)**

RESOLVED: That application to the Pennsylvania Housing Finance Agency's (PHFA) for a 2024/2025 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant in an amount not to exceed \$500,000 for the Down Payment and Closing Costs Assistance Program, 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 2024/2025 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) grant from the Pennsylvania Housing Finance Agency's (PHFA), for an amount not to exceed \$500,000, for Down Payment and Closing Costs Assistance Program, 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.

10. Department of Community and Economic Development (DCED) Local Share Account – Statewide Program

- a. Authorization to apply for funding from the Department of Community and Economic Development (DCED) Local Share Account – Statewide program in an amount not to exceed \$1,000,000 for the 200 Ross Street project. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Development Officer to execute related grant, subgrant, and fee agreements

**RESOLUTION NO. 227 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the 200 Ross Street 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the 200 Ross Street 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.

- b. Authorization to apply for funding from the DCED Local Share Account – Statewide program in an amount not to exceed \$1,000,000 for the Berg Place and Elks Lodge Demolition project. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Development Officer to execute related grant, subgrant, and fee agreements

**RESOLUTION NO. 228 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Berg Place and Elks Lodge Demolition 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Berg Place and Elks Lodge Demolition 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.

- c. Authorization to apply for funding from the DCED Local Share Account – Statewide program in an amount not to exceed \$1,000,000 for the Former Carnegie Library of Hazelwood Phase 1 Roof Stabilization project. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Development Officer to execute related grant, subgrant, and fee agreements

**RESOLUTION NO. 229 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Former Carnegie Library of Hazelwood Phase 1 Roof Stabilization 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Former Carnegie Library of Hazelwood Phase 1 Roof Stabilization 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.

Authorization to apply for funding from the DCED Local Share Account – Statewide program in an amount not to exceed \$1,000,000 for the South Shore Riverfront Park project. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Development Officer to execute related grant, subgrant, and fee. Authorization to apply for funding from the DCED Local Share Account Statewide program for the following projects and their project-specific amounts on behalf of the following nonprofit subgrantee leads. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Development Officer to execute related grant, subgrant, and fee agreements:

**RESOLUTION NO. 230 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the South Shore Riverfront Park 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the South Shore Riverfront Park 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.

11. Authorization to apply for funding from the DCED Local Share Account Statewide program for the following projects and their project-specific amounts on behalf of the following nonprofit subgrantee leads. If awarded, authorization for the Executive Director, Chief Financial Officer, and/or Chief Development Officer to execute related grant, subgrant, and fee agreements:

1. Allegheny Health Network – Prehospital Response Vehicle Update: \$441,900

**RESOLUTION NO. 231 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$441,900 for the Allegheny Health Network – Prehospital Response Vehicle 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Allegheny Health Network – Prehospital Response Vehicle 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.

2. Amani Christian Community Development Corporation – Carrick Senior Apartments: \$1,000,000

**RESOLUTION NO. 232 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Amani Christian Community Development Corporation – Carrick Senior Apartments 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Amani Christian Community Development Corporation – Carrick Senior Apartments 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.

3. Beltzhoover Consensus Group – Chalfont St. Development Phase II: \$604,022

**RESOLUTION NO. 233 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$604,022 for the Beltzhoover Consensus Group – Chalfont St. Development Phase II 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$604,022, for the Beltzhoover Consensus Group – Chalfont St. Development Phase II 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.

4. Bishop Canevin High School – Gymnasium Renovation & Improvement Project: \$414,914

**RESOLUTION NO. 234 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$414,914 for the Bishop Canevin High School – Gymnasium Renovation & Improvement 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$414,914, for the Bishop Canevin High School – Gymnasium Renovation & Improvement 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.

5. Center of Life – Community Hub on Hazelwood Green: \$1,000,000

**RESOLUTION NO. 235 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Center of Life – Community Hub on Hazelwood Green 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Center of Life – Community Hub on Hazelwood Green 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.

6. Children’s Museum of Pittsburgh – Museum Annex Renovation: \$300,000

**RESOLUTION NO. 236 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$300,000 for the Children’s Museum of Pittsburgh – Museum Annex Renovation 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$300,000, for the Children’s Museum of Pittsburgh – Museum Annex Renovation 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.

