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

December 10, 2015 – 2:00 P.M., E.S.T

Members Present: Messrs. Acklin, Ferlo, Lavelle, Gainey via phone; Madam Hall-Russell.
Member Absent: None

Staff Present: Messrs. Rubinstein, Cummings, Short, Kaminski, Svoboda, Thomas, White, Clark, Link, Hobbes and Barry; Mmes. Straussman, Mitchell, Ellerbee, Segal, Schenck, Smith Perry, Abrams, Healey, Saladna, Tkachik and Schacht.

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

1. Executive Session

Mr. Acklin stated that an Executive Session was held on Thursday November 12, 2015 at 12:00 P.M. in the Mayor's Conference Room, for the purpose of presenting debriefing materials regarding the Shadyside Hunt Armory proposal.

2. General

The Minutes of the Regular Board Meeting of November 12, 2015 were approved as written and previously distributed.

3. Shadyside – Hunt Armory

a. Authorization to enter into exclusive negotiations with William P. Kratsa, Jr. and Gary Maister, or a related taxable entity to be formed, for a period of 90 days, with an option to extend said negotiations upon approval of the Executive Director, for the sale of the building known as the Hunt Armory, Block 84-L, Lot 283 in the 7th Ward.

Mr. Rubinstein first presented a brief overview of the Authority's disposition process for real property. Mr. Rubinstein explained that the Authority issues requests for proposals for redevelopment of real property. In response, developers submit proposals outlining their approach to development of the site. Those submitting such proposals are called redevelopers. A committee of Authority staff and community stakeholders is formed to review the proposals in detail and make a report and recommendations to the Authority's Board of Directors. It is then up to the Board to select and approve a redeveloper to move forward. Typically, the Board will authorize a period of exclusive negotiations with the selected redeveloper. During the exclusive negotiations period, the Authority and the redeveloper engage in due diligence for the project. The Authority works with the redeveloper to detail the economic, financial, engineering and construction aspects of the redeveloper's proposal. Also during this period, with the support of

the Authority, the redeveloper works to prepare a formal Redevelopment Proposal Package. The formal proposal package includes, among other things, preliminary plans and specifications, a preliminary financing plan, a preliminary sustainability plan, and a preliminary minority and women business enterprise plan. Once complete, the formal proposal package is signed by the redeveloper and submitted to the Authority, along with a good faith deposit. The Authority then seeks Board approval of the formal proposal package and approval of a form of disposition contract for the property. The Board's approval, set forth in a Board resolution, acts as the URA's agreement to sell the property and allows the redeveloper to secure financial commitments, final construction drawings, and various permits to redevelop the property. Simultaneously, the disposition contract is drafted, to be executed by the redeveloper and the Authority. Once all of these are in in place and approved by the Authority, final approval is sought from the Board. The Board, upon recommendation from the Authority, approves the final financing and construction drawings for the project, and authorizes the delivery of a deed to the redeveloper. A closing is then scheduled, where the deed is signed and delivered to the redeveloper. Thereafter, construction can begin. The disposition contract and the deed contain covenants ensuring that the project is completed as proposed, and protecting the Authority's right to relief should the project not be so completed. The final Board action occurs once the project is completed when, at the request of the Authority, the Board approves the issuance of a certificate of completion and the return of the redeveloper's good faith deposit. Certain covenants in the disposition contract and the deed continue to protect the public's interest in the property, for example, by prohibiting discrimination, and by requiring the Authority's consent to modifications to the exterior of the approved improvements and to changes in the use of the property.

Mr. Rubinstein stated that the Hunt Armory was a unique project and process for the Authority. When a request for proposals is normally issued for a building or property, there are preferred or desired uses contemplated. In this case, the goal for redevelopment of the Hunt Armory was preservation of the Hunt Armory facility itself and, therefore, the use was not predetermined when the RFP for redevelopment was issued. Further, the proposal review committee for the project also included representatives from the City's Department of City Planning and the Mayor's Office.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Rubinstein gave the following report on the Hunt Armory project. On May 20, 2015 the URA entered into an Agreement of Sale with the Commonwealth of Pennsylvania for the Hunt Armory located at 324 Emerson Street in the Shadyside neighborhood of the City of Pittsburgh. In order to identify a redeveloper for the site, a Request for Proposals ("RFP") for the redevelopment of the National Register of Historic Places and City Historic Landmark designated building was issued on June 18, 2015. The proposed redevelopment plan will require the approval of the Commonwealth of Pennsylvania and the Pennsylvania Historical and Museum Commission ("PHMC"). As of this date, the URA does not have title to the property but is scheduled to close with the Commonwealth of Pennsylvania on or about February 18, 2016.

RFP Process

An overview of the RFP process is outlined below:

Public Meeting I: SWOT Analysis	Monday, June 8, 2015
RFP Issued	Thursday, June 18, 2015
Community Survey Open	Wednesday, July 8, 2015
Proposals Due, Community Survey Closed	Friday, August 7, 2015
Initial Proposal Evaluations	Wednesday, October 7, 2015
Redeveloper Interviews	Tuesday, October 13, 2015
Public Meeting II: Redeveloper Presentations	Monday, November 2, 2015
Final Proposal Evaluation	Monday, November 23, 2015
URA Board Meeting	Thursday, December 10, 2015

Beyond the scope of the RFP process, two resident meetings were also held. On November 19, 2015, a rally was held for the ice rink concept and on November 22, 2015 an informational meeting was organized to learn more about the proposals.

Community Meetings

Prior to the RFP issuance, City Council District 8 Councilman Dan Gilman convened with: community stakeholders, including the family of Captain Alfred E. Hunt, the Sacred Heart Church, the Calvary Episcopal Church, the Sacred Heart Elementary School, the DePaul School for Hearing and Speech, the Shadyside Action Coalition, the Shadyside Chamber of Commerce, neighbors, and service members who have served in the Hunt Armory, to share thoughts about the redevelopment process. At that time, stakeholders decided the URA should take control of the building, rather than pursuing a direct sale by the Pennsylvania Department of General Services, for two key reasons: (1) to allow the community to provide input, and (2) to ensure the building was not sold simply on a speculative basis. Stakeholders further agreed that that the RFP review committee established should include an Emerson Street resident, a representative from Shadyside Action Coalition, and a representative from the Shadyside Chamber of Commerce in order ensure community participation.

During the RFP process, two large community meetings were each attended by approximately 250 individuals. The first meeting included a SWOT (strengths, weaknesses, opportunities, and threats) analysis for the site, as well as a discussion of the process moving forward. The second meeting allowed the three finalists to present their plans and answer questions from the community.

Community Survey

A community survey was designed by Fourth Economy Consulting and CivicViz in partnership with the URA and the Office of Councilman Dan Gilman to better understand community aspirations for the Hunt Armory building. The open-ended survey was hosted on a Hunt Armory microsite by

Councilman Gilman that was easily accessible by the internet-connected neighborhood. In less than a month, 217 responses were collected, including 175 from city residents, 94 of whom reported as Shadyside residents. Community survey services were provided pro bono by Fourth Economy and CivicViz in order to pilot a new web-based technology. A brief summary of the results is below:

> Which of the following potential future uses would you SUPPORT/OPPOSE for the future of the site? (Select all that apply)

	Support		Oppose	
	City	Shadyside	City	Shadyside
Rental apartments	19%	18%	30%	39%
Offices	20%	20%	26%	34%
Business incubator	25%	30%	18%	19%
Sports facility	27%	30%	19%	21%

In summary, the community influenced the RFP process through representation on the review committee, attendance at two official public meetings, organization of unofficial informational meetings, responses to the community survey, and outreach through written, email, and phone communication to the URA Board of Directors, the Office of Councilman Dan Gilman, and the Office of Mayor William Peduto.

RFP Review Committee

An RFP review committee was convened with input on its composition from community stakeholders, Councilman Dan Gilman, and the URA. The committee included eight (8) individuals representing the community, Shadyside Action Coalition, Shadyside Chamber of Commerce, Department of City Planning, Office of Mayor William Peduto, and the URA. The review committee was responsible for reviewing the RFP submissions, shortlisting proposals for interviews, and preparing a summary report to the URA Board of Directors. All submissions were thoroughly reviewed and analyzed according to a range of criteria, including but not limited to:

- acquisition offer,
- economic viability of the plan,
- capacity to attract and secure financing with minimum public subsidy,
- redeveloper capacity and experience,
- compatibility with community goals and Shadyside Action Coalition's vision for community,
- sustainable design standards,
- scale of development,
- approach to parking,
- safe traffic circulation surrounding property in light of current uses,
- mitigation of excessive noise during construction and operations, and

- Community access to property on periodic or ongoing basis.

The URA received seven (7) responses to an RFP issued on June 18, 2015. The review committee elected to interview three development teams that went on to present their proposals at a community meeting on November 2, 2015. The selected proposals offered a wide range of adaptive reuses for the Hunt Armory, including an ice rink, offices integrated with a rock climbing gym, and luxury rental apartments. No single recommendation was made by the review committee, rather an extensive analysis of the relative strengths and weaknesses of the three finalist proposals were presented to the URA Board of Directors on December 10, 2015.

Next Steps

During the 90-day exclusive negotiations term, URA staff will work with William P. Kratsa, Jr. and Gary Maister to further refine and revise their redevelopment plan, submit an acceptable URA Redevelopment Proposal Package, and meet the below conditions.

The redeveloper will:

1. Match the offer price for the property to – at a minimum – the appraised value of $1,860,000.00,
2. Commit to completing the project without public subsidy, other than the use of Federal Historic Rehabilitation Tax Credits,
3. Present evidence of equity, including coverage of any financing gap,
4. Produce a term sheet from a lending institution for the proposed debt to be leveraged,
5. Commission a traffic study to be completed by an objective third party consultant,
6. Identify a project manager for the project and clarify ownership.
7. Organize a community meeting(s) to fully explain the proposal, including operational detail related to: hours of operation, traffic impact, noise impact, public access permissions and restrictions, use of Emerson Street, track, café, public skate availability, etc.
8. Meet with the Zoning and Development Review Division of the Department of City Planning regarding any necessary zoning adjustments,
9. Submit a preliminary Minority- and Women-Owned Business Enterprise plan,
10. Meet with the Green Building Alliance to get an opinion of the project's sustainability,
11. To the extent permitted, agree to limit appeal rights related to property assessments and/or property taxes, and further agree to copy the URA on any correspondence related to property assessment appeals,
12. Commit to a 20-year use of the property consistent with the selected proposal which would be documented and recorded with the Allegheny County Recorder of Deeds.
13. Agree that no purchase or sale of the Hunt Armory by any owner shall be structured in a manner which attempts to avoid paying realty transfer taxes to any taxing body, except in the case of (a) sheriff's or tax claim sales; (b) corrective deeds, and (c) a transfer to the holder of a bona fide mortgage in default in lieu of foreclosure, or a

transfer pursuant to a judicial sale in which the successful bidder is the bona fide holder of a mortgage.

14. Commit not to seek property tax abatements for a period of 20 years.
15. Submit a community outreach plan for low and moderate income areas.
16. Work with URA staff to more deeply evaluate the business and operation plan viability.
17. Commit to an option/right of first refusal of property at cost for 30 years recorded with the Allegheny County Recorder of Deeds.

