

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.

February 11, 2016 – 2:00 P.M., E.S.T

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

Staff Present: Messrs. Rubinstein, Cummings, Short, Kaminski, Svoboda, Thomas, Link, Pawlak, Miller and Barry; Mmes. Straussman, Madden, Mitchell, Fitzgibbons, Taylor, Segal, Schenck, Abrams, Smith Perry, Healey, 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 February 2, 2016 at 11:00 A.M. in the Mayor's Conference Room, for the purpose of the 2016 Administrative Budget.

2. General

The Minutes of the Annual/Regular Board Meeting of January 14, 2016 were approved as written and previously distributed.

3. 2016 Low Income Housing Tax Credit Applications – Evidence of Site Control:

- a. Authorization to enter into exclusive negotiations, for a period of six (6) months, with the Housing Authority of the City of Pittsburgh for the sale of the following properties for \$1.00 plus costs, for the Allegheny Dwellings Phase I Replacement Housing Development:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25 th	23-F-59	Perrysville Avenue
25 th	23-F-59A	Lane Way
25 th	23-F-60	Perrysville Avenue
25 th	23-F-60A	5 Lane Way
25 th	23-F-60B	6 Lane Way
25 th	23-B-216	Lane Way
25 th	23-B-227	Perrysville Avenue
25 th	23-B-227A	1643 Federal Street
25 th	23-B-227B	1645 Perrysville Avenue
25 th	23-B-228	1641 Perrysville Avenue
25 th	23-B-229	1639 Federal Street

25 th	23-B-231	1635 Perrysville Avenue
25 th	23-B-232	Perrysville Avenue
25 th	23-B-233	Perrysville Avenue
25 th	23-B-234	Perrysville Avenue
25 th	23-B-234A	Lane Way
25 th	23-B-235	Perrysville Avenue

- b. Authorization to enter into exclusive negotiations, for a period of six (6) months, with a limited partnership to be formed by a.m. Rodriguez Associates, Inc., for the sale of Block and Lot 121-K-166 (1802 Jancey Street) in the 10th Ward for \$275,000.00 plus costs, for the Morningside Crossing senior housing development.

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
10 th	120-K-166	1802 Jancey Street

- c. Authorization to enter into exclusive negotiations, for a period of six (6) months, with a limited partnership to be formed by Allegheny Housing Rehabilitation Corporation (AHRCO), for the sale of the following properties for \$1.00 plus costs, for the Kelly Hamilton Phase I scattered site housing development:

<u>Ward</u>	<u>Lot/Block</u>	<u>Address</u>
13 th	125-H-225	7010 Forest Way
13 th	125-H-233	7007 Frankstown Ave
13 th	125-H-234	7009 Frankstown Ave
13 th	174-P-301	7512 Kelly St
13 th	174-P-302	7514 Kelly St
13 th	174-P-303	7516 Kelly St
13 th	174-P-304	7518 Kelly St
13 th	174-P-305	7520 Kelly St
13 th	174-P-315	7589 Kelly St
13 th	174-P-316	7587 Kelly St
13 th	174-P-317	7585 Kelly St

Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings, Director of Housing stated that we are requesting authorization to enter into exclusive negotiations with the following three (3) developers for the subject sites so that the developers are able to provide suitable evidence of site control for their respective applications for Low Income Housing Tax Credits to be submitted to the Pennsylvania Housing Finance Agency ("PHFA") by March 4, 2016. In all cases the exclusive negotiations period would be for six (6)

months, with authorization to extend for an additional nine (9) months at the option of the Executive Director, and pending an allocation of LIHTC to the respective project(s).

1. Allegheny Dwellings Phase I

The Housing Authority of the City of Pittsburgh ("HACP") has requested the purchase of the above 17 parcels in the 25th ward, conditioned upon the ability of the Authority to successfully acquire these properties from the City of Pittsburgh. HACP will own the lots and will enter into a ground lease with the developer which is a partnership between TREK Development Group ("TREK") and HACP's development affiliate, Allies & Ross Management and Development Corporation ("ARMDC"). The developer intends to use the assembled site plus a portion of the existing HACP owned site to construct phase 1 of replacement housing for residents of the Allegheny Dwellings public housing community to contain up to 80 mixed income rented units.

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

2. Morningside Crossing (former Morningside School)

A limited partnership to be formed by a.m. Rodriguez Associates, Inc., has requested the purchase of the above-listed parcel. In June of 2015, the URA acquired the subject property from the Board of Education of the School District of Pittsburgh ("BOE"). The developer intends to redevelop the site into a 46-unit, multi-use, Passive-certified, senior affordable housing development combined with space for a new senior center. The residential units will be affordable to seniors with incomes up to 60% of area median income ("AMI").

a.m. Rodriguez Associates, Inc., is located at One Canal Square Plaza, Suite 101, Akron, OH 44308; Anthony M. Rodriguez, President. The developer also has a Pittsburgh office located at 600 River Avenue, Suite 207 Pittsburgh, PA 15212. Victor Rodriguez, Senior Vice President manages the Pittsburgh office.

3. Kelly Hamilton Phase 1 (Homewood)

A limited partnership to be created by Allegheny Housing Rehabilitation Corporation (AHRCO) has requested the purchase of the above-listed parcels, conditioned upon the ability of the Authority to successfully acquire these properties from the City of Pittsburgh. AHRCO intends to use the assembled site to construct replacement housing for up to nine (9) units of an anticipated 57-unit scattered site affordable housing community.

Allegheny Housing Rehabilitation Corporation is located at 5604 Baum Blvd, Pittsburgh, PA 15206. Laura Washington is the Owner/Principal.

Allegheny Dwellings

Mr. Acklin gave credit to Director Cummings and staff for the handling of low income housing tax credits applications. He said to avoid the Authority running through a process without interference from politicians a pre application process was created that is ranked based on metrics, and proposals. He feels this is an effective tool in dealing with affordable housing, and the greatest tool that the Authority has to promote this throughout the City. He feels this process is very competitive, but the Authority has done very well in the past with allocations.

Mr. Ferlo said there has always been a clear and competitive process for the PFHA regardless of any elected official writing letters of support. He said the Authority has done a great job. He said that it is helpful to have elected officials writing support letters, but that does not always determine the outcome. He wanted to encourage the Authority to reach out to elected members of the Senate to be supportive.

Mr. Acklin said that efforts of the Authority in different areas of the City have really pulled this together, which was not an easy task.

Mr. Lavelle thanked TREK for leading the communities of Fineview and Perryville to discuss this development.

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

Morningside Crossing (former Morningside School)

Mr. Cummings said that they had a great experience with Rodriguez Associates and other school conversions in the City. He said that Rodriguez has done other projects in the County. He said that Rodriguez Associates is a very high quality developer.

Mr. Ferlo said that he is pleased to see a progressive movement of this project. He asked if Rodriguez Associates would be the main developer. Mr. Cummings said they are the general partner of the development. Mr. Ferlo said that Morningside is a unique area, and it is important that some of the older and longtime residents who own homes stay in place, and this project provides that opportunity. Mr. Ferlo said there should be some attempt at reaching out to the Morningside residents who will rent the new units based on respective income. He is worried about projects that don't meet visibility standards, and questioned whether the developer is making this a priority.

Cindy Picone, of Rodriguez Associates, was present. Ms. Picone answered Mr. Ferlo's question about visibility standards saying that they are pretty standard in the PHFA guidelines.

Mr. Ferlo asked if Rodriguez Associates is relying on historic tax credits, and if standards could be met. Mr. Cummings said they are not relying on tax credits, and will not be part of their financing.

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

Kelly Hamilton Phase 1 (Homewood)

Mr. Cummings said that AHRCO is working closely with OBB in the cluster planning process. He said that AHRCO is also working closely with the Homewood Children’s Village in terms of social services that will be provided to the development.

