

November 9, 2017

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

November 9, 2017 – 2:00 P.M., E.S.T.

Members Present: Messrs. Acklin, Lavelle, Ferlo, Gainey, Mmes., Hall-Russell
Members Absent: None

Staff Present Messrs., Rubinstein, Cummings, Clark, Link, Short, Kaminski, Hobbes, Pawlak,
Alcorn, Fedorek, Mmes., Edwards, Saladna, Smith-Perry, Walker, Meier, Taylor, Mitchell,
Davidson and Schacht.

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

1. General

- a. The minutes of the Regular Board Meeting on October 12, 2017, Special Board Meeting of October 20, 2017 and Special Board Meeting of October 26, 2017 were approved as written and previously distributed.

2. Announcements

- a. Mr. Rubinstein announced that a Minority Women Business Enterprise Networking event will be held on November 14, 2017, at Alloy 26, 100 South Common Street from 5:30 PM to 7:30 PM.
- b. Mr. Rubinstein announced that a design planning exercise lead by the Department of City Planning will be held on Wednesday November 29, 2017, at the Paramount Building in Uptown Neighborhood located at 1727 Blvd of the Allies from 8:30 AM to 12:00 PM.
- c. Mr. Acklin announced that an Executive Session was held on November 3, 2017 regarding the proposed Lower Hill Option Agreement Amendment.

3. Lower Hill- Pittsburgh Arena Real Estate Redevelopment LP Option Agreement

- a. Amendment of the Comprehensive Option Agreement by and between the Sports & Exhibition Authority of Pittsburgh and Allegheny County, the Authority, and Pittsburgh Arena Real Estate Redevelopment LP.

Mr. Acklin stated that he will not advance this item, and directed that an Executive Session of the Board be held on Monday, November 13, 2017, and a Special Board Meeting on Wednesday November 15, 2017, and that the deadline for this amendment be extended through November 15, 2017, to give the Board additional time to review this amendment.

Upon a motion to approve by Mr. Ferlo, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 340 (2017)

RESOLVED: That the Executive Director is authorized to extend the expiration date of the Option Period ending November 9, 2017 to November 15, 2017, and the Executive Director and all proper officers of the Authority are authorized to take any and all actions and execute such documents as are related and proper to effectuate the terms of the attached letter and this resolution.

4. Hays – Hays Woods

- a. Conveyance of Block 31-G, part of Lot 200, in the 31st Ward and Block 32- H, part of Lot 100, in the 16th Ward to the City of Pittsburgh for \$1.00.
- b. Request for Expressions of Interest seeking an entity to purchase and hold a conservation easement encumbering Block 31-G, Lots 200 and 200-1; Block 31-J, Lots 44 and 75; Block 31-K, Lots 2, 25, 35, and 55; and Block 32-H, Lot 100, in the 16th and 31st Wards and in Baldwin Borough.

Mr. Rubinstein requested Board approval of the above items.

Mr. Robert Rubinstein, Executive Director stated that in June 2016, the URA acquired a 653-acre tract of land known as Hays Woods from Pittsburgh Development Group II, L.P. The property is located mostly within the City of Pittsburgh, with a few acres located in the Borough of Baldwin.

Authorization is now requested to convey approximately 555 acres of the Hays Woods property to the City of Pittsburgh for \$1.00 for future dedication as permanent green space. The conveyance will be subject to recordation of a subdivision, with URA retaining ownership of approximately 89 acres for future redevelopment, as well as to recordation of a conservation easement, and to the URA's retention of all mineral rights associated with the property.

Authorization is also requested to issue a Request for Expressions of Interest seeking an entity to purchase and hold a conservation easement on all those portions of Hays Woods that are not retained by the URA.

To date, the URA has incurred approximately \$5.23 million in costs related to:

- Acquisition and related costs
- Title research
- Phase I environmental site assessment
- Site survey and subdivision plan
- Appraisal
- Property taxes

The URA has applied for a grant from the Department of Conservation and Natural Resources for reimbursement of certain of the costs incurred to date. The authorizations requested today may be further subject to requirements associated with such grant.

Mr. Acklin stated that this property provides a tremendous opportunity for the City. He stated that this motion today does not include moving forward with development on the portion the Authority will retain, but merely starts the process for approving the conveyance of the remaining acreage to the City of Pittsburgh. He stated that there will be future conversations regarding potential housing development on the portion that the Authority will retain, and that the process would involve extensive community engagement.

Ms. Hall-Russell asked about the location of the 89 acres. Mr. Rubinstein answered that prior engineering studies had been reviewed and concluded that this was the most viable location for potential development.

Mr. Matt Peters, a resident of Hazelwood, was present. Mr. Peters stated that he has lived in Hazelwood for seven years and believes there will be a visual impact if there is housing development on the 89 acres the Authority will retain.

Ms. Hall-Russell stated that she obtained a better understanding regarding the issue of conservation through the Climate Reality Leadership Corps.