7. East Liberty Development Inc. – Saints Peter & Paul Event Center: \$1,000,000.

**RESOLUTION NO. 237 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the East Liberty Development Inc. – Saints Peter & Paul Event Center 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the East Liberty Development Inc. – Saints Peter & Paul Event Center 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.

8. Pittsburgh Office of Promotion – Emerging Filmmakers Program: \$298,500

**RESOLUTION NO. 238 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$298,500 for the Pittsburgh Office of Promotion – Emerging Filmmakers Program 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$298,500, for the Pittsburgh Office of Promotion – Emerging Filmmakers Program 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.

9. Senator John Heinz History Center – HVAC Replacement: \$890,850

**RESOLUTION NO. 239 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$890,850 for the Senator John Heinz History Center – HVAC Replacement 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$890,850, for the Senator John Heinz History Center – HVAC Replacement 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.

10. Industrial Arts Workshop – Design & Construction Documents for Facility Renovation and Expansion: \$345,790

**RESOLUTION NO. 240 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$345,790 for the Industrial Arts Workshop – Design & Construction Documents for Facility Renovation and Expansion 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$345,790, for the Industrial Arts Workshop – Design & Construction Documents for Facility Renovation and Expansion 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.

11. La Scuola d'Italia Galileo Galilei – 421 N. Braddock Ave: \$1,000,000

**RESOLUTION NO. 241 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the La Scuola d'Italia Galileo Galilei – 421 N. Braddock Ave 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the La Scuola d'Italia Galileo Galilei – 421 N. Braddock Ave 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.

12. Lemington Residential Corporation – Eva P Mitchell Rehabilitation: \$1,000,000

**RESOLUTION NO. 242 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Lemington Residential Corporation – Eva P Mitchell Rehabilitation 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Lemington Residential Corporation – Eva P Mitchell Rehabilitation 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.

13. Light of Life Ministries, Inc. – Expanding Access to Shelter, Health, and Nutrition: \$1,000,000

**RESOLUTION NO. 243 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Light of Life Ministries, Inc. – Expanding Access to Shelter, Health, and Nutrition 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Light of Life Ministries, Inc. – Expanding Access to Shelter, Health, and Nutrition 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.

14. Pennsylvania Affordable Housing Corporation – Next Steps Apartments Phase I: \$272,577

**RESOLUTION NO. 244 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$272,577 for the Pennsylvania Affordable Housing Corporation – Next Steps Apartments Phase I 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$272,577, for the Pennsylvania Affordable Housing Corporation – Next Steps Apartments Phase I 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.

15. Pittsburgh Ballet Theatre – Bathroom Renovation Project: \$1,000,000

**RESOLUTION NO. 245 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Pittsburgh Ballet Theatre – Bathroom Renovation 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Pittsburgh Ballet Theatre – Bathroom Renovation 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. Pittsburgh Musical Theater – LSA: \$1,000,000

**RESOLUTION NO. 246 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Pittsburgh Musical Theater – LSA 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Pittsburgh Musical Theater – LSA 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.



17. Pittsburgh Opera – The Bitz Opera Factory Flooring Renovation: \$80,170

**RESOLUTION NO. 247 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$80,170 for the Pittsburgh Opera – The Bitz Opera Factory Flooring Renovation 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$80,170, for the Pittsburgh Opera – The Bitz Opera Factory Flooring Renovation 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.

18. Pittsburgh Three Rivers Incorporated – Vehicle Purchase: \$64,093

**RESOLUTION NO. 248 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$64,093 for the Pittsburgh Three Rivers Incorporated – Vehicle Purchase 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$64,093, for the Pittsburgh Three Rivers Incorporated – Vehicle Purchase 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.

19. RIDC Southwestern Pennsylvania Growth Fund – RIDC Mill 19C Site Enhancements and Tenant Improvements: \$964,510

**RESOLUTION NO. 249 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$964,510 for the RIDC Southwestern Pennsylvania Growth Fund – RIDC Mill 19C Site Enhancements and Tenant Improvements 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$964,510, for the RIDC Southwestern Pennsylvania Growth Fund – RIDC Mill 19C Site Enhancements and Tenant Improvements 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.