Mr. Ferlo asked if the Board approved something with AHRCO a few months ago that is connected to this project. Mr. Cummings said we approved some lots for Operation Better Block and possibly for S & A Homes. Mr. Ferlo asked if there was an issue with a community group that one corner would be used for either a public park or some open space. Mr. Cummings said there has been a lot of discussions about community concerns regarding some of the lots that have been discussed with AHRCO and S & A Homes. Mr. Ferlo asked when construction will begin for the residential units. Mr. Cummings said S & A Homes will be starting in late spring on their tax credits award, which was received last year. He said that this project will depend on the tax credits received. Mr. Ferlo asked if they are working on issues with HUD section 3 (employment goal). Mr. Cummings said that would be a requirement.

Laura Washington, from AHRCO was present. Ms. Washington wanted to thank the Authority for this enabling action.

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

RESOLUTION NO. 33 (2016)

RESOLVED: That a six (6) month exclusive negotiations period with the Housing Authority of the City of Pittsburgh, with a nine (9) month extension at the discretion of the Executive Director or Acting Executive Director, for the sale of the properties listed below, for \$1.00 plus costs, for the Allegheny Dwellings Phase I Replacement Housing Development, is hereby approved.

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25 th	23-F-59	Perrysville Avenue
25 th	23-F-59A	Lane Way
25 th	23-F-60	Perrysville Avenue
25 th	23-F-60A	5 Lane Way
25 th	23-F-60B	6 Lane Way
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25 th	23-B-227A	1643 Federal Street
25 th	23-B-227B	1645 Perrysville Avenue

25 th	23-B-228	1641 Perrysville Avenue
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25 th	23-B-231	1635 Perrysville Avenue
25 th	23-B-232	Perrysville Avenue
25 th	23-B-233	Perrysville Avenue
25 th	23-B-234	Perrysville Avenue
25 th	23-B-234A	Lane Way
25 th	23-B-235	Perrysville Avenue

RESOLUTION NO. 34 (2016)

RESOLVED: That a six (6) month exclusive negotiations period with Rodriguez Associates, Inc. or a limited partnership to be formed, with a nine (9) month extension at the discretion of the Executive Director or Acting Executive Director, for the sale of Block and Lot No. 121-K-166 (1802 Jancey Street) in the 10th Ward, for \$275,000.00 plus costs, for the Morningside Crossing senior housing development, is hereby approved.

RESOLUTION NO. 35 (2016)

RESOLVED: That a six (6) month exclusive negotiations period with Allegheny Housing Rehabilitation Corporation (AHRCO) or a limited partnership to be formed, with a nine (9) month extension at the discretion of the Executive Director or Acting Executive Director, for the sale of the properties listed below for \$1.00 plus costs, for the Kelly Hamilton Phase I scattered site housing development, is hereby approved.

<u>Ward</u>	<u>Lot/Block</u>	<u>Address</u>
13th	125-H-225	7010 Forest Way
13th	125-H-233	7007 Frankstown Ave
13th	125-H-234	7009 Frankstown Ave
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13th	174-P-302	7514 Kelly St
13th	174-P-303	7516 Kelly St
13th	174-P-304	7518 Kelly St
13th	174-P-305	7520 Kelly St
13th	174-P-315	7589 Kelly St
13th	174-P-316	7587 Kelly St
13th	174-P-317	7585 Kelly St

4. Community & Diversity Affairs:

- a. Authorization to submit an application to The Heinz Endowments and to enter into a grant agreement for an amount up to \$50,000.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein, Executive Director stated that authorization is requested to submit a grant application to The Heinz Endowments, and upon application approval, to enter into an agreement with The Heinz Endowments to fund a study and report with recommendations to restructure the URA's Division of Community and Diversity Affairs. This restructuring will introduce new policies that reflect the evolution of Minority Women Business Enterprise (MWBE) and Compliance programs that are taking shape nationally. The ultimate goal is to ensure there is equity in contracting opportunities with the URA.

The URA's Equity Working Group, which consists of seven URA staff members and two URA board members, will act as the steering committee to issue a request for proposals for consultants and to ensure the scope of work is completed. The URA Equity Working Group, which meets monthly, was created in July 2015 with the goal of ensuring that racial equity is at the core of the agency's internal and external policies and initiatives. This will be the group's first initiative since its inception and subsequent attendance at the PolicyLink Equity Summit in Los Angeles, CA in October 2015.

The first phase of this work will include:

1. Interviews with certified MWBE firms, and large construction, real estate, architecture and engineering firms in the region.
2. A scan of best practices of similar departments throughout the country
3. Identifying successful local hiring practices around the region and the state
4. Recommendations to restructure MWBE and Compliance programs

The second phase of work will include:

1. A mission and vision for the URA's MWBE and Compliance programs
2. A new set of policies to reflect the mission and vision
3. The creation of a job description for a new staff member to oversee the programs
4. A national search for the new position

Mr. Rubinstein thanked all involved in this project.

Mr. Acklin stated that on behalf of the Mayor, this is important work that needs to be done as a City, as are the p4 discussions, and workforce development. He stated there is full support of the Mayor's Office. He said that round table discussions were held, and mentioned Mr. Lavelle being present in those discussions. Mr. Acklin commended Karen Abrams on her leadership of this project. He wants to see how compliance with the URFC in the City fits in with contract compliance. He said that in a lot of cases those contract approvals are not happening until late in the process, and we have to find ways to move them to the front. There are a lot of things that can be done better in these areas.

Mr. Ferlo asked who will define the scope for services, and how will the RFQ or RFP process be conducted to hire consultants. Mr. Rubinstein said that the Equity Working group is the core, and has been expanded by five members to review the RFP's. He said that this group will work with consultants, the City Mayor's Office, and Jake Pawlak, the p4 Director. He said that Karen Abrams will share the scope of services drafted with the Board. Mr. Ferlo stated that he favors local consultants from the City, and region for obvious reasons especially in engineering. However, he said in this case he does not think it would hurt to look at companies from other cities that are more aggressive with different levels of expertise.

Mr. Rubinstein said that this was part of the scope.

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

RESOLUTION NO. 36 (2016)

RESOLVED: That an application to The Heinz Endowments for a grant in an amount up to \$50,000.00, to fund a study and report with recommendations to restructure the Authority's Division of Community and Diversity Affairs, 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 a grant application therefor, and the Secretary or Assistant Secretary to attest same and affix the seal of the Authority thereto is hereby ratified; and it is

RESOLVED FURTHER: That the acceptance of a grant from The Heinz Endowments for an amount up to \$50,000.00 to fund a study and report with recommendations to restructure the Authority's Division of Community and Diversity Affairs is hereby approved; and 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 grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Parking Tax Diversion Guidelines:

- a. Authorization to adopt URA Parking Tax Diversion Guidelines, to be effective February 11, 2016.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that formal adoption of URA Parking Tax Diversion Guidelines by the URA Board of Directors is requested. The purpose of the Parking Tax Diversion Guidelines ("Guidelines") is to describe the process for the consideration of a Parking Tax Diversion ("PTD") for a related project, eligible uses of a PTD structure, and a list of evaluation criteria. The Guidelines will formalize the process currently used in reviewing and advancing developer-led PTD projects with the URA Board of Directors and the City of Pittsburgh.

Once adopted, the Guidelines will be posted on www.URA.org and will be provided to Developers upon inquiry.

[Parking Tax Diversion Guidelines Attached]

Mr. Acklin wanted to remind the Board about appropriate investment objectives for the parking tax diversion. He said this gives the Authority rights to negotiate on behalf of the City with a little bit of guidance, and also something to rely on in the negotiations process with appropriate flexibility that is needed.