Mr. Alexander DenMarsh, an Uptown Neighborhood resident, was present. Mr. DenMarsh stated that he appreciates the Authority's investment in the Uptown neighborhood, as well in the visionary leadership that took place to acquire this property. He also asked that the Authority give the vote today further consideration and postpone this resolution.

Mr. Acklin stated that they want to move forward with this vote today to convey the 555 acres to the City.

Patrick Duffey, a concerned citizen, was present. Mr. Duffey stated that he appreciates the Authority investment in this site, but feels that the Authority should not be developing in a rural area like this. He asked that the Authority postpone the vote on this item.

Ms. Kate St John, a concerned citizen, was present. Ms. St. John stated that she is passionate about this site. She was happy to hear that this is the first step in preserving the majority of this

site permanently. She would like to see the whole site preserved. She feels there was a lack of understanding of what this process entailed. She asked about the mineral rights. Mr. Acklin stated that the Authority acquired the mineral rights that will be subject to the conservation easement as part of this REOI.

Ms. Maureen Copeland, an East Liberty resident, was present. Ms. Copeland stated that to her understanding, the Western Pennsylvania Conservancy conducted a geological study that concluded 59 acres of this site were the most ecologically sound. She asked how accurate this study was. Mr. Acklin answered that he was not aware of such a study but would investigate and take it into consideration in any future action.

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

RESOLUTION NO. 308 (2017)

RESOLVED: That the conveyance of Block 31-G, part of Lot 200, in the 31st Ward and Block 32-H, part of Lot 100, in the 16th Ward, to the City of Pittsburgh, for \$1.00, plus costs, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are related and proper 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.

RESOLUTION 309 (2017)

RESOLVED: That the release of a Request for Expressions of Interest to seek an entity to purchase and hold a conservation easement encumbering Block 31-G, Lots 200 and 200-1; Block 31-J, Lots 44 and 75; Block 31-K, Lots 2, 25, 35, and 55; and Block 32-H, Lot 100, in the 16th and 31st Wards, and in Baldwin Borough is hereby approved.

4. Allegheny Dwellings Phase I

- a. Rental Housing Development and Improvement Program (RHDIP) loan agreement with Allegheny Dwellings I, LLC, in an amount not to exceed \$500,000.00.
- b. Final drawings, evidence of financing, and execution of deed for the sale of Block 23-F, Lots 59, 59A, 60, 60A, and 60B; Block 23-B, Lots 216, 227, 227A, 227B, 228, 229, 231, 232, 233, 234, 234A, and 235; and Block 23-G, Lots 344 and 345, in the 25th Ward, to Housing Authority of the City of Pittsburgh for \$1.00 plus costs.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Director of Housing stated that authorization is requested to enter into a loan agreement with Allegheny Dwellings I, LLC, for the Allegheny Dwellings Phase I development. This project was awarded 4% Low Income Housing Tax Credits (LIHTC) through the Pennsylvania Housing Finance Agency (PHFA). The mixed-income development will contain 65 one, two, and three-bedroom units, with 57 of the units to be constructed on the lower portion of the existing Allegheny Dwellings site and eight new units to be built along adjacent Federal Street. Of the total units, 47 will be affordable to tenants with incomes below 60% of the area median income (AMI), and 18 will be market rate.

The developers of the project, located in the Central Northside and Fineview neighborhoods, are TREK Development Group and Allies & Ross Management and Development Corporation (ARMDC). ARMDC is the non-profit development affiliate of the Housing Authority of the City of Pittsburgh (HACP).

Authorization is also requested to approve final working drawings and evidence of financing and to execute a deed. At its meeting of August 10, 2017, the Board approved the proposal submitted by the HACP for the 19 off-site parcels in the 25th Ward. The parcels contain a total area of approximately 23,961 square feet and are located along Perrysville Avenue, Lane Way, and Federal Street in Central Northside and along Henderson Street in Fineview. HACP will own the lots and will enter into a ground lease with the developer, Allegheny Dwellings I, LLC.

The Housing Authority of the City of Pittsburgh is a public-housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the Executive Director. TREK Development Group, Inc., is a Pennsylvania corporation with a mailing address at 130 7th Street, Pittsburgh, PA 15222. William Gatti is the President.

URA Board approval is contingent upon:

- Receipt and approval of the final construction costs by the URA's Engineering and Construction Department.
- Receipt and approval of an M/WBE plan.
- Final Schedule of Values and Construction Contract to be reviewed and approved by URA staff.

Details of the development are as follows:

Developer:	Allegheny Dwellings I, LLC
Managing General Partner:	TREK Development Group
Administration Partner:	Allies & Ross Management and Development Corporation (ARMDC)

Location: 1660 Sandusky Court, Pittsburgh, PA 15212
Fineview neighborhood

Ward: 25th Ward

Description: Construction of 65 mixed income units. Fifty-seven (57) units will be constructed on the lower portion of the existing Allegheny Dwellings site and 8 units will be constructed off-site on the adjacent Federal Street. There will be a total of 47 affordable units, or 72% of the project, that will rent to households with incomes at or below 60% of the area median income (AMI). 18 units will be market rate.