Principals
William P. Kratsa, Jr.
1090 Freeport Road, Suite 250
Pittsburgh, PA 15238

Gary Maister
164 Eglinton Ave East
Suite 207
Toronto Ontario
M4P 1 G4

Mr. Rubinstein thanked the review committee, URA staff, especially Kenny Barry.

Mr. Acklin stated that he appreciated the Board and Director's hard work on this project. Mr. Acklin stated that this project was a thoughtfully engaged process, which focused around three different proposals. Mr. Acklin also stated that the chosen proposal had the overwhelming support of Shadyside and the surrounding neighborhoods. The conditions in this proposal are the typical process the Authority takes to dispose of public property. Mr. Acklin stated that the Authority wants to make sure that the outcome of the proposed ice rink and community's expectations become a great asset to the City, and the surrounding neighborhoods. This project has gotten more attention than any other development proposal the Authority has ever seen.

Erika Strassburger representing City Councilman Dan Gilman, was present. Ms. Strassburger read the attached letter from Councilman Gilman.

Mr. Ferlo stated his appreciation for the task that the Authority was given, and the recreational space requested by the neighborhoods. Mr. Ferlo voiced his concerns about discussions around the 17 prerequisites of due diligence and hopes that, within the next several months all conditions are met. He also stated that he would like to re-open the RFP, solely on the issue of recreation or public amenity, and evaluate other competitors.

Mr. Acklin responded by stating that the Authority has taken into consideration the concerns of the Board, Authority and the community. He stated that community driven development is difficult. He also stated that the Authority has done this in other neighborhoods, and by voting

today for an exclusivity period, it will give this proposal a chance with overwhelming community support.

Attorney Lafe Metz, from Buchanan Ingersoll & Rooney, representing William Kratsa, was present. Mr. Metz thanked the Board and the Authority staff. Mr. Lafe appreciates the support and opportunity, and is working hard to address the challenges of this project with the community. Mr. Metz wanted to recognize Virginia Flaherty, Steve Berman and Conrad Waitz who spearheaded some of the community involvement in this process.

Mr. Acklin stated that the Authority has worked very closely with Mosites and McKnight in a number of projects, and appreciates the investments they have made to the City.

Chris Ward, a resident and member of the Calvary Episcopal Church, was present. Ms. Ward stated that they are in favor of the ice rink, and are happy to contribute as the process goes forward.

Virginia Flaherty, a resident of Shadyside, was present. Ms. Flaherty stated that back in June when the residents had gotten word that the proposals were being sent out, they made it clear that the community did not want the Hunt Armory facility turned into apartments. Ms. Flaherty stated that when November came, and the apartment proposal was presented the residents felt their neighborhood was losing its identity. Ms. Flaherty stated the day after she had taken a petition up to the local voting facility and that in less than three hours, there were 160 people who signed in support of the ice skating rink. Ms. Flaherty thanked the Board and the Authority for understanding and supporting the community.

Father Jonathan Jenson, the head Priest from Calvary Episcopal Church, was present. Father Jenson stated that his church was mentioned in Councilman Gilman's letter. Calvary Episcopal Church is located just about two hundred feet from the Hunt Armory. Father Jenson stated he lives off of Highland, and this will impact him on a personal and professional level. Calvary Episcopal Church has about 1600 members, and the overwhelming majority are for the ice skating rink proposal. At a community meeting, Father Jenson presented each proposal fairly, and encouraged everyone to become educated in making their own individual decision. Father Jenson appreciated Councilman Gilman's and the Authority's openness to help lead the decision process.

Kirk Freyvogel, president of the Central Catholic ice hockey club, was present. Mr. Freyvogel stated that the hockey club currently travels anywhere between ten to twelve miles for practice three to four days a week to Harmarville. Mr. Freyvogel stated that development of an ice rink would give the club a chance to travel one mile from the Central Catholic campus in Oakland to the proposed ice rink. This would allow more fans to come watch the club games. Mr. Freyvogel stated that the team spends $50,000 to $75,000 a year for ice time at different facilities outside the city, and with the ice rink proposal, that money will go back into the City.

Barbara McGinley, a Shadyside resident, was present. Ms. McGinley stated that the community understands the importance of economic development of vital retail space, job creation and the housing that goes along to support that. Ms. McGinley stated that a lot of what has happened in the Highland/Penn corridor has been excellent, and she does not want to take anything away from the other developers. Ms. McGinley feels that we have reached a tipping point that is specific to the apartment buildings that are under construction now, and have not been filled. Ms. McGinley reminded everyone that before it was East Side there were two neighborhoods, East Liberty and Shadyside, which are very historic and valuable neighborhoods. Ms. McGinley stated these neighborhoods were populated by people who worked hard, and contributed to the economic base, and stated that the new economy is welcome.

Daniel Peris, a resident and business owner of Shadyside, was present. Mr. Peris stated that he had been following the proposal events, and has concerns about the weakness of the two commercial proposals.

Judy Rodgers, an employee of Sacred Heart School, was present. Ms. Rodgers stated that Sacred Heart School has been in existence for over 125 years. The school is located across the street from the Hunt Armory, and they are excited to work with the developers to create a safe facility that is open to the children from Sacred Heart. Ms. Rodgers stated that the children play in the street at lunch time which is unique for a school. She felt that the other two proposals were not as safe in the long run, and could potentially invite in a lot of strangers.

Barbara Ernsberger, a resident from Shadyside, was present. Ms. Ernsberger thanked Councilman Gilman and the staff of the Authority, who had given the 90 day opportunity for the ice skating rink. Ms. Ernsberger wants to make the rink available to individuals of all economic levels, and develop funding for those who cannot afford skating programs.

Tim Stevens, a resident, was present. Mr. Stevens had prepared a written statement which is attached.

Al Murdock, a resident of Squirrel Hill, was present. Mr. Murdock stated his family travels to Harmarville and other places to ice skate and he supports the ice skating rink proposal.

Michael Malloy, a Shadyside resident, was present. Mr. Malloy stated that he has been active in this process and that the Hunt Armory is a unique building with opportunity for a variety of uses.

Steven Berman, a resident of the City of Pittsburgh, was present. Mr. Berman stated he is a recreational hockey player and coach that supports the ice skating rink proposal because of the location.

Delores Voyta, a resident of Shadyside, was present. Ms. Voyta stated her concerns for the Hunt Armory proposal are mainly about parking and excessive noise. She feels these issues can be resolved and supports the ice skating rink proposal.

Felix Ng, a resident of Shadyside, was present. Mr. Ng is concerned about security for the Sacred Heart School and which proposal will be the safest.

Father Edward Bryce, a Pastor of St. Bede Church, was present. Father Bryce stated that he and his congregation are in support of the ice skating rink proposal.
Judith Genyard, from the HCCC, was present. Ms. Genyard stated that their organization is in support of the ice skating rink proposal.

John Flaherty, a Shadyside resident was present. Mr. Flaherty has lived in Shadyside his whole life and he is in support of the ice skating rink proposal.

Mr. Acklin stated that he wants a plan that reaches out to the surrounding neighborhoods and, therefore, will be an opportunity for the children of these communities to play hockey.

Ms. Hall-Russell stated that she lives in walking distance of the Hunt Armory, and has a 13 year old daughter that ice skates. The idea of having a recreational facility close to her home is appealing. She stated a big issue with her is the longevity of the proposed ice rink. She is glad that the Authority has begun looking into due diligence to ensure that this will be sustainable.

Mr. Ferlo stated the importance in supporting the 17 conditions that were developed for this proposal, and is quite pleased these were added.

Mr. Lavelle stated that he also had serious concerns with this proposal, but also supports the community's' view.

Mr. Gainey wanted to congratulate the staff and Councilman Gilman for the work put into this project. He stated that this was a well thought out community process. Mr. Gainey understands the concerns brought up, and appreciates the 90 day due diligence that can make this project happen.

Upon motion made by Mr. Lavelle, the following Members voted affirmatively: Mr. Lavelle, Ms. Hall-Russell, Mr. Acklin and Mr. Gainey. The following Members voted in the negative: Mr. Ferlo. As a majority of the votes were affirmative, the following resolution was adopted:

RESOLUTION NO. 353 (2015)

RESOLVED: An exclusive negotiation period of 90 days, with an option to extend upon approval of the Executive Director or Acting Executive Director, with William P. Kratsa, Jr. and Gary Maister, or a related taxable entity to be formed, for the sale of the building known as the Hunt Armory, Block 84-L, Lot 283 in the 7th Ward, is hereby approved, and within 90 days, the proposed redevelopers shall further refine and revise their redevelopment plan, submit an acceptable URA Redevelopment Proposal Package, and meet the following conditions:

1. Match the offer price for the property to – at a minimum – the appraised value of $1,860,000.00,
2. Commit to completing the project without public subsidy, other than the use of Federal Historic Rehabilitation Tax Credits,
3. Present evidence of equity, including coverage of any financing gap,
4. Produce a term sheet from a lending institution for the proposed debt to be leveraged,
5. Commission a traffic study to be completed by an objective third party consultant,
6. Identify a project manager for the project and clarify ownership.
7. Organize a community meeting(s) to fully explain the proposal, including operational detail related to: hours of operation, traffic impact, noise impact, public access permissions and restrictions, use of Emerson Street, track, café, public skate availability, etc.
8. Meet with the Zoning and Development Review Division of the Department of City Planning regarding any necessary zoning adjustments,
9. Submit a preliminary Minority- and Women-Owned Business Enterprise plan,
10. Meet with the Green Building Alliance to get an opinion of the project's sustainability,
11. To the extent permitted, agree to limit appeal rights related to property assessments and/or property taxes, and further agree to copy the URA on any correspondence related to property assessment appeals,
12. Commit to a 20-year use of the property consistent with the selected proposal which would be documented and recorded with the Allegheny County Recorder of Deeds.
13. Agree that no purchase or sale of the Hunt Armory by any owner shall be structured in a manner which attempts to avoid paying realty transfer taxes to any taxing body, except in the case of (a) sheriff's or tax claim sales; (b) corrective deeds, and (c) a transfer to the holder of a bona fide mortgage in default in lieu of foreclosure, or a transfer pursuant to a judicial sale in which the successful bidder is the bona fide holder of a mortgage.
14. Commit not to seek property tax abatements for a period of 20 years.
15. Submit a community outreach plan for low and moderate income areas.
16. Work with URA staff to more deeply evaluate the business and operation plan viability.
17. Commit to an option/right of first refusal of property at cost for 30 years recorded with the Allegheny County Recorder of Deeds.

4. <u>Federal North - Garden Theater:</u>

   a. Authorization to enter into a funding agreement with Franjo Construction in an amount up to $68,000.00 for increased general conditions on the Garden Theater construction project.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Rubinstein stated that authorization is being sought to enter into a funding agreement with Franjo Construction for $68,000.00. This Agreement relates to storm and sewer work related to the Garden Theater construction contract with Allegheny City Development Group.

These extended general conditions are a result of work delays caused by the storm and sewer work that was designed and constructed by the URA in the Garden Theater Block. The URA started the design of the storm and sewer work in November of 2013, but numerous delays due to submittal and resubmittal reviews at the Pittsburgh Water and Sewer Authority resulted in the work starting in October of 2014. This, coupled with a winter shutdown and remobilization of the URA's contractor doing the work caused the URA work to take longer to complete. Consequently, Franjo Construction was delayed in their work efforts resulting in increased costs. This settlement between Franjo and ACDG will facilitate a pending sale of the property to TREK development. The source of funds for this payment will be Federal North TIF Funds or related funding source.