20. East Hills 1 HOA – Infrastructure Restoration Project Phase II: \$1,000,000

**RESOLUTION NO. 250 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the East Hills 1 HOA – Infrastructure Restoration Project Phase II 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the East Hills 1 HOA – Infrastructure Restoration Project Phase II 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.

21. Riverlife – Allegheny Riverfront Park Expansion: \$1,000,000

**RESOLUTION NO. 251 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Riverlife – Allegheny Riverfront Park Expansion 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Riverlife – Allegheny Riverfront Park Expansion 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.

22. Sarah Heinz House Association – Transportation for OST Programming for At-Risk Youth: \$325,850

**RESOLUTION NO. 252 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$325,850 for the Sarah Heinz House Association – Transportation for OST Programming for At-Risk Youth 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$325,850, for the Sarah Heinz House Association – Transportation for OST Programming for At-Risk Youth 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.

23. Storehouse for Teachers – Warehouse Construction: \$1,000,000

**RESOLUTION NO. 253 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Storehouse for Teachers – Warehouse Construction 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Storehouse for Teachers – Warehouse Construction 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.

24. The Brashear Association, Inc. – CARES Hilltop Community Center Creative and Analytical Play Space: \$1,000,000

**RESOLUTION NO. 254 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Brashear Association, Inc. – CARES Hilltop Community Center Creative and Analytical Play Space 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the The Brashear Association, Inc. – CARES Hilltop Community Center Creative and Analytical Play Space 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.

25. Frick Art& Historical Center, Inc. – Frick Pittsburgh Clayton Restoration: \$1,000,000

**RESOLUTION NO. 255 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Frick Art& Historical Center, Inc. – Frick Pittsburgh Clayton Restoration 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Frick Art& Historical Center, Inc. – Frick Pittsburgh Clayton Restoration 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.

26. The Greenwood Plan – Greenwood Smithfield Redevelopment and Maker Space Acquisition: \$1,000,000

**RESOLUTION NO. 256 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$1,000,000 for the Greenwood Plan – Greenwood Smithfield Redevelopment and Maker Space Acquisition 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$1,000,000, for the Greenwood Plan – Greenwood Smithfield Redevelopment and Maker Space Acquisition 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.

27. The Salvation Army – Pittsburgh Roof Replacement in Brookline: \$238,680

**RESOLUTION NO. 257 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$238,680 for the Salvation Army – Pittsburgh Roof Replacement in Brookline 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$238,680, for the Salvation Army – Pittsburgh Roof Replacement in Brookline 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.

28. Veterans Place of Washington Boulevard – Transportation and Accessibility for Homeless Veterans: \$150,820

**RESOLUTION NO. 258 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$150,820 for the Veterans Place of Washington Boulevard – Transportation and Accessibility for Homeless Veterans 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$150,820, for the Veterans Place of Washington Boulevard – Transportation and Accessibility for Homeless Veterans 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.

29. Western PA School for Blind Center – Adult Center: \$976,435

**RESOLUTION NO. 259 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$976,435 for the Western PA School for Blind Center – Adult Center 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$976,435, for the Western PA School for Blind Center – Adult Center 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.

30. WQED Multimedia – Automation Upgrades for System Reliability: \$66,000

**RESOLUTION NO. 260 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$66,000 for the WQED Multimedia – Automation Upgrades for System Reliability 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$66,000, for the WQED Multimedia – Automation Upgrades for System Reliability 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.

31. Yeshivath Achei Tmimim of Pittsburgh – Greenfield Facility Renovation: \$999,830

**RESOLUTION NO. 261 (2024)**

RESOLVED: That application to the Department of Community and Economic Development (DCED) for a Local Share Account – Statewide program grant in an amount not to exceed \$999,830 for the Yeshivath Achei Tmimim of Pittsburgh – Greenfield Facility Renovation 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 Local Share Account – Statewide program grant from the Department of Community and Economic Development (DCED), for an amount not to exceed \$999,830, for the Yeshivath Achei Tmimim of Pittsburgh – Greenfield Facility Renovation 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.