Architect: Rothschild Doyno Collaborative
Ken Doyno, AIA, LEED AP
2847 Penn Avenue
Pittsburgh, PA 15222

General Contractor: Mistick Construction
Robert Mistick, principal
1300 Brighton Road
Pittsburgh, PA 15233

Total Development Costs: \$ 21,037,044.00

URA Financing Source:

URA RHDIP loan	\$ 500,000.00 (0% Interest)
Total URA Financing	\$ 500,000.00

Other Construction Financing Sources:

4% LIHTC Equity	\$ 5,546,869.00
Tax Exempt Bonds	\$ 10,000,000.00
HACP Investment	\$ 2,840,528.00
HACP Site Prep Note	\$ 642,857.00
Conventional Loan	\$ 1,440,000.00
General Partner Contribution	\$ 100.00
Reinvested Developer Fee	\$ 66,690.00
Total Other Financing	\$ 20,537,044.00

Program Benefit: Project will replace aging and outdated affordable housing with a mixed income development. The improvements will benefit the Northside and the low-income residents by bringing new apartments to the community.

Real Estate Loan

November 9, 2017

Review Committee: To be presented at the November 8, 2017 Real Estate Loan Review Committee.

M/WBE Review: Plan to be presented for HACP URA M/WBE review.

Mr. Trey Barbour, of TREK Development Group, was present. Mr. Barbour stated that this is a challenging site that was originally a rock quarry. Mr. Ferlo asked what management role that TREK Development will play in this development. Mr. Barbour answered that TREK Development will manage the units. Mr. Ferlo asked if supportive services will be provided. Mr. Barbour answered yes.

Upon a motion approved by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 310 (2017)

RESOLVED: That a loan to Allegheny Dwellings I, LLC, for the Allegheny Dwellings Phase I development, for an amount not to exceed \$500,000.00, payable from the Rental Housing Development and Improvement Program (RHDIP), is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 311 (2017)

RESOLVED: That the final drawings and evidence of financing submitted by Housing Authority of the City of Pittsburgh for Block 23-F, Lots 59, 59A, 60, 60A, and 60B; Block 23-B, Lots 216, 227, 227A, 227B, 228, 229, 231, 232, 233, 234, 234A, and 235; and Block 23-G, Lots 344 and 345, in the 25th Ward, are hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Bethlehem Haven Redevelopment

- a. UDAG Program Income Fund (UPIF) loan agreement with Bethlehem Haven in an amount not to exceed \$225,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that authorization is requested to approve the above pre-development loan agreement for proposed building acquisition in the Uptown neighborhood. Bethlehem Haven is a non-profit organization that provides permanent supportive housing and medical respite housing and other supportive services in its existing building located at 1406-1410 Fifth

Avenue. Currently, the 4-story 1410 Fifth Avenue building houses 26 permanent housing units. Five (5) medical respite housing units are located in the 1406-1408 Fifth Avenue buildings. Medical respite housing is provided for individuals who are discharged from the hospital and need a safe place to recuperate. The building is staffed 24/7 and includes a large multi-purpose room, laundry room and computer lab.

Bethlehem Haven intends to expand its capacity, facility, and programming. Renovations to create more housing units are limited by the size and configuration of the existing building. Consequently, in 2017, Bethlehem Haven optioned 1402 5th Ave and 1404 5th Avenue (which currently house the US Post Office and Kenny's Bar, respectively) to provide sufficient space to expand affordable housing and other programming for the community's low-income residents. This project will offer a full continuum of housing options including emergency shelter, permanent supportive housing, and affordable efficiencies and one-bedroom apartments.

Kenny's Bar (1404 Fifth Avenue) is a known nuisance bar in the Uptown neighborhood. The Allegheny County District Attorney recently provided Bethlehem Haven with a grant to purchase security cameras mounted on the face of 1410 Fifth Avenue as a deterrent to criminal activity. The acquisition of this building will address an ongoing safety concern for Bethlehem Haven and for the neighborhood.

The requested URA financing will fund a portion of the acquisition costs for the two (2) buildings. Bethlehem Haven intends to demolish the newly acquired structures plus a portion of the existing buildings and construct a new five story building. The 1410 Fifth Avenue building will be renovated. The new construction/renovation capital plan is to be funded, in part, with 4% Low Income Housing Tax Credits, tax-exempt debt, and other soft financing.

Details of the development are as follows:

Developer:	Bethlehem Haven 1406-1410 Fifth Avenue Pittsburgh, PA 15219
Location:	1402 – 1410 Fifth Avenue (Proposed)
Ward:	1st Ward
Description:	Acquisition of two properties at 1402 & 1404 Fifth Avenue for future expansion
Architect:	Devlin Architecture 707 Grant Street #2900 Pittsburgh, PA 15219
General Contractor:	TBD

Total Pre-Development Cost: \$657,729.00

Predevelopment Financing Sources:

URA Financing Sources:

UPIF Loan (Bridge loan)	\$ 225,000.00
Total URA Financing	\$ 225,000.00

Other Financing Sources:

Internal Bethlehem Haven sources	\$ 432,729.00
Total Other Financing	\$ 432,729.00

Authority Financing:

\$225,000.00 - UPIF loan: 3% interest rate, twenty-four (24) month term.