There was no discussion among the Members.

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

RESOLUTION NO. 354 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a funding agreement between the Authority and Franjo Construction in an amount up to $68,000.00, payable from Federal North TIF Funds or related funding source, for increased general conditions on the Garden Theater construction project, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Transportation Alternative Funding - Grant Applications:

a. Authorization to file an application for Transportation Alternative Program (TAP) Funding through PennDOT, and to enter into Contracts with the PennDOT for up to $1.0 Million for adding bike lanes and pedestrian infrastructure to the two-way conversion project of the former Penn Circle North and West in the East Liberty neighborhood.

b. Authorization to file an application for Transportation Alternative Program (TAP) Funding through PennDOT, enter into Contracts with the PennDOT for up to $300,000, and enter into a Subgrant Agreement with Associated Master Plumbers of Allegheny County, or a related entity, for improvements related to the adaptive reuse of the Shaeffer School into a training facility for the Associated Master Plumbers of Allegheny County (AMPAC), in the Sheridan neighborhood.

c. Authorization to file an application for Transportation Alternative Program (TAP) Funding through PennDOT, and to enter into Contracts with the PennDOT for up to $1.0 M for Homewood Pedestrian/Transit Improvements.

Mr. Rubinstein requested the Members to approve the above items. Mr. Rubinstein gave the following report for these items:

a. Penn Circle Application: Mr. Rubinstein stated that the authorization to file an application for Transportation Alternative Program (TAP) Funding through PennDOT, and to enter into Contracts with the PennDOT for up to $1.0 Million for adding bike lanes and pedestrian infrastructure to the two-way conversion project of the former Penn Circle North and West in the East Liberty neighborhood.

Penn Circle was originally built as a series of one-way high speed thoroughfares around a central business district in East Liberty. This construction was the product policies that valued the automobile and fast transportation over the neighborhoods that compose Pittsburgh. The goal of Penn Circle was to divert traffic around the central business district, but instead created an impermeable wall of high-speed traffic that sapped the business district of vitality. In conjunction with past private developments such as Target and Eastside, Penn Circle East and Penn Circle South have already been converted to two-way traffic with great success, providing a more pedestrian and bicycle friendly environment to get shoppers out of their cars, onto the sidewalks, and into the stores. TAP funding will be used cover the cost of constructing bike lanes and pedestrian infrastructure to a larger project to convert the two sections of the former Penn Circle to two-way traffic, now called Station Street and South Euclid. These change will provide a safer environment for automobiles, pedestrians, and cyclists in East Liberty.

The URA will apply for up to $1.0 million in TAP funds for the former Penn Circle Two-Way Conversion project in East Liberty. The required 20% matching funds of $200,000 will come from East Liberty City Bond funds.

b. Associated Master Plumbers of Allegheny County Application: Authorization to file an application for Transportation Alternative Program (TAP) Funding through PennDOT, enter into Contracts with the PennDOT, and Subgrant with AMPAC or a related entity, for up to $300,000 for improvements related to the adaptive reuse of the Shaeffer School into a training facility for the AMPAC, located on Allendale Street in the Sheridan neighborhood.

It is envisioned that the TAP Grant would be used for improvements related to sidewalks, curbs and utility upgrades.

The Associated Master Plumbers of Allegheny County (AMPAC) was founded almost 50 years ago in Pittsburgh to serve as a training facility for perspective plumbers looking to start a new career. Over the almost 50 years since inception, AMPAC has been resident in several school facilities throughout the region. AMPAC are in the final negotiation process with Pittsburgh Public Schools for the closed Schaeffer Intermediate School on the west end of Pittsburgh, to allow for further growth and training of young professionals. On November 24, 2015 the PPS Board voted unanimously to approve the sale of the school. A closing is expected to take place in the first quarter of 2016.

Principal:
Ben Levenger
CT Consultants Inc.
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Akron, OH 44333
Phone 330-604-1810

c. Funds will support construction of pedestrian, bicycle, and transportation improvements in the area of Homewood bounded by Homewood, Braddock and Hamilton Avenues and the East Busway. This project is anchored by several assets -- a neighborhood school, business district, and accessibility to the Martin Luther King Jr. East Busway at Homewood Station. Funds will leverage a planned $1.5M (to be approved in FY 2017 PAAC budget) rehabilitation of the Port Authority's Homewood Avenue Bridge with improvements to the underpass. Street and pedestrian improvements on Tioga Street and Panke Avenue will complement the 45-unit scattered site affordable housing development, Susquehanna Homes, currently in pre-development and expected to be complete the fall of 2017. Finally, it implements many of the infrastructure improvements identified in the Homewood TOD Study.

The URA will apply for up to $1.0 M in TAP funds for construction. The required 20% match will be funded by Homewood City Bond/Paygo and/or other sources.

There was no discussion among the Members.

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

RESOLUTION NO. 354A (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file an Application for Transportation Alternative Program (TAP) funding through the Pennsylvania Department of Transportation for up to $1.0 million for adding bike lanes and pedestrian infrastructure to the two-way conversion project of the former Penn Circle North and West in the East Liberty neighborhood, and to execute any other assurances or requirements necessary in connection with said contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a contract for Transportation Alternative Program (TAP) funding through the Pennsylvania Department of Transportation for up to $1.0 million for adding bike lanes and pedestrian infrastructure to the two-way conversion project of the former Penn Circle North and West in the East Liberty neighborhood, and to execute any other assurances or requirements necessary

in connection with said contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 355 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file an Application for Transportation Alternative Program (TAP) funding through the Pennsylvania Department of Transportation for up to $300,000 for improvements related to the adaptive reuse of the Shaeffer School into a training facility for the Associated Master Plumbers of Allegheny County (AMPAC), in the Sheridan neighborhood, and to execute any other assurances or requirements necessary in connection with said Application, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a contract for Transportation Alternative Program (TAP) funding through the Pennsylvania Department of Transportation for up to $300,000 for improvements related to the adaptive reuse of the Shaeffer School into a training facility for the Associated Master Plumbers of Allegheny County (AMPAC), in the Sheridan neighborhood, and to execute any other assurances or requirements necessary in connection with said contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 356 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a subgrant agreement between the Authority and Associated Master Plumbers of Allegheny County, or a related entity, for improvements related to the adaptive reuse of the Shaeffer School into a training facility for the Associated Master Plumbers of Allegheny County (AMPAC), in the Sheridan neighborhood, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 357 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file an application for Transportation Alternative Program (TAP) funding through the Pennsylvania Department of Transportation for up to $1.0 Million for Homewood pedestrian/transit improvements, and to execute any other assurances or requirements necessary in connection with said application, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a contract for Transportation Alternative Program (TAP) funding through the Pennsylvania Department of Transportation for up to $1.0 Million for Homewood pedestrian/transit improvements, and to execute any other assurances or requirements necessary in connection with said contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

6. Lower Hill Industrial Sites Reuse (ISR) Program Application:

a. Authorization to submit an application and enter into Contracts with the Pennsylvania Department of Community & Economic Development (DCED) for an Industrial Sites Reuse (ISR) program grant for the Lower Hill Redevelopment project in the amount of $83,377.50.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Rubinstein stated that the Department of Community and Economic Development (DCED) administers the Industrial Sites Reuse (ISR) Program which provides grants and low-interest loans for environmental assessments and remediation for industrial sites throughout the Commonwealth of Pennsylvania. Authorization is now being requested for the submission of an environment assessment grant application for the Lower Hill Redevelopment project.

Funds will help fund in part the cost of the environmental assessment necessary to continue with the redevelopment of the Lower Hill. This investment will leverage the multi-phase development of 1,188 residential units on the 8.5-acre former Melody Tent site in the Lower Hill District neighborhood of the City of Pittsburgh.

There was no discussion among the Members.

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

RESOLUTION NO. 358 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, is hereby authorized to file an application with the Pennsylvania Department of Community & Economic Development for up to $83,377.50 for an Industrial Sites Reuse (ISR) program grant for the Lower Hill Redevelopment project, and to execute any other assurances or requirements necessary in connection with said application, and the Secretary or Assistant Secretary is hereby authorized to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a contract with the Pennsylvania Department of Community & Economic Development for up to $83,377.50 for an Industrial Sites Reuse (ISR) program grant for the Lower Hill Redevelopment project, and to execute any other assurances or requirements necessary in connection with said contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

7. <u>East Liberty Transit Revitalization Investment District, Phase II:</u>

   a. Authorization to amend Resolution No. 263 (2015) to include Block and Lot Numbers 83-N-125, 84-A-176 (Penn Plaza Apartments) and 83-P-60, 83-P-225, 83-P-165 (Mellons Orchard) as pledged parcels for the Phase II Implementation Plan of the East Liberty Transit Revitalization Investment District.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Rubinstein stated that on September 10th, 2015, the URA Board of Directors adopted the East Liberty Transit Revitalization Investment District (TRID) Phase II Implementation Plan, and authorized the East Liberty TRID Revitalization Authority (ELTRIDRA) to act as the management entity to administer and implement the Phase II Plan.
Authorization is sought to add Block and Lot Numbers 83-N-125, 84-A-176, 83-P-60, 83-P-225, and 83-P-165. These adjustments to the TRID Implementation Plan would allow for future tax increment captured on these sites to be used for affordable housing and public space improvements.

There was no discussion among the Members.

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

RESOLUTION NO. 359 (2015)

RESOLVED: That Resolution No. 263 (2015) is amended to include Block and Lot Numbers 83-N-125, 84-A-176 (Penn Plaza Apartments) and 83-P-60, 83-P-225, 83-P-165 (Mellons Orchard) as pledged parcels for the Phase II Implementation Plan of the East Liberty Transit Revitalization Investment District.

8. <u>Eastside III TOD Project, Multimodal Transportation Fund:</u>

a. Authorization to file an application for Multimodal Transportation funds through the Pennsylvania Department of Transportation, and to enter into Contracts with the Pennsylvania Department of Transportation for up to $3,000,000.00 to fund the improvements on Spirit Street, the elevated street between Highland and Penn, as part of the Eastside III Transit Oriented Development project.

b. Authorization to enter into a Subgrant Agreement with Eastside III LLC, Eastside Limited Partnership III, or a related entity, and Contract for Administrative Fee.

Mr. Rubinstein requested the Members to approve the above items.

Mr. Rubinstein stated that the Pennsylvania Department of Transportation's (PennDOT) Multimodal Transportation Fund (MTF) is intended to provide financial assistance to municipalities, councils of governments, businesses, economic development organizations, public transportation agencies, rail freight, passenger rail, and ports in order to improve transportation assets that enhance communities, pedestrian safety and transit revitalization.

The application period for the MTF Program in conducted on an annual basis, and this year closes on December 18th with award announcements anticipated in the first quarter 2016 and funds available July 1, 2016.

This application will be for Spirit Street Shared Access Infrastructure. This is the final piece of the Eastside III Transit Oriented Development (TOD), which provides the street, sidewalk, bike and streetscape infrastructure that connects the community to East Liberty bus station, bike station, parking, and mixed–use development along Port Authority's Martin Luther King, Jr. East Busway. The 69,000 square feet of shared-use access is an easement that will be incorporated into the street network in East Liberty.