Mr. Ferlo wanted to thank the Chairman and City Council for bringing this issue up a couple of years ago. He said that there should be some relative standards for developers with the understanding as to what is allowed, and for putting basic standards in print.

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

RESOLUTION NO. 37 (2016)

RESOLVED: That the Parking Tax Diversion Guidelines, as presented to the Board, are hereby adopted.

6. URA Administrative Fee Schedule for Grants:

- a. Authorization to amend URA Board Resolution No. 326 of 2006 to adopt a revised URA Administrative Fee Schedule for Grants, to be effective February 11, 2016.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that formal adoption of a revised URA Administrative Fee Schedule for Grants by the URA Board of Directors is requested. The most recent revision to the fee structure was completed in October 2006.

Over the past decade, the real value of URA Administrative Fees have declined significantly due to a variety of factors, including increased overhead costs, growing regulatory requirements, and declining grant contract rewards. For smaller grants, the current policy also fails to offset the fixed costs incurred in managing grants of any size.

If adopted, the revised URA Administrative Fee Schedule for Grants addresses these policy concerns through two key revisions. The first revision implements a minimum fee of \$5,000 for all grants that more accurately reflects the fixed costs incurred for grants of any size. These fixed costs include acquiring public approvals, submitting applications, requisitioning funds, and

complying with regulatory requirements on behalf of sub-grantees. The second revision replaces the current regressive fee schedule with a simplified 1.5% variable fee on grants over \$100,000 to more accurately reflect the increased cost of managing grants.

If the simplified Fee Schedule were applied to all active URA grant contracts, an additional \$1.1 million in fee revenue would have been yielded by the URA over a 10-year period. Though a large total increase, these fees as a percentage of the total active grant awards would have only increased from 0.91 percent to 1.64 percent.

Once adopted, the Fee Schedule will be posted on www.URA.org and will be provided to grant recipients.

Mr. Ferlo stated that he is pleased with this Fee Schedule and believes it is important. He wants to make sure that the minimum fee covers audit obligations for the Authority, including the handling of CDBG grants.

Mr. Rubinstein stated that our policy with Community Development Block Grant funding passed by the City is that a large portion goes toward overall Authority administrative support, which is reflected in CDBG funding. For City Bond funding or PAYGO funding that comes through the City to the Authority, the Authority does take 10% for administrative support, so its administrative costs are covered.

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

RESOLUTION NO. 38 (2016)

RESOLVED: That the amendment of Resolution No. 326 (2006) to adopt the revised URA Administrative Fee Schedule for Grants, set forth below, to be effective February 11, 2016, is hereby approved.

URA ADMINISTRATIVE FEE SCHEDULE

For Grants

Revised February 11, 2016

The Urban Redevelopment Authority (URA) Board of Directors in February 2016 adopted a fee schedule applicable in any case where the URA serves as the grantor or the applicant for grants. The fee is intended to offset certain administrative costs incurred by the URA. These costs include obtaining public approvals, requisitioning funds and complying with regulatory requirements on behalf of the sub-grantee.

In order to recover some of these associated costs, the URA will apply the following standard administrative fee schedule:¹

Grant Amount	Fee
\$0 to \$100,000	\$5,000
\$100,001 and above	\$5,000 plus 1.5% of Grant amount over \$100,000

Note: For Pennsylvania Redevelopment Assistance Capital Program (RACP) grants only, the fee will equal the greater of the amount calculated according to this schedule or a minimum of \$10,000.

The URA will charge an application fee between \$250 and \$1,000, depending on the nature of the application, for cost recovery related to writing, compiling, and/or submitting grant applications on behalf of an applicant.

This fee policy will not apply to URA finance programs with existing program guidelines, for which fee policies currently exist. In addition, the administrative fee schedule does not include related legal, audit or inspection fees incurred by the URA.

¹ The URA, at the discretion of the Executive Director, reserves the right to deviate from the administrative fee schedule based on anticipated URA grant management workload.

7. Community Infrastructure and Tourism Fund – Grant Application:

- a. Authorization is requested to apply for a Community Infrastructure and Tourism Funds (CITF) grant and to enter into related agreements with the redevelopment Authority of Allegheny County (RAAC) for up to \$250,000 for Homewood Pedestrian/Transit Improvements.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that the Allegheny County Economic Development, Community Infrastructure and Tourism Fund (CITF), overseen by the Redevelopment Authority of Allegheny County (“RAAC”), provides loan or grant funds to facilitate economic development through infrastructure assistance. Applications are due on February 26, 2016.

Authorization is requested to submit a grant application for Homewood Pedestrian/Transit infrastructure improvements. Funds will support engineering and 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 be used for engineering and construction, and will supplement \$500,000 in Transportation Alternative Program funds that have already been awarded to the project.

Homewood Pedestrian/Transit infrastructure improvements 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 Alsace Way will complement the 34-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.

Mr. Rubinstein was pleased to report that authorization was received yesterday for approval of a \$500,000.00 grant from SPC through the Transportation Alternative Program. He said this would be used as construction funds for pedestrian and transit improvements around the Homewood Station and busway.

Ms. Hall-Russell asked if this authorization has just happened. Mr. Rubinstein said that the budget has not been adopted as of yet, but will be in 2017.

Ms. Hall-Russell asked about the total cost of this project. Mr. Rubinstein stated that the Authority is doing what they can based on chunks of the overall TRID study showing as much as \$45M worth of infrastructure improvements that include both sides of the busway, some street grid reconnection, parking structures and other enhancements around the transit station. He stated that because there is no real increment generator at this point in time, we are trying to

find funding sources as the needs arise and see which ones we can fund. One example is improvements in lighting that will provide a safer environment for pedestrians.

Mr. Ferlo asked for clarification of the \$1.5M commitment capital dollars from the Port Authority for 2017. Mr. Rubinstein answered saying that the amount is proposed, and that this is for repair/replacement of their existing pedestrian bridge. Mr. Ferlo asked if the location was the North Homewood Avenue EBA stop. Mr. Rubinstein answered yes. Mr. Ferlo asked if the \$250,000.00 is for engineering work. Emily Mitchell, from Economic Development, stated that the PAAC capital budget that they are proposing is for improvements to the bridge at the Homewood Station in the East busway. She said the CITF fund we are applying for will pay for engineering design improvements, and regional/state TAP source funds will be for pedestrian improvements, such as bus stations and street level connections. Mr. Ferlo asked why the state grant is not paying for the initial engineering work that needs to be done. Ms. Mitchell responded that TAP funds do not pay for engineering and design.

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

RESOLUTION NO. 39 (2016)

RESOLVED: That an application to the Redevelopment Authority of Allegheny County for an Economic Development Community Infrastructure & Tourism Fund Grant for an amount not to exceed \$250,000.00, to be used for Homewood Pedestrian/Transit Improvements, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That the acceptance of an Economic Development Community Infrastructure & Tourism Fund Grant from the Redevelopment Authority of Allegheny County for an amount not to exceed \$250,000.00, to be used for Homewood Pedestrian/Transit Improvements, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

8. Mellon's Orchard South – Phase II Environmental Site Assessment:
 - a. Authorization to grant matching funds, in an amount not to exceed \$11,800.00, to North Side Industrial Development Company, Inc. for a Phase II Environmental Site Assessment for Lot and Block 83-P-60.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that North Side Development Company, Inc. (NSDC) d/b/a Riverside Center for Innovation administers the Environmental Protection Agency's brownfields assessment coalition grant. The URA has received a grant from North Side Development Company, Inc. for Environmental Site Assessments (ESA) on Block and Lot 83-P-60, located in the East Liberty neighborhood of Pittsburgh.

A Phase I ESA was performed on the property in September of 2015. Based on those findings it is recommended that a Phase II ESA be prepared. Authorization is requested to provide cost sharing funds in an amount not to exceed \$11,800 for the Phase II ESA.