Program Benefit:

This development will provide expanded affordable housing and supportive services.

Real Estate Loan Review

Committee Status:

Presented at the November 8, 2017 Real Estate Loan Review Committee.

Ms. Hall-Russell asked about timing. Mr. Cummings answered that the goal was a four percent tax credit project for the expansion that has not been decided currently because of national tax code changes.

Mr. Ferlo asked what type of housing will be available for this development. Caroline Woodward, of Bethlehem Haven, was present. Ms. Woodward answered that the housing for this development will be affordable studio efficiency units and one bedroom apartments that would be located on the top floors. She stated that the second floor is currently being used for their Permanent Supportive Housing Program. Mr. Gainey asked about the acquisition of Kenny's Bar. Mr. Cummings stated that Bethlehem Haven and the owners have an agreement to purchase Kenny's Bar.

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

RESOLUTION NO. 312 (2017)

RESOLVED: That a loan to Bethlehem Haven in an amount not to exceed \$225,000.00, payable from the UDAG Program Income Fund (UPIF), for a proposed building acquisition in the Uptown neighborhood, is hereby approved, and the Executive Director or Director of Finance, 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.

6. Garfield – Garfield Highlands

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
10 th	50-H-11	5347 Rosetta Street
10 th	50-M-1	5361 Rosetta Street
10 th	50-M-4	5367 Rosetta Street
10 th	50-M-5	0 Rosetta Street
10 th	50-M-8	323 North Aiken Avenue
10 th	50-M-44	5347 Kincaid Street
11 th	50-M-180	5410 Rosetta Street
11 th	50-M-186	234 North Aiken Avenue

Mr. Rubinstein requested Board approval of the above item.

Mr. Nathan Clark, Acting Director of Real Estate stated that authorization is requested to acquire the above-listed parcels, which are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer's Sale for tax-delinquency.

The parcels, which include seven vacant parcels and one vacant structure (323 North Aiken Avenue), are located in Garfield. They contain a total land area of approximately 18,662 square feet and will be acquired for \$1.00 plus costs using Residential Land Reserve Funds.

The parcels are being acquired as part of a site assemblage for construction of 20 scattered site, lease to own, affordable housing units to be developed by a partnership between S&A Homes and Bloomfield-Garfield Corporation.

There was no discussion among the Members.

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

RESOLUTION NO.313 (2017)

RESOLVED: That the acquisition of the following publicly-owned properties from the City of Pittsburgh, for a purchase price of \$1.00 each, plus costs, payable from the Residential Land Reserve Fund, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement of sale and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
10 th	50-H-11	5347 Rosetta Street
10 th	50-M-1	5361 Rosetta Street
10 th	50-M-4	5367 Rosetta Street
10 th	50-M-5	0 Rosetta Street
10 th	50-M-8	323 North Aiken Avenue
10 th	50-M-44	5347 Kincaid Street
11 th	50-M-180	5410 Rosetta Street
11 th	50-M-186	234 North Aiken Avenue

7. East Liberty/Larimer-Choice Neighborhoods

- a. Agreement of sale, and or an assignment of agreement of sale, with East Liberty Development Incorporated for the acquisition of Block 124-N, Lot 365, in the 12th Ward for \$10,000.00, plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that by an Agreement for Services dated December 8, 2016, the URA contracted with East Liberty Development Incorporated ("ELDI") for ELDI to negotiate assignable sale agreements on behalf of the URA for the acquisition of parcels in the Larimer neighborhood. ELDI has negotiated an agreement for Block 124-N, Lot 365, a 3,231-square foot vacant parcel located at 146 Winslow Street in Larimer. ELDI will acquire the parcel initially and then convey it to the URA.

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

The funding source for this acquisition is Leased Land, Larimer Project Funds and/or UDAG loan funds.

ELDI is a Pennsylvania non-profit corporation with an address of 100 North Sheridan Avenue, 4th Floor, Pittsburgh, PA 15206. Maelene Myers is Executive Director and Kendall Pelling is Director of Land Recycling.

There was no discussion among the Members.

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

RESOLUTION NO. 314 (2017)

RESOLVED: That the acquisition of Block 124-N, Lot 365, in the 12th Ward, from East Liberty Development Incorporated, for \$10,000.00 plus costs, payable from Leased Land, Larimer Project funds and/or UDAG loan funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale/and or an assignment of agreement of sale and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Enright Court Planning Grant

- a. Grant to East Liberty Development, Inc. for an amount not to exceed \$20,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that the neighborhoods of Larimer and East Liberty are the site of a Federal Choice Neighborhoods Implementation Grant award in the amount of \$30 million for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment will focus on three core goals/components: housing, people, and neighborhood. The Authority is charged with implementing the neighborhood component which seeks to address issues of vacant land, public infrastructure needs, and greening/park goals.

Enright Court is located in the Larimer and East Liberty Choice Neighborhood district along Broad Street and the Phase II housing development. Enright Court is a homeownership enclave that needs significant public infrastructure improvements so that these homeowners can connect to and benefit from the development investment happening in the district.