Contact:

Steve Mosites, Jr
Managing Member
Eastside III, LLC
C/o The Mosites Company
715 Henry W. Oliver Building
535 Smithfield Street
Pittsburgh, PA 15222
Steve@mosites.net

There was no discussion among the Members.

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

RESOLUTION NO. 360 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file an application for Multimodal Transportation funding through the Pennsylvania Department of Transportation for up to $3,000,000.00 for improvements on Spirit Street, the elevated street between Highland and Penn, as part of the Eastside III Transit Oriented Development project, and to execute any other assurances or requirements necessary in connection with said application, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a contract for Multimodal Transportation funding through the Pennsylvania Department of Transportation for up to $3,000,000.00 for improvements on Spirit Street, the elevated street between Highland and Penn, as part of the Eastside III Transit Oriented Development project, and to execute any other assurances or requirements necessary in connection with said contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 361 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a subgrant agreement between the Authority and Eastside III LLC, Eastside Limited Partnership III, or a related entity, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a contract for administrative fee between the Authority and Eastside III LLC, Eastside Limited Partnership III, or a related entity, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto

9. <u>TRID Phase I Expansion Affordable Housing Fund – PDF Loan:</u>

a. Authorization to enter into a $500,000 Pittsburgh Development Fund loan agreement with East Liberty TRID Revitalization Authority (ELTRIDRA) to establish an affordable housing fund.

b. Presentation of the URA Greater East Liberty Affordable Housing Fund Guidelines.

Mr. Rubinstein requested the Members to approve the above items.

Mr. Tom Cummings Director of Housing, stated that the URA prepared a detailed East Liberty TRID Phase I Implementation Plan for the continued redevelopment of the area around the East Liberty Station on the Port Authority of Allegheny County's MLK East Busway which was formally presented to the Taxing Bodies for review and duly approved in accordance with the TRID Act. This Phase I Implementation Plan outlined a series of seven pledged subprojects from which 75% of the tax increment was designated to fund six public infrastructure improvements. These original pledged subprojects and public infrastructure projects will remain unchanged, so no further action is needed by the taxing bodies.

Furthermore, this Phase I Plan outlined that ELTRIDRA would borrow a total of $12,200,000 to fund these six specific public infrastructure improvements within the TRID district. This $12,200,000 was established through a financial analysis by the URA based upon a series of projections of future tax revenue. In the intervening two years some of the pledged subprojects have been completed and reassessed, so a new financial analysis was commissioned from HFF. The HFF analysis included both actual reassessments as well as updated projections for the pledged subprojects. This new HFF financial analysis demonstrates that ELTRIDRA has increased borrowing capacity based upon the reassessments of multifamily properties, which have been higher than the original projections from 2013. ELTRIDRA, as management entity, is proposing to borrow up to an additional $2,500,000 and increase its borrowing capacity under the Phase I Plan to $14,700,000. Of this additional funding, $2,000,000 will cover costs related to the construction of the permanent shared public access easement area associated with the Eastside III TOD project. The remaining $500,000 to be financed by the requested PDF loan would be utilized as a contribution to the affordable housing fund being established to build much needed additional affordable housing in the East Liberty TRID boundary. Any additional borrowing is also subject to the consent of the Phase I pooled investors.

Proposed program guidelines for the Greater East Liberty Affordable Housing Fund are attached. Formal adoption of the program guidelines will be requested at the January, 2016 Authority board meeting.

Details of the development are as follows:

Developer / Principals	East Liberty TRID Revitalization Authority (ELTRIDRA)

Location:	East Liberty
Description:	Bridge loan to be paid back by tax increment to be used for the creation of an affordable housing fund
Amount:	up to $500,000
Interest Rate:	6% projected (may range from 0 to a maximum IRR of 10%)
Term:	until December 31, 2036
Program Benefit:	Increased taxes, affordable housing
Loan Review Committee:	To be reviewed at the December 9, 2015 Real Estate Loan Review Committee

M/WBE Review Committee: To be Reviewed

Mr. Acklin asked if by law the projects and beneficiary projects must be within that TRID boundary. Mr. Cummings answered that the projects must be within the circular half mile radius. Mr. Ferlo stated that some private sector apartments that are available or could be expanded, if folks were eligible for some assistance from this fund. He is also concerned that the Authority seems to migrate toward Shadyside, but is not sure that there is anything potentially viable there, and would like to extend that circle. He also suggested moving toward Garfield or East Liberty. Mr. Rubinstein stated that idea would require the creation of an entirely new transit district.

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

RESOLUTION NO. 362 (2015)

RESOLVED: That the Authority is hereby authorized to make a loan to the East Liberty TRID Revitalization Authority or an entity to be formed, in an amount not to exceed $500,000, payable from the Pittsburgh Development Fund, to establish an affordable housing fund, and the Executive Director, Acting Executive Director or Director of Finance is hereby authorized to execute a loan agreement and related documents for said loan, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

10. <u>State Historic Review Services:</u>

a. Authorization to enter into a Programmatic Agreement amongst the City of Pittsburgh, the Pittsburgh Historic Review Commission, and the Authority, the Housing Authority of the City of Pittsburgh and the Pennsylvania Museum and Historical Commission, regarding the historic review of federally funded projects.

b. Authorization to enter into an Intergovernmental Tri-Party Memorandum of Understanding amongst the City of Pittsburgh, the Authority, and the Housing Authority of the City of Pittsburgh (HACP) regarding the review and compliance of federally funded projects with the National Environmental Policy Act of 1969 and the Council on Environmental Quality regulations.

Mr. Rubinstein requested the Members to approve the above items.

Mr. Cummings stated that authorization is requested to enter into the above mentioned agreements regarding the review of federally funded projects. All federally funded projects are required to meet the regulations of both the National Environmental Policy Act of 1969 and the Council on Environmental Quality regulations including but not limited to HUD's regulations at 24 CFR Parts 50 and Part 58. This includes a review of all federally funded projects for both compliance with historic preservation requirements and also a review of all environmental factors of the project.

a. The Programmatic Agreement between the City of Pittsburgh, Pennsylvania Museum and Historical Commission, the Pittsburgh Historic Review Commission, the Authority, and the Housing Authority of the City of Pittsburgh (HACP) enables the City of Pittsburgh to perform certain historic review functions which are frequently performed by the State Historic Preservation Office. The agreement also coordinates the analysis and review of projects as provided under 36 CFR Part 800, regulating the implementation of Section 106 of the National Historic Preservation Act (NHPA).
b. The Intergovernmental Tri-Part Memorandum of Understanding identifies the roles that the City of Pittsburgh's Planning Department will undertake on behalf of the Authority and the Housing Authority of the City of Pittsburgh (HACP) and the responsibilities of the Authority and/or HACP regarding Part 50 and 58 environmental review compliance processes.

Mr. Ferlo asked about the City's responsibilities for this project. Mr. Cummings answered that the City staff met the criteria, which enables them to perform certain review functions for different projects.

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

RESOLUTION NO. 363 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a programmatic agreement among the City of Pittsburgh, the Pittsburgh Historic Review Commission, the Authority, the Housing Authority of the City of Pittsburgh and the Pennsylvania Museum and Historical Commission regarding the historic review of federally funded projects, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 364 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into an intergovernmental tri-party memorandum of understanding among the City of Pittsburgh, the Authority, and the Housing Authority of the City of Pittsburgh (HACP) regarding the compliance of federally funded projects with the National Environmental Policy Act of 1969 and the Council on Environmental Quality regulations, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

11. <u>The Residences at Wood Street:</u>

a. Authorization to enter into a Rental Housing Development and Improvement Program (RHDIP) Grant agreement with the Residences at Wood Street in an amount not to exceed $145,000 and a waiver of the RHDIP administrative guidelines.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Cummings stated that authorization is requested to enter into a Rental Housing Development Improvement Program (RHDIP) Grant agreement with the Residences at Wood Street in an amount not to exceed $145,000 for the redevelopment of Wood Street Commons located at 301 Third Avenue, Block and Lot 1-H-370, located in the Central Business District of the City of Pittsburgh.

Wood Street Commons, located at Wood Street and Third Avenue in Downtown Pittsburgh, is a unique resource, providing housing and supportive services in the form of 259 single room occupancy units to low income adults. Of the 259 units, 32 are emergency shelter units and 15 are bridge housing for the chronically mentally ill. The property is well maintained, and has an extraordinary set of services provided to people living there, including services that help them become more self-sufficient. The building also contains approximately 55,000 square feet of commercial/office space. Commercial rental income helps to offset the operating costs of the affordable housing. Commercial tenants include Career Link, EARN and Auberle.

The Residences of Wood Street has applied to the Housing Authority of the City of Pittsburgh (HACP) for Project Based Section 8 subsidy for 28 of the residential units. This additional Section 8 assistance will help the units remain affordable while providing an increased source of monthly income (for these 28 units) to the owner to help operate the building. In order to secure the Project Based Section 8 subsidy, a minimum amount of rehabilitation must be performed on the 28 units. The RHDIP grant is necessary to pay for the required work to be performed. A waiver of the RHDIP program guidelines is required to provide the URA financing in the form of a grant. The project has not yet achieved break-even financial stability so does not have the ability to service any debt.

The owner of the Wood Street Commons is a non-profit entity - the Residences of Wood Street formed by Action Housing, Inc. and Community Human Services. The President of the Board is Larry Swanson who is also the Executive Director of Action Housing, Inc. The Executive Director of the Residences at Wood Street is Kevin Hanley.

Mr. Ferlo inquired about the occupancy level of the 259 units at Wood Street Commons' and the typical time line for turnover. Mr. Cummings stated that all units were full. Mr. Cummings stated that Kevin Hanley was present to answer the question of turnover.

Kevin Hanley, Executive Director of Residences at Wood Street, was present. Mr. Hanley stated that that turnover has been more stable than it has been in the past. He also stated that there is a certain amount of turnover, depending on the programs provided.

Mr. Ferlo asked what the opportunities are for additional single room occupancies. He raised the homeless issue, and said that part of the problem is that individuals do not have residence stability with comprehensive services. He stated that there are only temporary shelters at various churches and it is not enough. He also stated that this building may not be a conventional home, but provides a safe place to live. He stated that there are not a lot of single room occupancy opportunities in the City, and asked about other opportunities. Mr. Cummings answered that there were some on the North Side and the Hill District. Mr. Ferlo asked why there is not more emphasis on adding single room occupancies, instead of using homeless church temporary services. He said that there needs to be more housing available for homeless families that need assistance. He said because occupancies are full, this is an indication the City needs to do more.

Mr. Cummings stated that there are not a lot of single room occupancies, but there are a lot of other transitional housing programs operating.

Mr. Acklin wanted to know what the housing inventory looks like at this point. Mr. Cummings answered that through the work of the task force, there is a possibility of creating an affordable housing project.

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

RESOLUTION NO. 365 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Rental Housing Development and Improvement Program (RHDIP) grant agreement between the Authority and the Residences at Wood Street, or an entity to be formed, in the amount of up to $145,000, to be used for the redevelopment of Wood Street Commons, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That a waiver of the Rental Housing Development and Improvement Program Administrative Guidelines to provide Authority financing in the form of a grant is hereby approved.