This site is a portion of the large scale development site known as Mellon's Orchard South. This property is being taken through Pennsylvania's Land Recycling and Environmental Remediation Standards Act Liability Release (Act 2) in anticipation of future development.

Funding Sources: East Liberty Project funds

Contact Information:

Juan Garrett
North Side Industrial Development Co. /RCI
700 River Avenue
Pittsburgh, PA 15212

Mr. Ferlo asked about the Phase I study. Mr. Rubinstein replied that this property was a former gas station.

Mr. Acklin noted that this action was just for the corner site. Mr. Acklin stated that there are two RFP's for the two combined sites. He said there has been a strong market reaction.

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

RESOLUTION 40 (2016)

RESOLVED: That a grant to North Side Development Company (NSDC), Inc., in an amount not to exceed \$11,800.00, payable from East Liberty Project funds, to be used as matching funds for a Phase II Environmental Site Assessment of Block and Lot No. 83-P-60, is hereby approved.

9. Larimer/East Liberty – Choice Neighborhood Homeowner Assistance Program:
 - a. Adoption of the Choice Neighborhood Homeowner Assistance Program Guidelines

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings, Director of Housing stated that The URA prepared program guidelines for the Larimer/East Liberty Choice Neighborhood Homeowner Assistance Program ("CNHAP") that were presented at the January 14, 2016 Authority Board meeting. The program is designed to assist existing homeowners within the Choice Neighborhood boundary with home repairs including façade, roof, sidewalk and other exterior improvements. Each homeowner is eligible for up to \$20,000 in grant financing

The Authority worked with representatives from the Larimer Community Watchers (a homeowner advocacy group), Larimer Consensus Group ("LCG"), East Liberty Development, Inc. ("ELDI"), and the Kingsley Association ("KA"), to draft the proposed CNHAP program guidelines.

The CNHAP program will initially be sourced with Choice Neighborhood and/or Larimer Community Development Block Grant funds in the amount of \$800,000. The Authority, the LCG, ELDI, the KA, and the Larimer Community Watchers will continue to fundraise for additional sources for the program.

Formal adoption of the CNHAP guidelines is being presented at this time.

Mr. Ferlo asked if the priority area was all the way over to Paulson Avenue and Lincoln Avenue. Mr. Cummings answered that it is to the east of Paulson Avenue.

Mr. Cummings said that the Authority is working with the Betty Lane group, the Larimer Community Watchers, and the Larimer Consensus Group.

Ms. Russell-Hall said that this is a very important part of these guidelines. Mr. Acklin agreed.

Mr. Cummings said that there was a very strong showing from the community last month when the guidelines were presented.

Mr. Acklin asked if the cap on this was \$800,000.00. Mr. Cummings answered that this money is what the Authority has secured, but it will be a multi-year effort. The plan is to go to the DCED and other foundations where talks have already started.

Mr. Ferlo stated that a large number of these homeowners are badly in need of some restoration and renovation work, are behind on their taxes, and therefore, will not meet the code requirements. He said the Authority requires code compliance. That is one of the reasons why we went through other industries in the past with creative means to get them to do some basic work. He feels those constraints will cause a barrier for homeowners to get renovation support.

Mr. Cummings feels the Authority has been clear in requiring homeowners to be current on real estate taxes, or on an approved tax payment plan. He said one goal of the fundraising effort of the Larimer Consensus Group is to employ a homeowner advocate. This homeowner advocate will be a community based person that would have expertise in the services and programs that

are available. He said that this advocate would have to be someone area homeowners, the Authority, and other agencies can trust and work with.

Mr. Ferlo stated that the Code Enforcement office is still part of this approval process.

Mr. Cummings stated that we have some latitude with the façade program. He stated that the position the Authority has taken and discussed with this group is inspection of a home's interior, which will be needed, but that every code issue does not need to be addressed. He said the Authority feels it is important that homeowners address major safety concerns with the inspectors. He said that the Authority will work with the homeowners, but the process may not work for everyone.

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

RESOLUTION NO. 41 (2016)

RESOLVED: That the Choice Neighborhood Homeowner Assistance Program Guidelines, as presented to the Board, are hereby adopted.

10. Real Estate Loan Review Committee Member – Appointment of new members:

- a. Approval is requested to add the following individuals to the Authority Real Estate Loan Review Committee:
 - LaVerne Peakes, Director of Community Development & Sustainability, the Kingsley Association
 - David Serafini, Vice President, Community Development Banking, PNC Bank
 - Aaron Sukenik, Executive Director, Hilltop Alliance
 - Zak Thomas, Senior Program Officer, Local Initiatives Support Corporation and Neighborhood Allies
 - Sonya Tilghman, Executive Director of the Hazelwood Initiative

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that the above appointments will fill vacancies on the Authority Real Estate Loan Review Committee (RELRC). The RELRC reviews Housing Department and Center for Innovation and Entrepreneurship real estate development loan requests and acts as an advisory committee to URA staff and board.

LaVerne Peakes and Aaron Sukenik work in the community development field. Ms. Peakes is the Director of Community Development & Sustainability for the Kingsley Association, a settlement

house in the Larimer neighborhood. Mr. Sukenik is the Executive Director of the Hilltop Alliance which is a community development corporation serving the Hilltop neighborhoods of Pittsburgh.

Both David Serafini and Zak Thomas work in the community lending and banking fields. Mr. Serafini is a Vice President for Community Development Banking at PNC Bank. Mr. Thomas is a Senior Program Officer for Affordable Housing and Lending at the Local Initiatives Support Corporation which is housed at Neighborhood Allies. Sonya Tilghman is the Executive Director of the Hazelwood initiative. Sonya also has considerable prior community development, public lending and private banking experience from positions that she has held in Pittsburgh.

No discussion among the Members.

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

RESOLUTION NO. 42 (2016)

RESOLVED: That the appointment of the following individuals to the Authority Real Estate Loan Review Committee is hereby approved.

- LaVerne Peakes, Director of Community Development & Sustainability, the Kingsley Association
- David Serafini, Vice President, Community Development Banking, PNC Bank
- Aaron Sukenik, Executive Director, Hilltop Alliance
- Zak Thomas, Senior Program Officer, Local Initiatives Support Corporation and Neighborhood Allies
- Sonya Tilghman, Executive Director of the Hazelwood Initiative.

11. Steel City Codefest:

- a. Approval of a Sprout Fund grant in the amount of \$3,000 to be used for the execution of the Steel City Codefest and Steel City Codefest Jr.
- b. Approval to accept corporate sponsorship dollars totaling \$29,500 for the Steel City Codefest and Steel City Codefest Jr. from: Google, Mylan, Uber, American Eagle, OpenArc, PNC, Bakery Square, Software Engineering Institute, Alloy 26, Wall-to-Wall Studios, AlphaLab, ShowClix.

Mr. Rubinstein requested Board approval of the above items.

Mr. Link, Director of the Center for Innovation and Entrepreneurship stated that the Steel City Codefest is an annual city-wide software application development competition that creates custom apps for nonprofits and government. The fourth annual event will take place April 2-9 at various locations across the City. The Codefest will bring together roughly one hundred software

designers and coders to tackle five challenges – issues from nonprofits and government that could be helped or solved through a custom app.

Over the last three years, more than 300 people have participated in the Codefest events. Through the generous support of The Forbes Funds and the BNY Mellon Foundation of Southwestern Pennsylvania, six of the software applications started at the Codefest are completed and now being used by organizations and government. The six applications include:

- Planned Parenthood – allows peer educators and staff to provide responses to sex education questions asked by students through an anonymous texting platform.
- City of Pittsburgh – allows residents to sign up for text alerts for trash and recycling pick-up reminders.
- Salvation Army – provides a mobile platform for volunteers and staff to track and log information while on-site at emergencies and disasters.
- Neighborhood Legal Services Association and Community Human Services – simplifies the client intake process.
- 412 Food Rescue – connects volunteer drivers with food donations in need of transportation to distribution points.
- Rebuilding Together Pgh – allows volunteers to be registered out in the field.