East Liberty Development, Inc. will engage Stefani Danes and Evolve EA to complete a planning study to provide concepts and strategies to address these infrastructure needs. The Enright Court Planning process will include public engagement, analysis of existing conditions, recommendations for streetscape improvements and connections, and tactics to improve Enright Court's frontage along Broad Street and East Liberty Boulevard. The planning work will also develop ownership, funding, maintenance, and public safety strategies for Enright Court interior streets that are currently privately owned with no mechanism to maintain them.

The Enright Court Planning study has a budget of \$29,000.00. Authorization is requested to provide a planning grant to East Liberty Development, Inc. for an amount not to exceed \$20,000.00. Other funding for the study will include East Liberty Development, Inc. in-kind services and other grants.

Grant Source: Larimer Choice Neighborhood Funds, East Liberty Project funds and/or other Authority Sources.

Contact:

Maelene Myers
Executive Director
East Liberty Development, Inc.
100 N. Sheridan Avenue, Fourth Floor
Pittsburgh, PA 15206
412-361-8061

Mr. Ferlo asked if all units in this development are occupied. Mr. Cummings answered that he believes that two-thirds of the development is owner-occupied. Kendall Pelling, of East Liberty Development Inc., was present. Mr. Pelling stated that there are approximately sixty owner-occupied units currently. Mr. Ferlo asked what can be done about the façades of these units. Mr. Pelling answered that is one of many elements being addressed. Mr. Cummings stated that future façade funding will be established similar to the Larimar Façade Program.

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

RESOLUTION NO. 315 (2017)

RESOLVED: That a grant to East Liberty Development, Inc. for an Enright Court planning study, for an amount not to exceed \$20,000.00, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Business Attraction

- a. Agreement for consulting services with Fivesquares Development, LLC, in an amount not to exceed \$30,000.00.
- b. Amendment of Agreement with Maya/The Boston Consulting Group, Inc., d/b/a BCG Platinion, for a total amount not to exceed \$325,000.00.
- c. Increase of Authority commitment to HQ2 effort by \$50,000.00, to a total Authority commitment of \$100,000.00.

- d. Receipt of funding from various entities, including local government units and foundations.
- e. Agreement with HQ2, LLC, to transfer funds obligated to HQ2, net of Authority contractual obligations, to HQ2, LLC.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Link, Director of the Center of Innovation and Entrepreneurship stated that these are a series of actions related to the HQ2 effort. These actions include professional service engagements with Maya/The Boston Consulting Group, Inc., and Fivesquares Development, LLC, an increase in the Authority's cash commitment to HQ2 engagements by \$50,000.00, to a total of \$100,000.00, and an agreement with HQ2, LLC, to transfer funds obligated to the HQ2 effort, net of the Authority's contractual obligations, to HQ2, LLC.

At the September 14, 2017 Regular Board meeting, the Board authorized engagement of Maya/The Boston Consulting Group, Inc., for an amount not to exceed \$248,000.00 plus expenses and receipt of funding from various entities, including local government units and foundations, which included the Authority's cost of up to \$50,000.00.

HQ2, LLC, is an entity of the Allegheny Conference on Community Development.

The URA's contribution will be payable from City Bond/PayGo – Consultants and Studies and/or Enterprise Zone RLF. The non-URA portion will be fronted by Local Cash Grants.

Andrew Altman
Principal
Fivesquare Development LLC
1 Thomas Circle NW Ste 200
Washington, DC 20005
(202) 640-4445
www.fivesquaresdevelopment.com

The Boston Consulting Group, Inc., d/b/a BCG Platinion
Four Gateway Center
444 Liberty Ave., Suite 1600
Pittsburgh, PA 15222
(412) 488-2900
www.maya.com

Stephani Pashman
CEO
Allegheny Conference on Community Development

11 Stanwix Street, 17th Floor
Pittsburgh, PA 15222-13122
(412) 281-1890
www.alleghenyconference.org

Mr. Acklin stated that the majority of the monies for this project were raised by corporate and non-profit sources. He stated that the initial \$50,000.00 authorized Authority funding is being increased to \$100,000.00, and this increase will be matched by the Allegheny County Redevelopment Authority.

Mr. Ferlo stated that he applauds the Administration and the Authority Board for the hard work on this project, but feels the Authority is spending more than others for this competitive process.

Upon a motion to approve by Mr. Ferlo, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted:

RESOLUTION NO.316 (2017)

RESOLVED: That engagement of Fivesquares Development, LLC, for professional services in an amount not to exceed \$30,000.00, payable from City Bond/PayGo – Consultants and Studies and/or Enterprise Zone RLF funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

RESOLUTION NO. 317 (2017)

RESOLVED: That amendment of the Agreement with Maya/The Boston Consulting Group, Inc., d/b/a BCG Platinion, for an increase of up to \$77,000.00 for additional services, \$50,000.00 of which shall be payable by the Authority from City Bond/PayGo – Consultants and Studies and/or Enterprise Zone RLF funds, and the remainder of which will be fronted by the Authority and reimbursed by external sources, for a total Agreement amount not to exceed \$325,000.00, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 338 (2017)

RESOLVED: That an increase of the Authority's cash commitment to HQ2 engagements for an amount of up to \$50,000.00, for a total amount of \$100,000.00 is hereby approved.