12. <u>Forbes Avenue Sewer Line:</u>

a. Approval of a loan of up to $280,000 to private property owners of the sewer line located in the 5800 Block of Forbes Avenue and Darlington Road in the 14th Ward of the City of Pittsburgh and waiver of Urban Development Fund Administrative Guidelines.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Tom Link, Director of Center of Innovation and Entrepreneurship, stated that the referenced sewer line is a privately owned sewer line in need of repairs and upgrades. The sewer line is currently owned by a collection of private property owners ("Owners") along the 5800 Block of Forbes Avenue and Darlington Road in the 14th Ward of the City of Pittsburgh.

The Owners, working with the Pittsburgh Water and Sewer Authority (PWSA) and with the leadership of Councilman O'Connor's office, have agreed on a sewer repair project that will accomplish the necessary repairs and will turn over ownership of the newly repaired sewer line to PWSA upon completion.
Uncover Squirrel Hill will serve as the agent that will administer the sewer contract, working with the individual property owners.

The total repair project is approximately $432,000. PWSA is financing about $75,000 with the balance to be paid by the Owners.

This authorization will allow the Owners to access debt financing through the URA to cover their pro rata share of the repair costs.

Authority Loan Financing:
Amount: up to $280,000
Borrower(s): Individual property Owners as defined below.

Interest Rate:	3.0%
Term:	15 year term
Collateral:	Mortgage(s) on the individual properties
General Contractor:	TBD
Architect:	n/a
Loan Review Committee:	n/a
M/WBE Review Committee:	To be reviewed
Program Benefit:	Community/neighborhood investment. This project assists a neighborhood business district in financing improvements to a private sewer line that will mitigate threats to commercial properties in the absence of these improvements.

This Authorization requests a waiver of UDF Administrative Guidelines to waive job creation requirements. The loan will be sourced using UDF state loan repayments and Council District 5 District Improvement Funds (DIF).

LIST OF PROPERTY OWNERS

5820 Forbes Avenue, L&B #86-L-37
Owner: Slap Partners, LP
Occupant: Contemporary Concepts

5824 Forbes Avenue, L&B #86-L-39
Owner: Pento, LLP
Occupants: Ten Thousand Villages and Mediterranean Grill

5832 Forbes Avenue, L&B #86-L-42
Owner: BIH Associates Forbes
Occupant: Fifth Third Bank
5836 Forbes Avenue, L&B #86-L-45
Owner: BIH Associates Forbes
Occupants: Massage Envy, Coffee Tree Roasters, Biketek

5846 Forbes Avenue, L&B #86 L-47-01
Owner: Xing Rong Yang & Xiao Ling Zheng
Occupants: Levin Mattress and Bangkok Balcony

5850 Forbes Avenue, L&B #86-L-48
Owner: Joel J. & Debra J. Sigal
Occupant: Little's Shoes
5854- 5862 Forbes Avenue, L&B #86-L-51

Owner: Sun Roth Incorporated
Occupants: European Wax Center, S.W Randall, Avalon Exchange, Ramen Bar, The Exchange

5864 Forbes Avenue, L&B #86-L-57
Owner: Jen Yong Chun & Su Mi Chun
Occupant: Footer's Cleaners

5868 – 5874 ½ Forbes Avenue, L&B #86-M-1
Owner: Sleisenger 1999 Trust c/o Howard Balsam & Elsie Balsam
Occupants: Frameworks, Evelyn James, Margaret's, Tutti Frutti, Rose Tea Café

5876 Forbes Avenue, L&B #86-M-5
Owner: CE 5876 Forbes, LP
Occupant: Pro Bikes

5878 – 5878 ½ Forbes Avenue, L&B #86-M-9
Owner: Richard S. Myerburg
Occupants: Aladin's, Nails Club
5880 – 5880 1/2 Forbes Avenue, L&B #86-M-6
Owner: Ya Ping Wu Chiang & Tai Chiang
Occupants: Rita's and Smoke Wizard

5882 Forbes Avenue, L&B #86-M-8
Owner: Rong Xing Yang & Zo Bo Yang
Occupant: Sakura Restaurant

Mr. Acklin stated that Councilman O'Conner brought this item to the Board's attention. He stated that this has been a long standing problem, and a collection action problem with businesses that were built on private lateral lines. He stated that we are providing a financial basis for this project with a loan and not a grant. He stated that from what he understands, this will be a secured loan for the private property owners. He stated that there have been problems with sewage draining into the basements of these businesses that has been going on for years.

Mr. Ferlo stated that his problem is that many city residents have had the burden of paying for their own sewage lines, but in this case there is an exception being made. He stated that once the digging process begins, this project could potentially turn out costing more to repair. He stated that if the loans were capped he would feel better about the loans. He also stated that the Authority should not be involved, and the Administration should be handling this project.

Mr. Acklin stated he shares Mr. Ferlo's concerns in this project becoming a potential liability. Mr. Rubinstein stated that the Authority is not liable. Mr. Ferlo asked how the $280,000.00 figure was determined. Mr. Link answered by stating that the owners are responsible for the sewage line, and this amount is their share.

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

RESOLUTION NO. 366 (2015)

RESOLVED: That the Authority is hereby authorized to make individual pro rata loans to thirteen (13) private property owners, listed below, in a total amount not to exceed $280,000.00, payable from Urban Development Fund (UDF) state loan repayments and Council District 5 District Improvement Funds (DIF), to be used to repair and upgrade privately owned sewer lines located in the 5800 Block of Forbes Avenue and Darlington Road in the 14th Ward of the City of Pittsburgh, and the Executive Director, Acting Executive Director or Director of Finance is hereby authorized to execute said loan agreements and related documents, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That a waiver of the Urban Development Fund Administrative Guidelines to waive job creation requirements, is hereby approved.

LIST OF PROPERTY OWNERS

5820 Forbes Avenue, Block and Lot #86-L-37, Slap Partners
5824 Forbes Avenue, Block and Lot #86-L-39, Pento, LLP
5832 Forbes Avenue, Block and Lot #86-L-42, Fifth Third Bank
5836 Forbes Avenue, Block and Lot #86-L-45, BIH Associates Forbes
5846 Forbes Avenue, Block and Lot #86 L-47-01, Xing Rong Yang & Xiao Ling Zheng
5850 Forbes Avenue, Block and Lot #86-L-48, Joel J. & Debra Sigal
5854- 5862 Forbes Avenue, Block and Lot #86-L-51, Sun Roth Inc.
5864 Forbes Avenue, Block and Lot #86-L-57, Jen Young Chun & Su Mi Chun
5868 – 5874 ½ Forbes Avenue, Block and Lot #86-M-1, Sleisenger 1999 Trust c/o Howard Balsam & Elsie Balsam
5876 Forbes Avenue, Block and Lot #86-M-5, CE 5876 Forbes, LP
5878 – 5878 ½ Forbes Avenue, Block and Lot #86-M-9, Richard S. Myerburg
5880 – 5880 1/2 Forbes Avenue, Block and Lot #86-M-6, Ya Ping Wu Chiang & Tai Chiang
5882 Forbes Avenue, Block and Lot #86-M-8, Rong Xing Yang & Zo Bo Yang

13. Central Business District:

a. Authorization to enter into exclusive negotiations with McKnight Realty Partners, LLC, or an entity to be formed, for a period of 90 days, for the sale of Block 1-D, Lot 183 in the 2nd Ward.

Mr. Rubinstein requested the Members to approve the above item.

Ms. Kyra Straussman Director of Real Estate, stated that authorization is requested to enter into exclusive negotiations with McKnight Realty Partners, LLC ("McKnight Realty") for the sale of the

604 Liberty Avenue in the Central Business District. In response to a Request for Proposals, McKnight Realty has proposed to acquire the building at a purchase price of $100,000 to construct retail space for their client, a food and beverage retailer.
The exclusive negotiation period would be for 90 days.

McKnight Realty is a limited liability corporation with a mailing address at The Grant Building, 310 Grant Street, 25th Floor Pittsburgh, PA, 15219. William Rudolph and Charles Perlow are the principals.

Mr. Ferlo asked why the property cannot be sold outright to McKnight Realty. Ms. Straussman answered by stating that the Authority has to honor the state's disposition regulations, but that McKnight Realty is eager to move this project forward.

Gabriel Perlow, from McKnight Realty, was present. Mr. Perlow thanked the Authority and stated that it was a pleasure to work with the committee, as well as the PDCDC, PDP, and Councilman Lavelle's office. Mr. Perlow appreciated the faith all parties have in them to redevelop this building to its historic standards.
Ms. Straussman stated that there was a review committee similar to the Hunt Armory RFP that includes members from City Planning, the Pittsburgh Downtown Partnership, the Downtown Pittsburgh CDC, Councilman Lavelle's office staff and the Authority staff. Ms. Straussman stated that there were interviews for all three developers and four proposals, and the community unanimously recommended to go forward with McKnight Realty.

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

RESOLUTION NO. 367 (2015)

RESOLVED: That the entering into of exclusive negotiations with McKnight Realty Partners, LLC, or an entity to be formed, for a period of 90 days, for the sale of Block 1-D, Lot 183 in the 2nd Ward, is hereby approved.

14. <u>East Liberty:</u>

a. Proposal and form of contract for the sale of Block 83-R, Lot 77, in the 11th Ward to East Liberty Development, Inc., for $1,500.00.

Mr. Rubinstein requested the Members to approve the above item.

Ms. Straussman stated that authorization is requested to accept the Proposal and enter into a Disposition Contract with East Liberty Development, Inc. (ELDI) for the sale of property located at the corner of Rodman Street and Collins Avenue in East Liberty. The property is a vacant lot containing approximately 3,870 square feet. ELDI intends to use this lot for construction of a single-family affordable housing unit in connection with their contract with the Housing Authority

of the City of Pittsburgh to develop 21 units of affordable housing in East Liberty. The partnership agreement involves ELDI acquiring the parcels and financing the development of the newly constructed single-family affordable homes to be purchased and rented out by the HACP. The property will be sold for $1,500.00 based on a value of $1,500.00 per dwelling unit to be constructed. Prior to the sale of the property, the proposed development will again be presented to the Board of this Authority for approval of final working drawings, evidence of financing and for authorization to execute a deed.

East Liberty Development, Inc., is a nonprofit organization with a mailing address at 100 Sheridan Square, #4, Pittsburgh, PA 15206. Maelene Myers is the Executive Director.

Mr. Acklin asked if this parcel was an affordable for-sale property. Ms. Straussman answered in that the parcel is a mix of affordable, for-sale and rental.

Mr. Ferlo asked if the rest of the block had an interest in developing this parcel.

Peter Brewton, from ELDI, was present. Mr. Brewton stated that they control another vacant lot on Collins, and renovated a house on Collins. Mr. Brewton stated that the occupied units are a mix of owners and rental.

