

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

January 14, 2016 – 2:00 P.M., E.S.T

Members Present: Messrs. Acklin, Lavelle, Gainey; Madam. Hall-Russell.

Member Absent: Messr. Ferlo

Staff Present: Messrs. Rubinstein, Cummings, Short, Kaminski, Svoboda, Thomas, White, Link, Howe, Landy, Pawlak, Miller, Barry and Hoyer-Winfield; Mmes. O’Leary, Madden, Akrie, Abrams, Nemani-Stranger, Straussman, Mitchell, Ellerbee, Segal, Schenck, Fitzgibbons, Cooper, Smith Perry, Saladna, Tkachik and Schacht.

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

1. Certifications

Mr. Rubinstein announced staff certifications. Becoming Lead AP certified are Dave Howe from the Authority’s Housing department, and Paul Alessio from the Engineering and Construction department. Dave Howe and Shaina Madden from the Housing Department recently received certifications as housing finance professionals through the National Development Council.

2. Annual Meeting – Election of Officers

Chairman Acklin called to order the URA Annual Meeting. The URA’s By-Laws provide for the election of the Chairman, Vice-Chairman and Treasurer at the annual meeting of the Board in January of each year. Mr. Rubinstein entertained the motion to elect Mr. Acklin as Chairman, Representative Gainey as Vice-Chairman and Senator Ferlo as Treasurer to said offices to serve for one year and thereafter until successors are elected. Upon motion made by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the aforementioned nominees were unanimously elected to said respected offices.

3. General

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

4. Carrick - Hillcrest Senior Residences:

- a. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with Hillcrest Limited Partnership in the amount of up to \$1,200,000.

- b. UDAG Program Income Fund (UPIF) Loan Agreement with Hillcrest Limited Partnership in the amount of up to \$875,000.

Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings, Director of Housing stated that authorization is requested to enter into the above mentioned loan agreement(s) with Hillcrest Limited Partnership ("Developer") for the development of Hillcrest Senior Residences. The requested Authority loan funds will be used to cover a portion of the demolition, construction and related costs for the development of a four-story, mixed income 66 unit senior housing building to be located in the Carrick neighborhood.

The subject site is in the commercial corridor of Carrick and the adjacent Brentwood borough. This location offers many amenities to seniors including excellent public transportation, churches, restaurants, retail, parks and professional offices.

The property was purchased by the Developer which is a limited partnership formed by The Community Builders, Inc. ("TCB") in August 2012. The Developer was approved by the Pennsylvania Housing Finance Agency (PHFA) for an allocation of Low Income Housing Tax Credits (LIHTC). Stratford Capital Group will provide the tax credit equity (via an investment by Citizens Bank) and the balance of the construction financing will be provided by the Federal Home Loan Bank of Atlanta and Neighborhood Stabilization Program ("NSP") funds awarded to TCB.

The unit configuration will consist of 54 one-bedroom and 12 two-bedroom units restricted to households with at least one household member being 62 years of age or older. The development is mixed-income. Seven (7) of the units will be targeted to households with incomes at or below 20% of the area median income ("AMI"), 33 units will be reserved for households with incomes at or below 50% of AMI, 16 units will be reserved for households with incomes at or below 60% of AMI and ten (10) units will be market rate. Eight (8) units will be handicap accessible and two (2) units will serve the hearing/vision impaired. The Housing Authority of the City of Pittsburgh ("HACP") is providing 16 Project Based Section 8 Vouchers to this development to increase the affordability.

The existing building which will be demolished was a former Giant Eagle supermarket. The supermarket was relocated to the adjacent community of Brentwood. The development will be constructed in accordance with Passive House construction standards. The project amenities include a community room, resident garden area, computer/library room, fitness room, outdoor terrace space, private room for health services, and a laundry room.

TCB's principal office is located at 95 Berkeley Street, Boston, MA 02116; Bart Mitchell, President and CEO. TCB also has a satellite office in Pittsburgh located at 115 N. Beatty Street, Pittsburgh, PA 15206. James Eby is a Senior Project Manager with TCB who will manage the Hillcrest development.