RESOLUTION NO.318 (2017)

RESOLVED: That receipt of funding from various entities, including local government units and foundations, for the HQ2 effort in an amount not to exceed the total amount expended by the Authority for the HQ2 effort, and authorization to enter into agreements for receipt of such funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such document as may be reasonable and necessary for such purpose, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto

RESOLUTION NO. 319 (2017)

RESOLVED: That the transfer of funds obligated for the HQ2 project, net of Authority contractual obligations for the HQ2 effort, to HQ2, LLC, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such document as may be reasonable and necessary for such purpose, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto

10. Inclusive Innovation Roadmap - LaunchPGH

- a. Memorandum of Understanding with the City of Pittsburgh for the transfer of funds, and to accept such transfer, in an amount not to exceed \$15,000.00 related to LaunchPGH website services.

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that authorization is requested to enter into an MOU with the City of Pittsburgh to receive funds in the amount of \$15,000.00 for services related to LaunchPGH.com, a website managed by the URA that provides a directory of business related resources and events and which is part of the Inclusive Innovation Roadmap.

City Council, under Resolution #301 of 2016, authorized the Mayor and the Director of the Department of Innovation & Performance to enter into a Grant Agreement with the Henry L. Hillman Foundation for the receipt of grant monies in the total amount of \$250,000.00. These funds are used to support the implementation of the Inclusive Innovation Roadmap. The \$15,000.00 will be paid by the City from the Hillman grant funds.

There was no discussion among the Members.

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

RESOLUTION NO. 320 (2017)

RESOLVED: That an agreement between the Authority and the City of Pittsburgh for the receipt of \$15,000.00 related to the LaunchPGH.com website is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Memorandum of Understanding therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Monongahela River Neighborhoods and Central Oakland
 - a. Request for Qualifications (RFQ) for a professional service consultant to develop a Connectivity and Access Conceptual Plan between the Monongahela River Neighborhoods and South Oakland.
 - b. A cooperation agreement with the City of Pittsburgh to accept funding for the Connectivity and Access Conceptual Plan design.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein stated that the Authority is working with The City of Pittsburgh's Department of Mobility and Infrastructure ("DOMI") to explore the alternatives in creating greater access between the communities along the Monongahela River (Hazelwood, Greenfield, Pittsburgh Technology Center, South Side Works) and Oakland. This study and conceptual plan is meant to provide guidance as PWSA advances the engineering of a green stormwater solution to the flooding concerns of the Four Mile Run Watershed.

The scope of the work envisioned is for the successful team to lead a meaningful and inclusive community engagement process, assess the need for connectivity and equitable access, identify and evaluate alternatives for meeting this need, and define a preferred and recommended option for advancement and eventual implementation. The consultant will be expected to identify routes and/or alignments for services or facilities, mode(s) or technology, and a general service plan. The firm will develop the preferred alternative only to a conceptual level. The conceptual plan will be further refined and engineered through a separate subsequent contract. The City has committed to repay the URA from funds being held for this project in the 2018 City Capital Budget.

Mr. Acklin asked if this will incorporate some of the previous work from the Parks Conservancy. Mr. Rubinstein answered yes.

A concerned citizen was present. He asked if the Authority had an anticipated budget for this project. Mr. Rubinstein answered \$75,000 - \$100,000.00.

Mr. Ferlo asked about the input into the RFP from community stakeholders. Mr. Rubinstein answered that the consultant that the Authority has engaged are handling the community engagement process. Mr. Ferlo requested a copy of the RFP.

Mr. Rubinstein recognized Kryn Sausedo, of the Authority's Economic Development Department for his participation in this process.

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

RESOLUTION 321 (2017)

RESOLVED: That the release of a Request for Qualifications (RFQ) for a professional service consultant to develop a Connectivity and Access Conceptual Plan between the Monongahela River Neighborhoods and South Oakland is hereby approved.

RESOLUTION 322 (2017)

RESOLVED: That the execution of a cooperation agreement with the City of Pittsburgh to accept funding for the cost of a Connectivity and Access Conceptual Plan between the Monongahela River Neighborhoods and South Oakland is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Memorandum of Understanding therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto..

12. Downtown - Maintenance of URA space at 200 Ross Street

- a. Amendment to Agreement with Q-DOT for maintenance of specific HVAC equipment owned by the URA at 200 Ross Street, for an amount not to exceed \$15,000.00.
- b. Engagement of Franklin Interiors for office furniture for an amount not to exceed \$160,000.00.
- c. Engagement of Butler Floor & Carpet Co., Inc., for carpet installation for an amount to not to exceed \$50,000.00.