In addition to the Steel City Codefest, an off-shoot event, Steel City Codefest Jr., a coding education event for K-12 graders has continued to grow over the last two year. We expect this year's event on April 9th at the Carnegie Library of Pittsburgh to bring in over 150 youth, mostly from underserved neighborhoods such as Homewood, Larimer and Manchester.

Both events are made possible through the assistance of a 20 person volunteer committee who have cumulatively donated more than three hundred hours of their time to the execution and planning of the Codefest. This committee is made up of individuals from: The Forbes Funds, Google, MAYA Design, City of Pittsburgh, University of Pittsburgh (UCSUR), Hillman Library, Carnegie Library of Pittsburgh, Heinz School (CMU), and Uber Pittsburgh.

This year the event has raised more money and attracted more sponsors than any previous year.

Mr. Ferlo stated that he would like to see future agendas items categorized as one of the four p's. He feels that everyone will begin to understand the four p's if this is done. He would like to get the other Authorities to consider this.

Mr. Acklin said Jake Pawlak, who has joined the Authority staff, and an ongoing committee member will develop the metrics around p4 in the hope that other Authorities will follow suit.

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

RESOLUTION NO. 43 (2016)

RESOLVED: That the acceptance of a grant from the Sprout Fund in an amount up to \$3,000.00, to be used for the Steel City Codefest and Steel City Codefest Jr, is hereby approved.

RESOLUTION NO. 44 (2016)

RESOLVED: That the acceptance of corporate sponsorship dollars in the amount of \$29,500.00 from Google, Mylan, Uber, American Eagle, OpenArc, PNC, Bakery Square, Software Engineering Institute, Alloy 26, Wall-to-Wall Studios, AlphaLab, and ShowClix, to be used for the Steel City Codefest and Steel City Codefest Jr., is hereby approved.

12. Shadyside:

- a. Authorization to amend the Agreement of Sale with the Commonwealth of Pennsylvania, Department of General Services, to extend the closing date to May 31, 2016, and to extend the obligation of the Authority to reimburse the Commonwealth for utilities cost incurred at Block and Lot No. 84-L-283, the Hunt Armory, from February 20, 2016 through May 31, 2016, for an amount not to exceed \$20,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Kyra Straussman, Director of Real Estate stated that at its meeting of January 15, 2015, this Board authorized execution of an Agreement of Sale with the Commonwealth for the acquisition of the Hunt Armory, parcel 84-L-283, located at 324 Emerson Street in the Shadyside Neighborhood. The sales agreement called for a closing on the URA's purchase of the Hunt Armory by November 20, 2015. The URA initiated a redeveloper selection process, but selection of a redeveloper, proposal acceptance, and execution of a disposition contract did not occur by November 20, 2015. The Commonwealth requested that the URA pay the utility costs for the Hunt Armory in consideration for extending the November 20, 2015 closing date to January 20, 2016. Accordingly, at its meeting of November 12, 2015, this Board authorized the URA to pay the utility costs for the Hunt Armory for up to three months. This Board, at its December 10, 2015 meeting, approved a period of exclusive negotiations with William P. Kratsa, Jr. and Gary Maister for a period of 90 days, subject to certain conditions, but the URA will not be in a position to close on the Hunt Armory by January 20, 2016. At this time we are requesting authorization to extend the Agreement with the Commonwealth of Pennsylvania, Department of General Services to reimburse for costs of utilities used at the Hunt Armory from February 20, 2016 through May 30, 2016, in an amount not to exceed \$20,000.00.

The source for these funds is Leased Land Fund and/or Residential Land Reserve Fund.

Ms. Hall-Russell asked about progress made with the developer on various key issues. Ms. Straussman answered stating that progress has being made. She said that they are under a very

short time frame to come up with a proposal that includes a number of things, such as engaging the community to fund a plan, and obtaining financing to some degree. She said the Authority is expecting a proposal to the Board in the next couple of months, and the deadline is March.

Mr. Ferlo asked if this was an extension of their obligations. Mr. Acklin said no. Ms. Straussman said there was no relationship to the development itself. Mr. Ferlo asked if the initial obligations have kicked in for payment. Ms. Straussman said under current exclusive negotiations, the developer has no financial obligations to the Authority.

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

RESOLUTION 45 (2016)

RESOLVED: That an amendment of the Agreement of Sale between the Authority and the Commonwealth of Pennsylvania, for Block and Lot No. 84-L-283 (The Hunt Armory), dated May 20, 2015, as amended by letter agreement dated October 26, 2015, to extend the closing date to May 31, 2016, and to extend the obligation of the Authority to reimburse the Commonwealth for utility costs incurred for the property through May 31, 2016 for an amount not to exceed \$20,000.00, is hereby approved; and the Executive Director, Acting Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

13. Homewood:

- a. Authorization to acquire publicly owned property known as Block and Lot Nos. 125-G, Lots 33, 34 and 35, in the 12th Ward, for \$1.00 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to acquire publicly-owned properties located at 6801-6803 Kelly Street in Homewood. The properties, which are vacant land containing a total of approximately 5,130 square feet, are owned by the Three Taxing Bodies by virtue of Treasurer's Sale for tax delinquency. These properties

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. 46 (2016)

RESOLVED: That the acquisition of publicly owned property identified as Block 125-G, Lots 33, 34 and 35, in the 12th Ward, for \$1.00 plus costs, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute all documents for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

14. Homewood:

- a. Authorization to acquire Block and Lot No. 125-S-125, in the 13th Ward, and to execute an agreement of sale with The Board of Education of the School District of Pittsburgh.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to acquire the former Homewood School located at 7100 Hamilton Avenue in Homewood from The Pittsburgh School Board, and to enter into an agreement of sale. The property is a vacant school building situated on a lot containing approximately 1.46 acres. The purchase price is \$250,000.00. The Strategic Site Assembly fund will be used to cover the cost of acquiring this property.

Ms. Hall-Russell asked about the shape of the school building. Ms. Straussman said the school had not been vacant long, and has been kept in relatively good condition.

Mr. Lavelle asked about a possible use for the school building. Ms. Straussman said the Authority is engaging with the community and Reverend Burgess's office to look at redevelopment opportunities. She said the Board has often opted to have the Authority in control of the process to vet developers. She said that the School District is limited in how much vetting it can do.

Mr. Acklin stated that the Authority has had open discussions with the School Board about creating a partnership. He said that the School Board right now is out of the market. He stated that these assets should be put in the hands of the best organization, which can actually develop them for the benefit of the City and community. He mentioned an example of the Overbrook School which was sold directly to a developer years ago for \$100,000.00. He said the building was sold again for \$200,000.00 because no development occurred. He said the building was then flipped and sold again for \$500,000.00, but is still vacant. He said that when the Authority sells a property with conditions under the Redevelopment Law, we have rights if those conditions are not met. He would like to see this process come through the Authority so that these conditions are met for the benefit of the neighborhoods. Mr. Acklin said that this is about acquiring these schools with a process in place, similar to what was voted on earlier today.

Mr. Ferlo stated that he had amended legislation in the Senate to require the Authority's involvement with the School District. He feels the Authority is the best entity to acquire school

buildings. He said that he wants to be clear on a memorandum of understanding with the School District, because the Board is giving authorization to execute the agreement.

Mr. Acklin stated that the process can be improved to do exactly what was said.