11. Pennsylvania Strategic Investments to Enhance Sites (PA SITES) Program

- a. Authorization to apply to the PA Strategic Investments to Enhance Sites Program (PA SITES) quarter 4 program cycle for the 62<sup>nd</sup> Street Development for a grant amount not to exceed \$1,000,000 and, in the event of an award, authorization to enter into related grant contracts and other related agreements.

**RESOLUTION NO. 262 (2024)**

RESOLVED: That application to the Pennsylvania Strategic Investments for a Enhance Sites Program (PA SITES) quarter 4 program cycle grant in an amount not to exceed \$1,000,000 for the 62<sup>nd</sup> Street Development 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 Enhance Sites Program (PA SITES) quarter 4 program cycle grant from the Pennsylvania Strategic Investments, for an amount not to exceed \$1,000,000, for the 62<sup>nd</sup> Street Development 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.



- b. Authorization to apply to the PA Strategic Investments to Enhance Sites Program (PA SITES) quarter 4 program cycle for the 200 Ross Street Development for a loan amount not to exceed \$1,000,000 and, in the event of an award, authorization to enter into related grant contracts and other related agreements.

**RESOLUTION NO. 263 (2024)**

RESOLVED: That application to the Pennsylvania Strategic Investments for a Enhance Sites Program (PA SITES) quarter 4 program cycle grant in an amount not to exceed \$1,000,000 for the 200 Ross Street Development 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 Enhance Sites Program (PA SITES) quarter 4 program cycle grant from the Pennsylvania Strategic Investments, for an amount not to exceed \$1,000,000, for the 200 Ross Street Development 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.

- c. Authorization to apply to the PA Strategic Investments to Enhance Sites Program (PA SITES) quarter 4 grant program for the Larimer Celebration Hall for a grant amount not to exceed \$1,807,998 and, in the event of an award, authorization to enter into related grant contracts and other related agreements.

**RESOLUTION NO. 264 (2024)**

RESOLVED: That application to the Pennsylvania Strategic Investments for a Enhance Sites Program (PA SITES) quarter 4 program cycle grant in an amount not to exceed \$1,807,998 for the Larimer Celebration Hall 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 Enhance Sites Program (PA SITES) quarter 4 program cycle grant from the Pennsylvania Strategic Investments, for an amount not to exceed \$1,807,998, for the Larimer Celebration Hall 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.

12. Pennsylvania Mixed-Use Housing Development Pilot Program (PA MHD)

- a. Authorization to apply to the PA Mixed-Use Housing Development Pilot Program (PA MHD) program for the 200 Ross Street Development for a grant amount not to exceed

\$1,000,000 and, in the event of an award, authorization to enter into related grant contracts and other related agreements.

**RESOLUTION NO. 265 (2024)**

RESOLVED: That application to the Pennsylvania Mixed-Use Housing Development Pilot Program for a grant in an amount not to exceed \$1,000,000 for the 200 Ross Street Development 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 Pennsylvania Mixed-Use Housing Development Pilot Program grant for an amount not to exceed \$1,000,000, for the 200 Ross Street Development 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.

- b. Authorization to apply to the PA Mixed-Use Housing Development Pilot Program (PA MHD) program for the Carrick Senior Apartments (Berg Place) Development for a grant amount not to exceed \$562,000 and, in the event of an award, authorization to enter into related grant contracts and other related agreements.

**RESOLUTION NO. 266 (2024)**

RESOLVED: That application to the Pennsylvania Mixed-Use Housing Development Pilot Program for a grant in an amount not to exceed \$562,000 for the Carrick Senior Apartments (Berg Place) Development 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 Pennsylvania Mixed-Use Housing Development Pilot Program grant for an amount not to exceed \$562,000, for the Carrick Senior Apartments (Berg Place) Development 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.