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

RESOLUTION NO. 368 (2015)

RESOLVED: That the Proposal and form of Disposition Contract for the sale of Block 83-R, Lot 77, in the 11th Ward to East Liberty Development, Inc., for $1,500.00, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

15. <u>Homewood:</u>

a. Authorization to acquire publicly-owned properties located in the 13th Ward for $1.00, plus costs.

b. Proposal and form of contract for the sale of certain properties to an entity to be formed by Oxford Development Company and S & A Homes for a purchase price of $61,500.00.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Cummings stated that authorization is requested to acquire nineteen (19) publicly-owned properties in Homewood. Two of the properties (Block/Lot 174-P-17 and 175-A-17) contain

vacant structures while the remaining parcels are vacant land. The properties, which contain a total of approximately 41,500 square feet, are owned by the Three Taxing Bodies by virtue of Treasurer's Sale for tax delinquency. The listed properties are being acquired as part of a site being assembled for the Susquehanna Homes housing development. The listed properties will be acquired for a purchase price of $1.00 plus costs using UDAG Repayment Funds.

We are also requesting authorization to accept the Proposal and enter into a Disposition Contract with an entity to be formed by Oxford Development Company and S & A Homes for the sale of the eighteen (18) of the nineteen (19) parcels being acquired from the City, as well as an addition twenty-three (23) parcels that have already been acquired by this Authority to assemble sites for the Susquehanna Homes project. The forty-one (41) parcels listed above contain a total of approximately 110,523 square feet and will be used by the redeveloper to construct forty-one (41) scattered site affordable housing units. The purchase price will be based on a value of $1,500.00 per dwelling unit to be constructed on the land conveyed, or, $61,500.00. Prior to the sale of the property, the proposed development will again be presented to the Board of this Authority for approval of final working drawings, evidence of financing and for authorization to execute a deed.

S & A Homes has a mailing address at 2121 Old Gatesburg Road, State College, PA 16803. Andrew Haines is the Executive Vice President. Oxford Development Company has its office at One Oxford Center, 301 Grant Street, Suite 4500, Pittsburgh, PA 15219. R. Scott Pollock is Vice President of Oxford Development Company.

Publicly-owned properties:

Ward	Block/Lot	Address
13th	174-P-15-1	Richland Street
13th	174-P-16	508 Richland Street
13th	174-P-17	Richland Street
13th	174-P-21	573 Richland Street
13th	174-P-22	Richland Street
13th	174-P-24	567 Richland Street
13th	174-P-34	7425 Tioga Street
13th	174-P-36	564 Panke Avenue
13th	174-P-38	568 Panke Avenue
13th	174-P-40	572 Panke Avenue
13th	174-P-42	571 Panke Avenue
13th	174-P-44	565 Panke Avenue
13th	174-P-45	563 Panke Avenue
13th	174-P-46	561 Panke Avenue
13th	174-P-51	7409 Tioga Street
13th	174-P-52	7407 Tioga Street
13th	174-P-56	562 Dunfermline Street
13th	174-P-59	570 Dunfermline Street

13th	175-B-32	7505 Tioga Street

URA owned properties:

Ward	Block/Lot	Address
13	174-N-222	7313 Tioga Street
13	174-N-225	Tioga Street
13	174-N-226	7305 Tioga Street
13	174-N-232	7235 Tioga Street
13	174-N-246	7216 Tioga Street
13	174-N-247	7218 Tioga Street
13	174-N-248	7220 Tioga Street
13	174-N-255	7234 Tioga Street
13	174-N-256	7236 Tioga Street
13	174-N-257	7238 Tioga Street
13	174-N-259	7300 Tioga Street
13	174-N-282	7305 Susquehanna Street
13	174-N-283	7301 Susquehanna Street
13	174-N-284	7241 Susquehanna Street
13	174-N-293	7223 Susquehanna Street
13	174-N-294	7221 Susquehanna Street
13	174-N-300	7214 Susquehanna Street
13	174-N-301	7216 Susquehanna Street
13	174-P-15-1	Richland Street
13	174-P-16	508 Richland Lane
13	174-P-17	Richland Street
13	174-P-24	567 Richland Lane
13	174-P-34	7425 Tioga Street
13	174-P-36	564 Panke Avenue
13	174-P-38	568 Panke Avenue
13	174-P-42	571 Panke Avenue
13	174-P-43	Panke Avenue
13	174-P-44	565 Panke Avenue
13	174-P-45	563 Panke Avenue
13	174-P-46	561 Panke Avenue
13	174-P-51	7409 Tioga Street
13	174-P-52	7407 Tioga Street
13	174-P-56	562 Dunfermline Street
13	174-P-59	570 Dunfermline Street
13	174-P-67	Tioga Street
13	175-A-10	Susquehanna Street
13	175-A-13	Susquehanna Street
13	175-A-15	7318 Susquehanna Street
13	175-A-15-A	Susquehanna Street

13	175-A-17	7326 Susquehanna Street
13	175-B-32	7505 Tioga Street

Mr. Acklin stated that in the beginning of this project, when support was solicited for the low income tax credits, this was an opportunity to bring the community together. He stated there were commitments made by the developer for this project, and asked if such commitments have held up.

Jerome Jackson, from Operation Better Block, was present. Mr. Jackson stated that there are agreements with S&A Homes and Oxford for specific services from members of the collaborative. Mr. Jackson stated that Operation Better Block has engaged residents who live in that area to have ongoing meetings with S&A Homes and Oxford. There will be a meeting with these developers next week to discuss their designs. Mr. Jackson stated there is a signed agreement, and Operation Better Block will be the social service provider on this project.

Megan Stearman, of Oxford Development Company, was present.

Mr. Ferlo wanted to know what the status of the retail space in the senior building was. Mr. Jackson answered that 3 out of 4 spaces were completed so far, and they are occupied. Mr. Jackson stated that they will be starting on a café in the next few weeks that will be completed in early February.

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

RESOLUTION NO. 369 (2015)

RESOLVED: That the acquisition of the following publicly-owned properties for $1.00, plus costs, is hereby approved; and

RESOLVED FURTHER: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute any and all documents as may be required to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto:

Ward	Block/Lot	Address
13th	174-P-15-1	Richland Street
13th	174-P-16	508 Richland Street
13th	174-P-17	Richland Street
13th	174-P-21	573 Richland Street
13th	174-P-22	Richland Street
13th	174-P-24	567 Richland Street
13th	174-P-34	7425 Tioga Street
13th	174-P-36	564 Panke Avenue

13th	174-P-38	568 Panke Avenue
13th	174-P-40	572 Panke Avenue
13th	174-P-42	571 Panke Avenue
13th	174-P-44	565 Panke Avenue
13th	174-P-45	563 Panke Avenue
13th	174-P-46	561 Panke Avenue
13th	174-P-51	7409 Tioga Street
13th	174-P-52	7407 Tioga Street
13th	174-P-56	562 Dunfermline Street
13th	174-P-59	570 Dunfermline Street
13th	175-B-32	7505 Tioga Street

RESOLUTION NO. 370 (2015)

RESOLVED: That the Proposal and form of Disposition Contract for the sale of the following properties for $1,500 each, to an entity to be formed by Oxford Development Company and S & A Homes, for the construction of residential units to be conveyed for $61,500.00 per unit, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto:

Ward	Block/Lot	Address
13	174-N-222	7313 Tioga Street
13	174-N-225	Tioga Street
13	174-N-226	7305 Tioga Street
13	174-N-232	7235 Tioga Street
13	174-N-246	7216 Tioga Street
13	174-N-247	7218 Tioga Street
13	174-N-248	7220 Tioga Street
13	174-N-255	7234 Tioga Street
13	174-N-256	7236 Tioga Street
13	174-N-257	7238 Tioga Street
13	174-N-259	7300 Tioga Street
13	174-N-282	7305 Susquehanna Street
13	174-N-283	7301 Susquehanna Street
13	174-N-284	7241 Susquehanna Street
13	174-N-293	7223 Susquehanna Street
13	174-N-294	7221 Susquehanna Street
13	174-N-300	7214 Susquehanna Street
13	174-N-301	7216 Susquehanna Street
13	174-P-15-1	Richland Street
13	174-P-16	508 Richland Lane
13	174-P-17	Richland Street

13	174-P-24	567 Richland Lane
13	174-P-34	7425 Tioga Street
13	174-P-36	564 Panke Avenue
13	174-P-38	568 Panke Avenue
13	174-P-42	571 Panke Avenue
13	174-P-43	Panke Avenue
13	174-P-44	565 Panke Avenue
13	174-P-45	563 Panke Avenue
13	174-P-46	561 Panke Avenue
13	174-P-51	7409 Tioga Street
13	174-P-52	7407 Tioga Street
13	174-P-56	562 Dunfermline Street
13	174-P-59	570 Dunfermline Street
13	174-P-67	Tioga Street
13	175-A-10	Susquehanna Street
13	175-A-13	Susquehanna Street
13	175-A-15	7318 Susquehanna Street
13	175-A-15-A	Susquehanna Street
13	175-A-17	7326 Susquehanna Street
13	175-B-32	7505 Tioga Street

16. <u>Homewood:</u>

a. Authorization to acquire publicly-owned property known as Block 174-P, Lots 47 and 48, in the 13th Ward for $1.00, plus costs.

b. Proposal and form of contract for the sale of Block 174-P, Lots 47 and 48, in the 13th Ward, to Operation Better Block for $2,000.00.

Mr. Rubinstein requested the Members to approve the above item.

Ms. Straussman stated that authorization is requested to acquire two (2) publicly-owned properties located at 7415 and 7417 Tioga Street in Homewood. The properties, which are vacant lots containing a total of approximately 4,500 square feet, are owned by the Three Taxing Bodies by virtue of a Treasurer's Sale for tax delinquency. The properties are being acquired for a purchase price of $1.00 plus costs for subsequent transfer to Operation Better Block. The costs associated with the acquisition of these properties will be paid using UDAG Repayment Funds

We are also requesting authorization to accept the Proposal and enter into a Disposition Contract with Operation Better Block for the conveyance of these same two (2) parcels. Operation Better Block intends to use these lots for development of a green space to serve the community. The properties will be sold for a purchase price of $2,000.00. Prior to the sale of the property, the proposed development will again be presented to the Board of this Authority for approval of final working drawings, evidence of financing and for authorization to execute a deed.

Operation Better Block is a nonprofit organization with a mailing address at 801 North Homewood Avenue, Pittsburgh, PA 15208. Jerome M. Jackson is the Executive Director.

Jerome Jackson, from Operation Better Block, was present. Mr. Jackson stated this is part of a cluster plan process, where the residents want some green space in the area where the new homes will be built. Mr. Jackson stated that Operation Better Block took the initiative to obtain the green space by raising funds. Mr. Jackson will show what their in-house architect has done at a meeting next week to make sure this is what the residents want. Operation Better Block will construct the green space after the houses are completed. Mr. Jackson stated that the residents wanted a space that is limited to the public and open to residents that live close to the green space, and potentially the students who attend the school in that area.

Ms. Hall-Russell asked how access to this green space could be limited. Mr. Jackson responded by stating the residents who reside on that street will monitor the situation.

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

RESOLUTION NO. 371 (2015)

RESOLVED: That the acquisition of the following publicly-owned properties for $1.00 plus costs, is hereby approved; and

RESOLVED FURTHER: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute any and all documents as may be required to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto:

Block 174-P, Lots 47 and 48, in the 13th Ward

RESOLUTION NO. 372 (2015)

RESOLVED: That the Proposal and form of Disposition Contract for the sale of Block 174-P, Lots 47 and 48, in the 13th Ward to Operation Better Block for $2,000.00 is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto

17. Northside:

a. Authorization to execute an Agreement of Sale with Pittsburgh Housing Development Corporation for the acquisition of Block 23-E, Lots 176, 188 and 248, in the 23rd Ward, for $1.00, plus costs.