Mr. Ferlo said that the School Board should be dealing with the Authority directly instead of spending money on third parties as an intermediary. He said that private parties acquire these properties and say they are going to develop them, but the Authority ends up financing a real deal.

Mr. Acklin stated that the Authority is trying to avoid what Mr. Ferlo had mentioned. He stated that the result of this has been a lot of shuttle diplomacy in terms of working with leadership. He said there have been several meetings for what is proposed, and functionally he feels we are moving toward that. He stated that if we open up this process for Homewood, it would allow for a fair community driven process with multiple developers.

Mr. Ferlo said he does not want to acquire property where the Authority ends up with obligations. He would like to see a memorandum of understanding with the School Board. Mr. Rubinstein said that is a great goal.

Ms. Straussman stated that in the Homewood case, the authorization is for a specific amount because of the listed price.

Mr. Ferlo asked if the \$250,000.00 is the determined price. Mr. Acklin answered yes.

Mr. Ferlo asked how much Fourth River was to be paid. Ms. Straussman was not sure.

Mr. Acklin stated that Mr. Ferlo was 100% right, and the Authority will work with the School Board and the Diocese for this type of arrangement.

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

RESOLUTION NO. 47 (2016)

RESOLVED: That the acquisition of Block 125-S, Lot 125, in the 13th Ward, from the Board of Education of the School District of Pittsburgh, for a purchase price of \$250,000.00, payable from the Strategic Site Assembly fund, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement of sale and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

15. Elliott:

- a. Authorization to acquire Block and Lot No. 19-C-166, in the 20th Ward, and to negotiate and execute an agreement of sale with The Board of Education of the School District of Pittsburgh.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to acquire the former Stevens School located at 822 Crucible Street in Elliot from the Pittsburgh School Board, and to enter into an agreement of sale. The property is a vacant school building situated on a lot containing approximately 1.48 acres. The Authority intends to convey this property to the City of Pittsburgh for use as a public training facility. The final terms of the purchase will be negotiated. The Strategic Site Assembly fund and additional funding to be provided by the City will be used to cover the cost of acquiring this property.

Mr. Ferlo asked what will happen to the facilities along Washington Boulevard, including the shooting range, and questioned whether they will be moved or just maintained. Mr. Acklin said the City is in the midst of a comprehensive review of all facilities. He said this review will not only identify properties we no longer should own, which would be presented to the Board for disposition, but also to identify which properties are in most need of scarce restoration dollars, which are mostly public safety facilities.

Mr. Ferlo stated that in years past, the shooting range and fire operation County facilities were underutilized.

Mr. Acklin feels that this building could be a public safety training facility or future headquarters once our contract has expired on the North Side. He said that fitting new classes in the present facilities is a problem.

Mr. Ferlo asked what will happen with the shooting range. Mr. Acklin said that the Authority is working with the County in co-locating a regional training facility for the FBI, County Police, and suburban police forces.

Mr. Acklin stated that we are making decisions and accumulating data to tackle issues and understand the best use of our dollars, to budget for the future.

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

RESOLUTION NO. 48 (2016)

RESOLVED: That the negotiation for and acquisition of Block and Lot No. 19-C-166, in the 20th Ward, from the Board of Education of the School District of Pittsburgh, payable from the Strategic Site Assembly Fund are hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

16. Neighborhood Business Districts:

- a. Authorization to enter into an agreement with NEXTPittsburgh to provide services for the coordination, branding and promotion of two Next Three Days (N3D) events in 2016, in an amount not to exceed \$80,000.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that the Next Three Days (N3D) is a program designed to showcase a neighborhood in one weekend, bringing together business district revitalization activities and promotion of the residential neighborhood into one concentrated blitz. The overall goal is to work with community and business district groups to take the concepts behind the URA's successful community outreach programs implement them in a single weekend showcase.

In October, 2015, the first N3D event was held in Troy Hill. More than 150 attended the Friday night event at Wigle Whiskey, where they sampled local food and played rousing games of Neighborhood Bingo. On Saturday, despite morning rain and unseasonably cold temperatures, 300 neighbors celebrated at a community festival that included pedicab tours of the neighborhood, a bake-off, face painting, a video booth, musical entertainment and food and arts and crafts vendors. The three-day event was capped off on Sunday with a homebuyer workshop sponsored by WesBanco that also included maps of available homes for sale in the neighborhood.

NEXTPittsburgh served as the media sponsor for the event. Revive Marketing Group, as a subcontractor to NEXTPittsburgh, was the event planner. NEXT published weekly stories about N3D and the Troy Hill neighborhood. Revive set up Facebook pages for both the Friday and Saturday events, as well as Twitter feeds. Revive also handled all of the details of planning and implementing the event, including vendor coordination, street closing and other permits, entertainment, and event set up and take down.

We anticipate that we will fund two N3D programs in 2016, then two per year in subsequent years. Based on a review of the Troy Hill event, the N3D team developed criteria and an application process for neighborhoods to apply to host a 2016 event. Nine communities attended an informational session in January, including the Hill District, Beechview, Allentown, Mt. Washington, Garfield, Larimer, Homewood and Brightwood. Completed applications were due on February 5. The N3D team expects to choose the two 2016 communities by February 17.

The N3D program will be funded with City Bond Funds (Mainstreets).

Ms. Hall-Russell asked about measuring the impact of this item from last year. Ms. Straussman said that we are working with our partners, Nextpittsburgh and the Mayor's Office, with the goal of establishing metrics. She said that media appetite is also a big factor, and our media partners are able to collect data that measures website responses. Ms. Hall-Russell asked about the new criteria. Ms. Straussman said that the first engagement was to try to get a feel of this promotional product. She said that a lot of refinements have been implemented in its application. She said they are looking at neighborhoods that have garnered interest in the housing market. She believes the team is excellent, and Nextpittsburgh has been the Authority's media partner for awhile. Revive Marketing Group has partnered with the Authority on other endeavors, as well.

Mr. Gainey asked if they will be sub-contracting with different groups. Ms. Straussman said that there are opportunities for the businesses to participate.

Mr. Acklin stated that this deploys dollars to different neighborhoods to utilize services so there can be a more robust investment.

Mr. Gainey stated that there are organizations that currently do this. Ms. Straussman said that we can look into what other partnerships can be devised.

Mr. Acklin encourages the Authority to seek other organizations to participate.

Mr. Ferlo stated that there are a lot of programs historically in different neighborhoods because of income. He is concerned about the Authority programs involving revolving home loans. It seemed that a lot of neighborhoods in south and west such as Brighton Heights took advantage of those types of programs. He said that this program makes more sense for the housing market that is being depleted in places such as Carrick and Overbrook. He feels this is another access tool for the Authority in areas that do not see a lot from the Authority. He said that in years past, individual loan rehab programs were taken advantage of more from residents south of the river, and was the one program that residents could benefit from. He is concerned about some of these communities that have middle class houses which were built in the 50's and 60's, and are being abandoned or residents are moving away. He feels the marketing approach should be geared more toward those neighborhoods with an immediate home rehab loan initiative. He commented on Ms. Straussman's statement about connecting to the viability of the housing market. He feels that groups like Highland Park or Larimer are not in need of these services, and would like to see more work in Carrick, Overbrook, and Sheridan, where a lot is not done.

Ms. Straussman stated that the main metric that was focused on in the qualifying characteristics was the median housing price, which in the case of Highland Park, would not qualify, having housing prices higher than \$90,000.00. She stated they are trying to target neighborhoods that would be affordable, and they may not have the housing market to qualify.

Mr. Ferlo feels that residents resent the perception that things are only done on the East End. He feels this is not true, and a lot of work has been done on parts of the North Side. He also feels that the southern neighborhoods are in need, which traditionally pay taxes and keep the City afloat. He is concerned that we utilize the opportunity to connect with neighborhoods that do not have a CDC.