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

DocuSigned by:  
*Theresa Schacht*  
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Board Secretary

**Public Comment Registration**  
**November 14, 2024 URA Regular Board Meeting**

**Overview of Comment Registration**

**In person: 0**

**Virtual: 2**

**Written: 1**

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**Virtual Registrants**

**Name:** LaShawn Burton Faulk

**Zoom Username:** LaShawn Burton Faulk

**Agenda Item/Topic:** Esplanade and TRID

**Name:** Raymond Moore

**Zoom Username:** Raymond Moore

**Agenda Item/Topic:**

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**Written Comments**

**Name:** Matt Peters

**Agenda Item/Topic:** Woods Village

**Comment:**

To the board members of the URA:

Regarding the Woods Village proposal on your upcoming meeting agenda, I wish to add some new data for consideration in your deliberations.

When this was proposed in late 2019, there was significant concern from the community about a wide range of issues. This new proposal considers many of those issues, but ignores others in their singleminded attachment to this city-owned parcel of land, so temptingly right outside the door of the historic farmhouse.

The fact that this land is owned by the city, opens the discussion of the fate of this land in a way that an exchange between private landowners does not.

I have stated in previous letters the relevance of the city's Climate Action Plan, noting the priority placed on the city's own goal to "HALT the loss of canopy forest to developers", such as we have here. I have since learned that the city of Pittsburgh is also a signatory to the Migratory Bird Treaty Act, where the US Fish and Wildlife Service administers an Urban Birds Treaty. The incoming president is expected to enact policies that will leave programs like this to fall to the local level.

Since this issue last appeared on the URA's agenda, three important findings have been published in peer-reviewed science journals that I bring to your attention here.

The first is a report published in January of this year, by the National Academy of Sciences. This report shows that the impacts or effects of climate change in the next decade or two, will provide growing conditions that favour more vigorous growth of our eastern deciduous hardwood forests. At the same time, the changing weather patterns that climate change will bring during this time period, will mean that forests in the western half of the US, along with boreal forests in the far North, will become carbon sources as a century of mismanagement plus all the industrial pollution means bigger and more frequent wildfires, such as the ones we see on the news lately. This report can be found here, <https://www.pnas.org/doi/10.1073/pnas.2311132121>

The second report, published in February, highlights the importance of the young forests such as the ones found here where the Woods Village proposal would be sited. This site, as asserted in my previous letters to the Board, is just at the age where it is becoming a serious asset to Pittsburgh's carbon storage banking. Here is the link to that study, <https://agupubs.onlinelibrary.wiley.com/doi/10.1029/2023EF003663>

These two reports, understood together, means that the contiguous forests that make up this slender connecting corridor, is of great value and actions that compromise it must be curtailed.

A third study, published in July of this year, finds that the bark of trees hosts microbes that are processing methane from the atmosphere. Methane, which we know as Natural Gas, is a far more potent greenhouse gas compared to carbon dioxide. This finding means that every square inch of these young, multi-stemmed forests, are even more valuable than previous carbon sequestration calculations have shown! <https://www.nature.com/articles/s41586-024-07592-w>

Lest we be tempted to dismiss forest issues to places like national forests, let me share this publication from 2022, which I found much later, but again is relevant science pertaining to this issue.

<https://www.wbur.org/news/2022/02/16/forest-fragments-northeast-us-climate-change-soil-respiration>

We owe it to the world to protect what little forest we have here in our cities.

When the Woods Village proposal was first presented, we were told that infill was "impossible". We see that that was untrue, and I am pleased that we've found a way to proceed with this essential housing priority for our neighborhood. I think this shows that we can design a profitable housing proposal that focuses on this and leaves this canopy forest to continue providing the essential climate services it is just getting started to really provide.

The root of the problem is that our prime real estate for housing proposals like this one, are unfortunately occupied by whatever driverless-car corporation has inherited UBER's failed experiment. That is where we can build all the housing we need, and let this land provide the parks and recreation services it is best suited for.

I am grateful for this opportunity to comment on policy decisions that affect my community. Public participation is an essential part of a functioning democracy, and I believe it is the responsibility of a responsible government to adhere to its own laws and agreements, consider the best science, and recognize that the seriousness of climate change requires that forest conservation receive the highest consideration here.

Sincerely,

Matt Peters