Mr. Rubinstein requested the Members to approve the above item.

Ms. Straussman stated that authorization is requested to enter into an Agreement of Sale with Pittsburgh Housing Development Corporation (PHDC) for the acquisition of properties located at 507, 508 and 532 Armandale Street on the Northside. These properties were acquired by PHDC in 2003 and 2004 as part of their Alpine II housing development. Despite having a handful of interested end-buyers over the years, PHDC has been unable to sell these properties. The property at 508 Armandale contains a vacant structure, while the remaining parcels are vacant land. The total land area is approximately 4,556 square feet.

This Authority will acquire the properties from PHDC for $1.00, and will use Residential Land Reserve Funds to cover the costs associated with the conveyance.
Mr. Ferlo asked if there were houses on these parcels. Ms. Straussman answered that two parcels are vacant, and one contains a house that might be on the demolition list.

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

RESOLUTION NO. 373 (2015)

RESOLVED: That the acquisition of Block 23-E, Lots 176, 188 and 248 in the 23rd Ward, for $1.00 plus costs, is hereby approved; and

RESOLVED FURTHER: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute any and all documents as may be required to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto:

18. Northside:

a. Authorization to acquire the publicly-owned properties in the 25thWard for $1.00, plus costs.

Mr. Rubinstein requested the Members to approve the above item.

Ms. Straussman, stated that authorization is requested to acquire seventeen (17) publicly-owned properties on the Northside. The properties are vacant lots located along Federal Street near its

intersection with Perrysville Avenue. The properties, which contain a total of approximately 21,421 square feet, are owned by the Three Taxing Bodies by virtue of Treasurer's Sale for tax delinquency. The listed properties are being acquired, using Residential Land Reserve Funds (RLRF), as part of a site being assembled for residential development.

Ward	Block/Lot	Address
25th	23-F-59	Perrysville Avenue
25th	23-F-59A	Lane Way
25th	23-F-60	Perrysville Avenue
25th	23-F-60A	5 Lane Way
25th	23-F-60B	6 Lane Way
25th	23-B-216	Lane Way
25th	23-B-227	Perrysville Avenue
25th	23-B-227A	1643 Federal Street
25th	23-B-227B	1645 Perrysville Avenue
25th	23-B-228	1641 Perrysville Avenue
25th	23-B-229	1639 Federal Street
25th	23-B-231	1635 Perrysville Avenue
25th	23-B-232	Perrysville Avenue
25th	23-B-233	Perrysville Avenue
25th	23-B-234	Perrysville Avenue
25th	23-B-234A	Lane Way
25th	23-B-235	Perrysville Avenue

There was no discussion among the Members.

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

RESOLUTION NO. 374 (2015)

RESOLVED: That the acquisition of the following publicly-owned properties for $1.00, plus costs, is hereby approved; and

RESOLVED FURTHER: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute any and all documents as may be required to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto:

Ward	Block/Lot	Address
25th	23-F-59	Perrysville Avenue
25th	23-F-59A	Lane Way
25th	23-F-60	Perrysville Avenue
25th	23-F-60A	5 Lane Way

25th	23-F-60B	6 Lane Way
25th	23-B-216	Lane Way
25th	23-B-227	Perrysville Avenue
25th	23-B-227A	1643 Federal Street
25th	23-B-227B	1645 Perrysville Avenue
25th	23-B-228	1641 Perrysville Avenue
25th	23-B-229	1639 Federal Street
25th	23-B-231	1635 Perrysville Avenue
25th	23-B-232	Perrysville Avenue
25th	23-B-233	Perrysville Avenue
25th	23-B-234	Perrysville Avenue
25th	23-B-234A	Lane Way
25th	23-B-235	Perrysville Avenue

19. General:

a. Authorization to enter into Agreements for Appraisal Services with eight (8) appraisers/entities for up to $50,000.00 each for 2 years.
b. Authorization to enter into Agreements for Title Services with twelve (12) title service providers for $30,000.00 each for 2 years.

Mr. Rubinstein requested the Members to approve the above items.

Ms. Straussman stated that authorization is requested to execute Agreements for appraisal services with the following appraisers/entities, each for an amount not to exceed $50,000.00 and for a period of two (2) years:

Barone, Murtha, Shonberg & White, Inc., Bodnar Real Estate, Howard Hanna Real Estate Services, Integra Realty Resources Pittsburgh, Kelly Rielly Nell Barna, Kulzer & Company, Inc., Landmark Appraisal Services, Canedy Appraisal Services.

Authorization is also requested to execute Agreements with title service providers, each for an amount not to exceed $30,000.00 and for a period of two (2) years:

American General Services Corporation, Chicago Title Insurance Company, Edward L. Kochuba, Jr. P.C., First American Title Insurance Company, Oxford Settlement Services Company, Papernick & Gefsky, Strassburger McKenna Gutnick & Gefsky, Terra Settlement Services, Lawrence D. Brudy & Associates, Inc., Anthou Legal Services, LLC, Tri-State Paralegal Service, Beier, Beier and Beier.

Every two years the Authority advertises for appraisers and title companies to submit proposals in order to assemble a panel for appraisal and title work. We recently placed ads via the URA Website and in the Pittsburgh Courier, the Legal Journal and the Post-Gazette for these services. As a result, 12 appraisers made inquiry of which 8 responded. Eighteen title companies made inquiry of which 12 responded. All of the appraisers and title companies who responded

have been selected to participate on our professional-services panels. Appraisal services and title work fees are generally obtained for a particular project and are chargeable to the project for which work is performed.

There was no discussion among the Members.
Upon motion made by Mr. Ferlo, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 375 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for appraisal services between the Authority and Barone, Murtha, Shonberg & White, Inc. for an amount not to exceed $50,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 376 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for appraisal services between the Authority and Bodnar Real Estate for an amount not to exceed $50,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 377 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for appraisal services between the Authority and Howard Hanna Real Estate Services for an amount not to exceed $50,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 378 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for appraisal services between the Authority and Integra Realty Resources Pittsburgh for an amount not to exceed $50,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION 379 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for appraisal services between the Authority and Kelly Rielly Nell Barna for an amount not to exceed $50,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION 380 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for appraisal services between the Authority and Kulzer & Company, Inc. for an amount not to exceed $50,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION 381 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for appraisal services between the Authority and Landmark Appraisal Services for an amount not to exceed $50,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION 382 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for appraisal services between the Authority and Canedy Appraisal Services for an amount not to exceed $50,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 383 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and American General Services Corporation for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 384 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and Chicago Title Insurance Company for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 385 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and Edward L. Kochuba, Jr. P.C. for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 386 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and First American Title Insurance Company for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 387 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title service between the Authority and Oxford Settlement Services Company for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 388 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and Papernick & Gefsky for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 389 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and Strassburger, McKenna, Gutnick & Gefsky for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 390 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and Terra Settlement Services for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 391 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and Lawrence D. Brudy & Associates, Inc. for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 392 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and Anthou Legal Services, LLC for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 393 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and Tri-State Paralegal Service for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 394 (2015)

RESOLVED: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute an agreement for title services between the Authority and Beier, Beier & Beier for an amount not to exceed $30,000.00, payable from the applicable project, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

20. South Side Works:
    a. Authorization to advertise for bids for the repair of the riverbank at the South Shore Riverfront Park.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Martin Kaminski, Director of Engineering & Construction, stated that authorization is requested to advertise for bids for the repair of the bank of the Monongahela River west of the South Shore Riverfront Park dock at the South Side Works.

Following the winter of 2014-15, the referenced riverbank was severely eroded as a result of scour from water and ice. The soil on the bank adjacent to the trail was eroded by the river and undermined a lighting structure and two trees. Additional erosion could result in the loss of the lighting structure and trees, and begin to undermine the paved trail that extends from the park westward towards downtown. Presently, the URA's design consultant is analyzing the problem and will prepare construction documents that will be used to bid the repair work that will be performed on the eroding riverbank.

Mr. Ferlo asked if this is a City public park, why they are not handling the riverbank repair project instead of the Authority. Mr. Acklin asked the same question in a city meeting.

Ms. Straussman stated that there is a three party management effort for the South Shore Riverfront Park. The parties includes River Life, the master developer Soffer and the Authority. The funds that pay for the designs will come out of the South Shore Riverfront Park Maintenance Fund that is managed by River Life Task Force.

Mr. Ferlo asked why the repairs needed to be made. Mr. Kaminski answered that this is a product of normal wear and tear.

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

RESOLUTION NO. 395 (2015)

RESOLVED: That the advertising of bids for the repair of the riverbank at the South Shore Riverfront Park, is hereby approved.

21. Brighton Heights:

a. Agreement with Steele City Contracting, LLC for Brighton Heights Demolition and Site Clearance Contract No. 1 - $61,601.00.

Mr. Kaminski requested this item to be placed on hold until January.

22. URA's Nondiscrimination Policy

a. Amendment to URA's Nondiscrimination Policy.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Rubinstein stated that authorization is requested to approve the attached resolution which amends the Authority's nondiscrimination policies to explicitly prohibit discrimination based on sexual orientation, gender identity and gender expression.

There was no discussion among the Members.

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

RESOLUTION NO. 396 (2015)

WHEREAS, Pennsylvania's Human Relations Act (the "Act") prohibits discrimination in the areas of employment, housing and public accommodations based on an individual's race, color, religion, ancestry, national origin, sex, education status, handicap or disability;

WHEREAS, the Act does not prohibit an employer from firing, a property owner from evicting, or a business from refusing service to a person based on sexual orientation, gender identity, or gender expression;

WHEREAS, the Authority's existing personnel policy prohibits discrimination based on sexual orientation and the Authority has an unwritten policy prohibiting discrimination based on gender identity and gender expression; and

WHEREAS, on September 1, 2015, the Council of the City of Pittsburgh passed a resolution directing all City of Pittsburgh Authorities to formally pass policies that prohibit discrimination based on sexual orientation, gender identity and gender expression.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE AUTHORITY that the Authority's nondiscrimination policies are hereby amended to prohibit discrimination based on sexual orientation, gender identity, and gender expression.

23. <u>Redemption of Single Family Mortgage Bonds:</u>

a. Authorization to redeem Single Family Mortgage Bonds 2006 A, B Series - $825,000.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Thomas Short, Director of Finance, stated that authorization is requested for approval to redeem $825,000 of Single Family Mortgage Revenue Bonds from the 2006 Series A and 2006 Series B in January of 2016.

As part of the Authority's standard bond maintenance program, the Authority has determined the amount of income from prepayments and excess revenue will be available to pay down additional future debt. In accordance with the Indenture, these receipts are to be used for the early Redemption of Bonds. The economic benefit of calling the Bonds is estimated at $471,000 in interest savings over the term of the Bonds shown below:

$730,000 principal amount	2006 Series A
$ 95,000 principal amount	2006 Series B

The payoff of debt interest rates ranges from 4.55% to 5% with a maturities ranging from 2016 to 2036. The outstanding debt will drop from year end 2015 from $13,845,000 to $13,020,000 in January of 2016.

There was no discussion among the Members.