Eileen French, of Revive Marketing Group, was present. Ms. French stated that the western and southern neighborhoods would benefit from this service. She said they spoke a lot with the Southwest Pittsburgh CDC, and Economic Development South. She stated that both groups felt they were not ready for the organizational level that goes with this service, but they are on the burner for next year. She said they are paying for the event, but asking neighborhoods to help find partners, businesses and volunteers. She said there were several neighborhoods that wanted to take part.

Mr. Ferlo asked who the four applicants were that responded. Ms. French stated that there was a joint application from Mt. Washington and Allentown, Brightwood, Homewood, and Garfield. Mr. Ferlo feels that those areas are not where this program needs to be.

Tracy Certo, of Nextpittsburgh, was present. Ms. Certo said that their organization would welcome other media participation. She said that Nextpittsburgh had done several weeks of promotions and stories around Troy Hill. She said that the application process was important this year, and feels that the program provides key components to neighborhoods that apply.

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

RESOLUTION NO. 49 (2016)

RESOLVED: That the engagement of NEXTPittsburgh for the coordination, branding and promotion of two Next Three Days (N3D) events in 2016, for an amount not to exceed \$80,000.00, payable from City Bond funds (Mainstreets), is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

17. City-wide Market Value Analysis:

- a. Authorization to enter into a Contract with The Reinvestment Fund to develop a 2015 Market Value Analysis, not to exceed \$71,500.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that The Reinvestment Fund's Market Value Analysis (MVA) offers an approach for community revitalization; it recommends applying interventions not only to where there is a need for development but also in places where public investment can stimulate private market activity and capitalize on larger public investment activities. The Reinvestment Fund was originally selected for this project from among those responding to a request for proposals that was advertised on the URA's website in 2008. The Reinvestment Fund was selected based on their specific experience and completeness of their proposal. The Reinvestment Fund has previously completed Market Value Analyses for Pittsburgh in 2008, 2010, and 2013.

The Reinvestment Fund is a leading innovator in the financing of neighborhood and economic revitalization. Central to its mission is a commitment to put capital and private initiatives to work for the public good. The Reinvestment Fund is a community development financial institution (CDFI) that builds wealth for low-and moderate-income people and places through the strategic use of capital, knowledge and innovation. The Reinvestment Fund uses its data analyses to guide its own investments, as well as to assist both public and private sector clients with their own strategies to preserve and rebuild vulnerable communities.

The total cost of the Market Value Analysis is estimated at \$71,500. Funding source for this project will be Local Cash Grant Funds.

The Reinvestment Fund is a nonprofit financial lending institution with a mailing address at 1700 Market Street, 19th floor, Philadelphia, PA 19103. Donald Hinkle-Brown is the President and CEO.

Mr. Ferlo asked where this data is available. Ms. Straussman said the City Wide Value Market Analysis resides right now on the City of Pittsburgh website, and the Authority is updating their website to include this service in the future.

Mr. Acklin asked how long it will take to lift the scope of work in terms of when they are done. Mr. Straussman said there will be a period of contracting, and meeting with the stakeholder group before they get underway to understand the dynamics with some community engagement. She said this data will become available sometime in July or August. Mr. Acklin asked how we track where the Authority has been invested to bring stronger communities into weaker communities. Mr. Acklin asked if TRF will come back with specific investment strategies or do we consult this as a tool. Ms. Straussman said what will be asked in this round is from retrospective analysis as a financier of community development, and some critical analysis of where assumptions went well, and where we might make some other determinations. She said that this is not perfect tool, but Pittsburgh has a challenge because of our topography. She said we can have a strong market really close to a weak market.

Mr. Acklin asked if City Planning will be involved. Ms. Straussman answered yes because they are a stakeholder group and have utilized this data as well.

Mr. Ferlo asked about the previous contract. Mr. Rubinstein said that this will be the fourth contract. Ms. Straussman said that this asked amount includes some additional interpretive

recording, as well as the update to the MVP. Mr. Ferlo asked if we should make a funding request to the real estate communities and technical professional consultants who might benefit from this analysis. Ms. Straussman said that was a good suggestion.

Mr. Lavelle asked who makes up the stakeholder group. Ms. Straussman said the Mayor's Office, City Planning, and members of Council.

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

RESOLUTION NO. 50 (2016)

RESOLVED: That the engagement of The Reinvestment Fund to develop a 2015 Market Value Analysis, for an amount not to exceed \$71,500.00, payable from Local Cash Grant funds, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

18. NEXTpittsburgh:

1. Agreement with NXT Cities Media for advertisement of URA projects and programs and a related event, as a sponsor of NEXTpittsburgh, not to exceed \$13,000.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to enter into an agreement with NXT Cities Media to advertise the URA's projects and programs, as well as initiatives in our Mainstreet Districts in NEXTpittsburgh. Projects either completed or underway will be highlighted through banner ads to encourage community stakeholder engagement.

The URA will also serve as signature sponsor of a NEXTpittsburgh event promoting URA programs/services.

NEXTpittsburgh is an e-magazine and website about the people driving change and the cool things happening in Pittsburgh. Since its launch in March of 2014, the site has had 4 million page views with an average of 285,000 a month.

NEXTpittsburgh also has more than 21,000 fans on Facebook, more than 10,000 followers on Twitter and 2,100 Instagram followers, averaging 1 million impressions on social media monthly.

The URA was a founding sponsor for NEXTpittsburgh. Since NEXT's launch, the URA has received a total of 902,764 ad impressions. NEXT has sent more than 970 visitors to the URA site for an

average of 80 per month. NEXTpittsburgh.com is the No. 3 referral site for the URA's website and is one of the top five referral sites for LaunchPGH.com.

In addition, NEXTpittsburgh regularly covered URA-related stories of development in the City of Pittsburgh and focused on many URA initiatives. NEXTpittsburgh also partnered with the URA and City for the NEXT Three Days event.

This Agreement is being funded upon approval of the 2016 Administrative Revolving Fund Executive Marketing, DCED Mainstreets and Commercial Loan Repayment Account.

NEXTpittsburgh is owned by NXT Cities Media, Tracy Certo founder, publisher and editor. NEXTpittsburgh is located at 268 Kenforest Drive, Pittsburgh PA 15216. PH: 412. 779-1200

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. 51 (2016)

RESOLVED: That the engagement of NXT Cities Media for advertisement of URA projects and programs and a related event, as a sponsor of NEXTpittsburgh, for an amount not to exceed \$13,000.00, payable upon approval of the 2016 Administrative Revolving Fund (Executive Department – Marketing DCED), City Bond funds (Mainstreets), and the Commercial Loan Repayment Account, is hereby approved; and that the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

19. Living Pittsburgh:

- a. Agreement with Living Pittsburgh, LLC, publishers of LivingPittsburgh.com, for advertisement and editorial development for an amount not to exceed \$10,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that this is a renewal of the URA's annual sponsorship of the LivingPittsburgh.com website. In 2015, this sponsorship was approved by the URA board on February 12. Living Pittsburgh advertises the URA's projects and programs, as well as the initiatives in our neighborhood business districts. Each week, a different City of Pittsburgh neighborhood business district is featured on the site. In addition, events and activities in our neighborhood business districts are highlighted.

LivingPittsburgh.com is a website that compiles all that is free and affordable in Pittsburgh with a wide local reach that includes advertisements on Pittsburgh Magazine, local events, Facebook and Twitter. LivingPittsburgh.com generates an average of nearly 40,000 monthly visits, and has a reach of more than 38,000 via Facebook, Twitter, daily feed and weekly e-blasts.