Director's Report

1. Authorization is requested to amend the December 14, 2014 Agreement with Q-Dot, (approved by Resolution No. 104 of 2014), by an amount not to exceed \$15,000.00. Q-DOT provides as-needed maintenance of HVAC equipment owned by the URA. Q-DOT has been very responsive and has performed well on the maintenance service.

The total amount of the Agreement, after the amendment, will not exceed \$65,000.00.

Q-DOT is located at 3046 Penn Avenue, Pittsburgh, PA 15201 and Mr. Kevin L. Whalen is President.

2. Authorization is requested for the purchase and installation of 37 new workstations, and the purchase of 18 modular tables and 6 mobile marker boards for use in the URA's conference rooms. The workstations will replace older workstation systems at select locations on the 6th, 10th, 11th, 12th and 13th floors of the URA's offices at 200 Ross Street. The URA currently has a mismatched array of workstations, some of which were salvaged from being thrown out by the City. Computers and other office equipment are currently powered by extension cords and power strips, which can be unsafe and can result in lost data when kicked or inadvertently disconnected. Current conference rooms have large tables that are not adaptable for use by multiple small groups or a seminar format.

Three vendors, Workscape, burkeMICHAEL, and Franklin Interiors, were asked to price workstations with the stipulation that future workstations would be purchased from the selected vendor. Two of the vendors, Workscape and burkeMICHAEL, are WBE firms. Franklin Interiors submitted the lowest price per unit for the workstations.

Franklin Interiors is located at 2740 Smallman Street, Suite 600, Pittsburgh, PA 15222-4720, and Jon Wilkins is the Account Manager.

3. Authorization is requested to enter into an agreement with Butler Floor & Carpet Co., Inc., for the installation of approximately 17,625 square feet of carpet tiles on the 6th, 10th, 11th, 12th and 13th floors of the URA's offices at 200 Ross Street for an amount not to exceed \$50,000.00.

Beginning in 2014, the URA has been re-carpeting portions of its office space. The URA purchased sufficient carpet tile and adhesive to complete the re-carpeting last year and the materials are currently in storage. Some of the older carpeting is either torn or has developed bumps or bubbles, which can pose a safety hazard. The URA asked six contractors, four of which are MWBE's, to provide quotes for the work: Pecora Flooring, Inc., TDC Contracting, Nico's Contracting, Laso Contractors, Inc., Franklin Interiors, and Butler Flooring. (TDC Contracting, Nico's Contracting, Laso Contractors, Inc., and Butler Flooring are MWBE firms). Pecora Flooring, Inc., and Butler Floor & Carpet Co., Inc., provided quotes.

Butler Floor & Carpet Co., Inc., submitted the lowest bid for the work and has been selected to do the remainder of the re-carpeting.

Butler Floor & Carpet Co., Inc., is a WBE firm and is located at 1763 N. Main St., Butler Pennsylvania 16001, and Julie Czifra is the owner.

Some interior demolition work and some electrical work will be required to facilitate the installation of the proposed new workstations. The URA has a Maintenance Services Agreement with Jalar Construction, LLC. It is proposed that Jalar Construction be engaged to do the demolition, repair and electrical work. Jalar is an MBE firm. No new Board action is required for Jalar Construction's work.

Funding for these agreements will be from ARF Civic Building Maintenance and Repair Fund and/or Space Improvements Fund.

There was no discussion among the Members.

Upon a motion to approve by Mr. Ferlo, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 323 (2017)

RESOLVED: That amendment of the Agreement with Q-DOT, dated December 14, 2014, for an increase of up to \$15,000.00 for maintenance of specific HVAC equipment owned by the URA at 200 Ross Street, payable from the Administrative Revolving Fund (ARF), Civic Building Maintenance and Repair Fund and/or Space Improvements Fund, for a total Agreement amount not to exceed \$65,000.00, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 324 (2017)

RESOLVED: That engagement of Franklin Interiors for acquisition and installation of office furniture, for an amount not to exceed \$160,000.00, payable from the Administrative Revolving Fund (ARF), Civic Building Maintenance and Repair Fund and/or Space Improvements Fund, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 325 (2017)

RESOLVED: That engagement of Butler Floor & Carpet Co., Inc., for installation of carpeting and related work, for an amount not to exceed \$50,000.00, payable from the Administrative Revolving Fund (ARF), Civic Building Maintenance and Repair Fund and/or Space Improvements Fund, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

AGENDA "B"

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

1. Littler Mendelson, P.C.

- a. Amendment of Agreement with Littler Mendelson, P.C, for employment law services for an increase of \$30,000.00, for a total Agreement amount not to exceed \$50,000.00.

RESOLUTION NO. 326 (2017)

RESOLVED: That amendment of the Agreement with Littler Mendelson, P.C, for an increase of up to \$30,000.00 for employment law services, payable from the Administrative Revolving Fund (ARF), for a total Agreement amount not to exceed \$50,000.00, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

2. 9 Mile Run

- a. Certificate of Completion for MRRRC Summerset II, L.P. for Lot 270, a/k/a Block 88-R-86 in the 14th Ward, and authorization to return the Good Faith Deposit (residential construction – 1776 Parkview Boulevard).
- b. Certificate of Completion for MRRRC Summerset II, L.P. for Lot 274, a/k/a Block 88-R-86 in the 14th Ward, and authorization to return the Good Faith Deposit (residential construction – 1758 Parkview Boulevard).