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

RESOLUTION NO. 397 (2015)

Re: REDEMPTION OF
SINGLE FAMILY MORTGAGE REVENUE BONDS

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") has heretofore previously issued its Single Family Mortgage Revenue Bonds in order to carry out its Pittsburgh Home Ownership Program and Pittsburgh Housing Recovery Program (the "Program"); and

WHEREAS, in order to carry out the Programs, the Authority has determined that it will be necessary for the Authority to effect a redemption of certain Mortgage Revenue Bonds pursuant to the Special Redemption Provisions thereof and in connection therewith for the Authority to authorize such other actions in connection with the foregoing as are necessary.

NOW, THEREFORE, BE IT
RESOLVED, that the Authority hereby authorized and directs that the following series of Mortgage Revenue Bonds in the principal amounts set forth below are to be redeemed from moneys attributable to prepayments (and scheduled amortization payments on First Mortgage Loans and excess revenues).

$730,000, principal amount, of Mortgage Revenue Bonds, 2006 Series A
$95,000, principal amount, of Mortgage Revenue Bonds, 2006 Series B
The Board of Directors hereby authorized, ratifies, and approves all actions to be taken to accomplish such redemption. The maturities to be redeemed shall be selected by the Director of Finance.

ADOPTED by the Urban Redevelopment Authority of Pittsburgh the 10th day of December 2015, lawful session regularly assembled.

AGENDA "B"

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

1. Broadhead-Fording Project

RESOLUTION NO. 398 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to issue a Certificate of Completion for Woodlow Estates, LP, with respect to the Improvements constructed on Broadhead-Fording Disposition Parcels 16 and 17 in the 28th Ward.

RESOLVED FURTHER: That the return of the Good Faith Deposit to Woodlow Estates, LP., is hereby approved.

2. Garfield

RESOLUTION NO. 399 (2015)

RESOLVED: That Resolution Nos. 111 (2015) and 182 (2015) are amended to extend the exclusive negotiations period with Andrew Moss and Michelle Yanefski, or a related entity, for an additional six (6) month period for the sale of Block 50-F, Lot 137, and Block 50-G, Lots 4, 5, 72, 77, 80, 81 and 82, in the 10th Ward (Rosetta Street – residential construction); and

RESOLVED FURTHER: That the entering into of exclusive negotiations for an additional six (6) month period for the sale of Block 50-F, Lot 137, and Block 50-G, Lots 4, 5, 72, 77, 80, 81 and 82, in the 10th Ward (Rosetta Street – residential construction) is hereby approved.

3. Southside Flats

RESOLUTION NO. 400 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to issue a Certificate of Completion for Fred J. Coleman and Mary M. Coleman with respect to the Improvements constructed on 1711 and 1715 St. Patrick Street in the South Side Flats Neighborhood, Block 13-E, Lots 78 and 75, in the 17th Ward (Sideyard).

4. Strip District

RESOLUTION NO. 401 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to issue a Certificate of Completion for Spring Way Center, L.L.C. with respect to the Improvements constructed on for Block 25-N, Lots 247 and 305, and Block 25-K, Lots 162, 164, 166, 168, in the 2nd Ward (2500 Penn Avenue, 2515 Liberty Avenue, 2629-2637 Penn Avenue – commercial rehabilitation/parking).

5. North Point Breeze-Lexington Technology Park

RESOLUTION NO. 402 (2015)

RESOLVED: That the reallocation of funds from 2013 City Bond funds to Lexington Technology Park operating subsidy is hereby approved.

6. 9 Mile Run – Summerset at Frick

RESOLUTION NO. 403 (2015)

RESOLVED: That the action of the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority in issuing a Certificate of Completion for Summerset at Frick with respect to the Improvements constructed on Lot 264 in Phase 2C, and acknowledging same so that said Certificate may be recorded, is hereby ratified; and

RESOLVED FURTHER: That the return of the Good Faith Deposit to Summerset at Frick, is hereby approved.

7. Lawrenceville

RESOLUTION NO. 404 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to amend to Shoppes at Doughboy Apartments site development contract between the Authority and Stamm Development, LLC dated July 3, 2014 to add City Bond and CDBG as funding sources, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

8. Shadyside – Bakery Square 2.0

RESOLUTION NO. 405 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to amend the contract between the Authority and MS Consultants, Inc. dated February 20, 2013 to add City Bond as a funding source, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

9. Central Business District – Landmarks Development Corporation

RESOLUTION NO. 406 (2015)

RESOLVED: That Resolution No. 217 (2015) is amended to: (1) expand use to include acquisition: (2) correct use of funds is Leased Land Funds; and (3) correct address is 312-317 Wood Street.

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

Assistant Secretary

DAN GILMAN

Member of Council - District 8

December 10, 2015

The Urban Redevelopment Authority of Pittsburgh
Board of Directors
200 Ross Street
Pittsburgh, PA 15219

Dear URA Board Members:

For the past year I have led a community process related to the reuse of the Hunt Armory. This building provides great opportunity and also great challenges. A historic building that served as Pittsburgh's civic center for many years, the Hunt Armory sits next to two churches, two schools, a funeral home, the South Highland business district, near the growing East Liberty neighborhood, and in the middle of a thriving residential community. It is imperative that the reuse honors the existing community, minimizes negative impacts, honors the historic building, creates an environmentally sustainable future, and brings in new tax revenue to the City.

Recognizing this challenge, I have worked with the Hunt Family, both churches and schools, the Shadyside Action Coalition, the Shadyside Chamber of Commerce, neighbors, and service members who have served in the building to develop a plan for the site. We originally held a meeting with the key stakeholders listed above to determine a process for moving forward. At that time, we decided the URA should take control of the building for two key reasons – 1) to allow the community to have a voice,and 2) to make sure the building did not just go to the highest bidder, but to a development that met all of the standards listed above. We further agreed in order to make sure the community was included that the review committee established should include an Emerson Street resident, a representative from Shadyside Action Coalition, and a representative from the Shadyside Chamber of Commerce.

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After the URA acquired the building, I hosted two large community meetings attended by more than 250 people each. These meetings have been the best attended community development meetings in my district in the twelve years that I have served the community. The first meeting included a SWOT (strengths, weaknesses, opportunities, and threats) analysis for the site, as well as a discussion of the process moving forward. The second meeting allowed the three finalists to present their plans and answer questions from the community. There have also been other community meetings organized by residents to discuss these proposals. As a result of this process, I have received hundreds of emails, calls, texts, and social media messages on the redevelopment. Again, this is far more that I have ever received for another development project in the community.

Walnut Capital and Massaro have been outstanding developers in the community. They have taken on challenging projects, invested in our neighborhoods, revitalized historic structures, and promoted top-notch sustainability efforts.

Mosites and McKnight Development are, likewise, outstanding local developers who have invested heavily in our community. Their impressive projects speak for themselves and have helped to revitalize neighborhoods that had not seen investment in decades. Their proposal for this site would meet a significant need for flexible "tech" office space in the East End. Both of these proposals are impressive and come from reputable developers with excellent track records.

I write to you today in support of the proposal to redevelop the Hunt Armory into an ice rink. The ice rink proposal from Kratsa and Cadan provides a different and creative opportunity for the building. This project would create the only indoor ice rink in the City of Pittsburgh. It would meet a critical need for local skaters and hockey teams, introduce the sport to a new generation, and create an important community engagement opportunity in the middle of the booming East End. Additionally, the ice rink would provide an opportunity for communities of all income levels to come together in a recreational setting. Other former armories have been transformed into impressive ice facilities, and I believe this project has the opportunity to be a showcase development.

Furthermore, both neighboring churches, both schools, the funeral home, and the Shadyside Chamber of Commerce support the ice rink proposal. Additionally, of the many hundreds of communications I received, over 95% of them were in favor of the ice rink proposal. An additional online petition garnered more than 1,000 signatures. In my twelve years in City Hall, this is by far the greatest community engagement I have seen on any issue and it has been overwhelmingly in support of the ice rink development. If we are to take community-based development seriously (as I have long championed), and if we

are going to encourage residents to engage and create plans for their neighborhood (as I have long championed), then we must walk the walk and not simply talk the talk. Ultimately, as representatives of the community, we have a responsibility to honor the community's overwhelming voice and take the next step forward with the ice rink proposal.

It is important to note that the adjacent condominium building has endorsed the apartment development and raised concerns about the ice rink's impact. There are legitimate concerns with bus loading, noise from cooling units, parking for large hockey events, and early morning and late night hours. Please remember that today is just the first step and further zoning and planning approvals are necessary. I plan to continue a robust community process moving forward to make sure all of these issues are addressed through the planning process. I would encourage the URA to condition a sale on both zoning and planning approvals, as well as reasonable financial checks that guarantee the viability of the proposal.

I appreciate your service to the City and look forward to continuing to work together.

Sincerely,

Dan Gilman

Mr. Kevin Acklin, Chairman, and Urban Redevelopment Authority Board Members:

We are writing in strong support for the ice rink project proposed for the current site of the Hunt Armory, and urge you to do the same.

This project, unlike the proposals for more high density living and office space, is the most befitting of a city like ours that continually strives to live up to its "Most Livable City" status. On a personal note, as residents of Highland Park, and as parents of a young ice hockey player, we lament the lack of opportunities our son has had to personally experience, within the city limits, a sport he loved to watch for years on television. We also lament the significant sums of money and time we have spent over the last several years outside of the city limits enabling and supporting him in his participation in a hockey program based in a suburb. Our financial support in this regard ranges from hockey club fees and annual purchases of equipment, to buying gas, groceries, other retail shopping, patronizing all manner of eating establishments, and more. We are not unique. Parents all over the city do the same for their figure skating and hockey playing kids. Importantly, a local ice rink would directly benefit local businesses.

We are a hockey city, we are a northern city. Inexplicably, we have no indoor rink in the city for community use. Inasmuch as we are dedicating significant resources to bike paths and bike usage, all in the name of being "liveable" and "healthy," we ought not to squander this opportunity to transform recreation in the East End. We know there are kids and adults alike in neighborhoods close to the Hunt Armory who would delight in learning how to skate. It is an activity for young and old. Now that it is feasible, this opportunity should be given to the *community*. We also support the walking track that is planned for the project, which would particularly impact seniors who also like to stay in shape, as well as others in the community seeking a place to recreate.

One final point, the National Recreation and Park Association conducted and published a comprehensive evidence-based study in 2010 on the rationale for recreation services for youth. It's study reinforces what the experts and we as parents already know: that exercise and organized recreation are good for kids. But this study begins with the important premise that "youth are valuable resources to invest in and not problems to be solved," and that "adolescents want to develop their capabilities, but they need opportunities and appropriate adult involvement and guidance to do so."

In this regard, we end with an issue very close to us, youth violence. Violence among our youth is a complex issue with not just one solution. But solving it has to be a *community* effort. Step by step, as a community, we can take meaningful actions that contribute to stemming the tide of poorly-used and misdirected out of school time. This rink is one meaningful step we should take, one which can directly impact area youth who may not otherwise have the opportunity to experience the great sport of ice skating and ice hockey. Further to this point, we urge the URA to encourage area businesses and organizations to support inner city youth programs that expose them to ice hockey.

For all of these reasons, as well as those expressed by others in support of this project, we urge you to chose to enrich our city, our quality of life, our community -- and most of all, that of our valuable young people -- and approve the Hunt Armory Ice Center project.

Tim Stevens and Jennifer R. Andrade