The URA started a partnership with LivingPittsburgh.com in February 2010, and since that time LivingPittsburgh.com has become one of the top five traffic generators for the www.ura.org. In 2015, LivingPittsburgh.com was again one of the top five referral sources to the URA webpage. 86% of visitors coming through LivingPittsburgh.com are new visitors for the URA; they look at two additional pages per visit, and spend one to two minutes on our site.

This Agreement is being funded through the Mainstreets City Bond and Housing Program Marketing MRBP budgets.

Living Pittsburgh is located at P.O. Box 22163, Pittsburgh, PA, 15222 and the publisher is Heather Walsh.

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. 52 (2016)

RESOLVED: That the engagement of Living Pittsburgh, LLC, publishers of LivingPittsburgh.com, for advertisement and editorial development for an amount not to exceed \$10,000.00, payable from City Bond funds (Mainstreets) and the Mortgage Revenue Bond Program (MRBP), is hereby approved; and that the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

20. Cooperation Agreement:

- a. 2012-2013 Amendatory Cooperation Agreement with the City of Pittsburgh for CDBG funds increased for an amount up to \$503,000.00 to \$3,703,000.

Mr. Rubinstein requested Board approval of the above item.

Mr. Short, Director of Finance stated that authorization is requested to increase the Cooperation Agreement with the City of Pittsburgh providing for the transfer to the Authority of up to \$503,000 to be used for the CDBG program.

Funds in the amount of \$350,000 of the \$503,000 will be utilized for the strategic planning, project management, community engagement and community economic and housing development in the Homewood, East Hills, Lincoln-Larimer and East Liberty areas.

Administrative funds in the amount of \$153,000 will be utilized for the general Administration of URA programs and projects including the payment of salary and benefits. Funds are utilized for providing staff support in the management and delivery costs of the programs and projects

There was no discussion among the Members.

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

RESOLUTION NO. 53 (2016)

RESOLVED: That an amendment of the 2012-2013 Cooperation Agreement with the City of Pittsburgh, dated October 22, 2012, for the provision of Community Development Block Grant funds, for an increase of \$503,000.00 for a total agreement amount of \$3,703,000.00, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said amendment, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

21. Cooperation Agreement:

- b. Authorization to amend Resolution No. 29 (2016) to increase the amount of the 2016 Cooperation Agreement for the provision of City Bond funds by \$200,000.00, for a total agreement amount of \$927,200.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Short, Director of Finance stated that the Board authorized the execution of a Cooperation Agreement with the City of Pittsburgh City Bond Fund by Resolution 29 (2016). Authorization is requested to increase the total contract amount from \$727,000.00 to \$927,000.00. Of this allocation \$200,000 will be earmarked for funding the management and maintenance of URA owned properties throughout the City. The standard 10% Administrative fee will apply only to the management and maintenance line item.

Mr. Ferlo asked if this is dedicated to an explicit project. Mr. Short said this is for the property management and maintenance that was approved at last month's Board meeting.

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

RESOLUTION NO. 54 (2016)

RESOLVED: That Resolution No. 29 (2016) is hereby amended to increase the amount of the 2016 Cooperation Agreement with the City of Pittsburgh for the provision of City Bond funds by \$200,000.00, for a total agreement amount of \$927,200.00;

22. 2016 Administrative Budget:

- a. Adoption of the 2016 Administrative Budget.

Mr. Rubinstein requested Board approval of the above item.

A report will be made at the Board Meeting.

Mr. Ferlo said that he thought the p4 position was being funded by the Foundations. Mr. Rubinstein confirmed that, and stated that although the p4 position is full time, there is no guarantee of longevity. Mr. Ferlo added that Board action was taken in a couple of critical areas, such as hiring a Human Resource manager. Mr. Acklin said that the discussion of the budget took place in the Executive Session.

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

RESOLUTION NO. 55 (2016)

RESOLVED: That the 2016 Administrative Budget, as presented to the Board, is hereby approved; and it is

RESOLVED FURTHER: That the Executive Director or Acting Executive Director is hereby authorized to adjust individual line items, provided that such adjustments do not exceed the total amount approved.

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

AGENDA "B"

1. Landbank

RESOLUTION NO. 56 (2016)

RESOLVED: That the submission of a grant request for the Center for Community Progress scholarship, on behalf of the Pittsburgh Land Bank, is hereby ratified.

2. Central Northside

RESOLUTION NO. 57 (2016)

RESOLVED: That the sale of Block 23-F, Lot 222, in the 25th Ward, from the Authority to Dean A. Stewart, for a purchase price of \$500.00, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement of sale and all documents required for said sale, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

3. Squirrel Hill South – 9 Mile Run

RESOLUTION NO. 58 (2016)

RESOLVED: That execution of a Certificate of Completion for Summerset Cottage, L.P. for Lot 201 in Phase 2C (residential construction – 1628 Overton Lane) and return of the Good Faith Deposit are hereby approved.

4. Larimer

RESOLUTION NO. 59 (2016)

RESOLVED: That amendment of Resolution No. 273 (2015) to include Block 124-P, Lot 176, in the 2nd Ward (Site Assemblage – Winslow Street) in the Agreement of Sale with the Estate of Stanley P. Drummond is hereby approved.

RESOLUTION NO. 60 (2016)

RESOLVED: That amendment of Resolution No. 321 (2015) to delete Block 125-B, Lot 90, in the 12th Ward (6535 Meadow Street) from the Agreement of Sale with the Estate of Stanley P. Drummond is hereby approved.

5. South Side Works

RESOLUTION NO. 61 (2016)

RESOLVED: That execution of a Certificate of Completion for 3030 South Water Limited Partnership for Block 29-B, Lot 305 (multi-family residential construction – 3030 South Water Street) and return of the Good Faith Deposit are hereby approved.

6. Pittsburgh Technology Center

RESOLUTION NO. 62 (2016)

RESOLVED: That a 90 day exclusive negotiations period with Walnut Capital Management, Inc., with a 90 day extension at the discretion of the Executive Director or Acting Executive Director, for the sale of Parcel 3, Block 28-N, Lot 315, in the 4th Ward is hereby approved.

7. Federal North

RESOLUTION NO. 63 (2016)

RESOLVED: That execution of a Certificate of Completion for Go Realty LLC for Block 23-F, Lot 227 in the 25th Ward, Federal North Project (Disposition Parcel 26) (residential construction – Carrington Street) and return of the Good Faith Deposit are hereby approved.

8. Summerset

RESOLUTION NO. 64 (2016)

RESOLVED: That the execution of a Certificate of Completion for MRRC Summerset II, L.P. for Lots 228/229R, 257, 260, 235 and 275R in Phase 2C (residential construction, 244, 252 Beardsley Lane, 1705, 1731, 1752 Parkview Boulevard and 1627 Biltmore Lane) is hereby ratified, and return of the Good Faith Deposit is hereby approved.

9. South Side Flats – Riverside Mews

RESOLUTION NO. 65 (2016)

RESOLVED: That the execution of a Certificate of Completion for Riverside Development Group, Inc., for Unit 26-C2, part of Phase 2B Lots 5 and 6 (residential construction – 113 Merriman Mews) is hereby ratified, and return of the Good Faith Deposit is hereby approved.

10. Pittsburgh Entrepreneur Fund

RESOLUTION NO. 66 (2016)

RESOLVED: That the receipt by Mark Heckmann, whose father-in-law is David Thomas, of a convertible loan through the Pittsburgh Entrepreneur Fund Program, is hereby approved.

11. Hazelwood-ALMONO TIF

RESOLUTION NO. 67 (2016)

RESOLVED: That the engagement of Stifel, Nicolaus & Company, Inc. as underwriter/placement agent for the Hazelwood-ALMONO Tax Increment Financing bond issuance at the request of RIDC, due to the firm's experience with TIF districts and neighborhood improvement districts, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

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



Assistant Secretary