RESOLUTION NO. 327 (2017)

RESOLVED: That issuance of a Certificate of Completion to MRRRC Summerset II, L.P. for Lot 270, a/k/a Block 88-R-86, in the 14th Ward, and return of the Good Faith Deposit (residential construction – 1776 Parkview Boulevard).are hereby approved, and the Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 328 (2017)

RESOLVED: That issuance of a Certificate of Completion to MRRRC Summerset II, L.P. for Lot 274, a/k/a Block 88-R-86, in the 14th Ward, and return of the Good Faith Deposit (residential construction – 1758 Parkview Boulevard).are hereby approved, and the Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

3. Central Business District

- a. Certificate of Completion for Smithfield Oliver Partners, LP for Part of 2-A, Lots 124 & 127 and Block 2-E, Lot 4 in the 2nd Ward, and authorization to return the Good Faith Deposit (commercial construction).

RESOLUTION NO. 329 (2017)

RESOLVED: That issuance of a Certificate of Completion to MRRC Summerset II, L.P. for Part of 2-A, Lots 124 & 127 and Block 2-E, Lot 4, in the 2nd Ward, and return of the Good Faith Deposit (commercial construction).are hereby approved, and the Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

4. Homewood

- a. Certificate of Completion for Susquehanna Homes Housing LP for Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17 in the Susquehanna Homes Subdivision Plan, also known as Block 174-N, Lots 255, 259, 282, 283 and Block 174-P, Lots 42, 43, 44, 45, 46 and Block 175-A, Lots 10, 13, 15, 15A and 17 in the 13th Ward, and authorization to return the Good Faith Deposit (residential construction).

RESOLUTION NO. 330 (2017)

RESOLVED: That issuance of a Certificate of Completion to Susquehanna Homes Housing LP for Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17 in the Susquehanna Homes Subdivision Plan, also known as Block 174-N, Lots 255, 259, 282, 283 and Block 174-P, Lots 42, 43, 44, 45, 46 and Block 175-A, Lots 10, 13, 15, 15A and 17, in the 13th Ward, and return of the Good Faith Deposit (residential construction).are hereby approved, and the Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Hill District -330

- a. Certificate of Completion for Housing Authority of the City of Pittsburgh for Parcels 1, 2, 3 and 4 in the Addison Terrace Phase 3 Consolidation Plan, also known as Block 10-J, Lots 73, 74, 75, 75A, 77, 78, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 134, 135, 136, 138, 140, 141, 142, 154, 155, 156, 158, 159A, 160, 161, 163, 164, 165, 281, 286, 293, 294, 295, 296, 300, 318, 323 and Block 10-K, Lots

235, 237, 239, 241 and 244 in the 5th Ward, and authorization to return the Good Faith Deposit (residential-rental housing).

RESOLUTION NO. 331 (2017)

RESOLVED: That issuance of a Certificate of Completion to the Housing Authority of the City of Pittsburgh Parcels 1, 2, 3 and 4 in the Addison Terrace Phase 3 Consolidation Plan, also known as Block 10-J, Lots 73, 74, 75, 75A, 77, 78, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 134, 135, 136, 138, 140, 141, 142, 154, 155, 156, 158, 159A, 160, 161, 163, 164, 165, 281, 286, 293, 294, 295, 296, 300, 318, 323 and Block 10-K, Lots 235, 237, 239, 241 and 244, in the 5th Ward, and return of the Good Faith Deposit (residential-rental housing).are hereby approved, and the Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Garfield

- a. Certificate of Completion for Garfield Glen Housing II, LP for Block 50-K, Lot 51, now known as Block 50-K, Lot 50, in the 10th Ward, and authorization to return the Good Faith Deposit (residential construction 4940/4942 Kincaid Street).

RESOLUTION NO.332 (2017)

RESOLVED: That issuance of a Certificate of Completion to Garfield Glen Housing II, LP for Block 50-K, Lot 51, now known as Block 50-K, Lot 50, in the 10th Ward, and return of the Good Faith Deposit (residential construction 4940/4942 Kincaid Street).are hereby approved, and the Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Elliott – Stevens School Property Management

- a. Extension of Agreement with Baker Young Corporation originally approved by Resolution No. 22 of 2017 for property management of Block 19-C, Lot 166 (former Stevens School), in the 20th Ward, for an additional \$25,000.00, for a total amount not to exceed \$43,000.00, payable from the Industrial Land Reserve Fund.

November 9, 2017

RESOLUTION NO. 333 (2017)

RESOLVED: That amendment of the Agreement with Baker Young Corporation, for an increase of up to \$25,000.00 for property management of Block 19-C, Lot 166 (former Stevens School), in the 20th Ward, payable from the Industrial Land Reserve Fund, for a total Agreement amount not to exceed \$43,000.00, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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

Theresa Schacht
Assistant Secretary