Details of the development are as follows:

Borrower: Hillcrest Limited Partnership
General Partner: The Community Builders, Inc.
95 Berkeley Street, Suite 500
Boston, MA 02116
Bart Mitchell, President and CEO

Architect: RDL Architects
16102 Chagrin Boulevard
Shaker Heights, OH 44120
Kevin Dreyfuss-Wells, Principal

General Contractor: Sota Construction Services, Inc.
80 Union Avenue
Pittsburgh, PA 15202
Ernest Sota, President

Location: 2920 Brownsville Road
Pittsburgh, PA 15227

Ward: 29th

Description: Demolition of a former supermarket and new construction of a four-story, mixed income, 66-unit senior housing building

Rent levels include utilities: 52 1 BR: \$654 - \$785 (affordable)
2 1 BR: \$1,025 (market rate)
4 2 BR: \$784 - \$941 (affordable)
8 2 BR: \$1,300 (market rate)

Total Development Cost: \$15,745,538

Authority Financing:

\$ 1,200,000 – RHDIP Deferred Loan, 40 year term, 5 %
interest rate; repayment based on cash-flow.

\$ 875,000 -UDAG PIF loan, 18 year term,
30-year amortization, 3% interest rate

Other Sources of Financing:

Low Income Housing Tax Credit Equity \$11,049,141
(Stratford – Citizens Bank)

TCB-Neighborhood Stabilization Funds	\$ 2,234,938
Federal Home Loan Bank (Atlanta)	\$ <u>386,459</u>
Total Other Sources	\$13,670,538

Program Benefit: This development will address the need for quality affordable housing in the Carrick neighborhood and will increase the City's property tax base.

Real Estate Loan Review

Committee Status: To be presented at the January 13, 2016
Real Estate Loan Review Committee.

M/WBE Plan Status: To be presented to the Equal Opportunity Review
Commission at the February 17, 2016 meeting.

Mr. Cummings thanked Councilwoman Rudiak for her support of this project. He also said that she was a big part of this project being funded on a state level, as well as with City funding. He also acknowledged James Eby from Community Builders, who is the project manager on this site.

Mr. Acklin acknowledged Councilwomen Rudiak, who brought this project to the Mayor's attention. He stated that this project will bring affordable senior housing to an area of the City that deserves our attention and investment.

Councilwoman Rudiak was present. Councilwomen Rudiak thanked the Authority and the Mayor's office for supporting this project in Carrick.

Ms. Hall-Russell asked if the building is going to be converted or leveled to build a new structure. Mr. Cummings answered that a new building will be constructed.

Mr. Lavelle asked how the financing came about.

Mr. James Eby, from Community Builders, was present. Mr. Eby explained that there had been an \$800,000.00 uncommitted gap for financing. He explained that because of how tight financing is these days, it is not unheard of to obtain funding from two different home loan banks to cover the gap. He stated that their strategy was to apply to an out of district bank which is based out of Atlanta, and a Pittsburgh bank which to his surprise turned them down for financing, and scored better out of district. Mr. Eby stated that they received an excellent equity rate. He stated that this is what brought them here today. He stated there was no further need to apply at the Pittsburgh bank.

Mr. Cummings stated that home loan banks structure their programs differently in terms of scoring, and ranking. He said that these banks may have different priorities depending on what they feel is important in their districts.

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

RESOLUTION NO. 1 (2016)

RESOLVED: That a loan to Hillcrest Limited Partnership for an amount not to exceed \$1,200,000.00 payable from the Rental Housing Development and Improvement Program (RHDIP), to be used to cover a portion of the demolition, construction and related costs for the development of a four-story, mixed income 66 unit senior housing building to be located in the Carrick neighborhood, 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 2 (2016)

RESOLVED: That a loan to Hillcrest Limited Partnership for an amount not to exceed \$875,000.00 payable from the UDAG Program Income Fund (UPIF), to be used to cover a portion of the demolition, construction and related costs for the development of a four-story, mixed income 66 unit senior housing building to be located in the Carrick neighborhood, 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 loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Beechview:

- a. Redevelopment proposal and form of disposition contract for the sale of Block 35-G, lot 24, in the 10th Ward, to Atlas Development Co., LLC for \$50,000.00 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein, Acting Executive Director, stated that authorization is requested to enter into a disposition contract for the sale of the 1601 Broadway Avenue in the Pittsburgh neighborhood of Beechview. The property currently consists of a vacant 3 story structure on an approximately 3,300 square foot lot. The redeveloper intends to undertake façade and interior renovations creating a 1,245 square foot first floor retail space, with a two bed room, 1,245 square foot apartment on the 2nd Floor, and a two bed room, 844 square foot apartment on the 3rd floor. Estimated costs of the redevelopment are \$650,000.

Atlas Development Co., LLC has also successfully renovated a residential property located on Broadway Avenue in Beechview.

Principal:

Daniel Berkowitz

Managing Partner

Atlas Development Co

412-225-0009

Daniel Berkowitz, of Atlas Development, was present. Mr. Berkowitz thanked the Authority and Councilwoman Rudiak for their patience as they work with the community in getting this project going. He stated that this is the second project planned in the neighborhood.

Ms. Hall-Russell asked what other projects are happening on this block. Mr. Berkowitz stated that other private deals are taking place in proximity to this building. He stated that they are working with the Pittsburgh Hispanic Development Corporation that is focused on what is called the Brew on Broadway, a city owned building which will end up becoming one of nine projects that will happen in the northern part of the neighborhood to catalyze the central business district. He also stated that it is all in conjunction with the replacement of the tracks in the neighborhood.

Mr. Acklin stated that there has been a lot of work done over the years, and this community has been waiting for this kind of attention. He stated that we are working on getting more investments to provide for a more attractive transition.

Mr. Rubinstein stated that this item will be back before the Board one final time before closing on this development.

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

RESOLUTION NO. 3 (2016)

RESOLVED: That the Redevelopment Proposal submitted by Atlas Development Co., LLC and the form of Disposition Contract for the sale of Block 35-G, lot 24, in the 10th Ward, for \$50,000.00 plus costs, are 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 to attest same and affix the seal of the Authority thereto.

6. Fairywood:

- a. Authorization to enter into exclusive negotiations with Burns & Scalo Equities, LLC and Franklin Interiors, or entities to be formed, for a period of 90 days, with a possible 90-day extension, for the sale of a portion of Block 70-E, Lots 300, and 325, and Block 107-H lot 100 in the 28th Ward.
- b. Authorization to enter into exclusive negotiations with SunCap Property Group, LLC or an entity to be formed, for a period of 90 days, with a possible 90-day extension, for the sale of a portion of Block 70-E, Lots 300, and 325, and Block 107-H lot 100 in the 28th Ward.

Mr. Rubinstein requested Board approval of the above items.

Ms. Kyra Straussman, Director of Real Estate, stated that authorization is requested to enter into exclusive negotiations with Burns & Scalo Equities, LLC and Franklin Interiors, or an entity to be formed, for the sale of a portion of the vacant land located at Broadhead Fording Road and 3520-3550 Mazette Place in Fairywood. Authorization is also requested to enter into exclusive negotiations with SunCap Property Group, LLC, or an entity to be formed, for the sale of a portion of the vacant land located at Broadhead Fording Road and 3520-3550 Mazette Place in Fairywood.

A request for proposals for Thornburg Highway at Industrial Highway was released by URA on September 3, 2015. On October 15, 2015 three interested developers submitted proposals. A Review Committee was formed to interview the three developers and included representatives from the District 2 community of Fairywood, Councilwoman Kail-Smith's office and URA staff. The two strongest respondents to the Request for Proposals each proposed acquiring the entire site at a sales price of \$1.5 million, undertaking an estimated \$2 million in site preparations, and constructing one Class A Flex warehouse, with a second to follow depending upon the lease up of the first. The RFP Review Committee unanimously agreed with a recommendation that the Authority work with both developers in an attempt to develop the entire site within a shorter timeframe.

Since the submittal of the responses, the URA affiliated Pittsburgh Economic & Industrial Development Corporation has obtained an interest only loan from the Power of 32 Site Development Fund, which will enable it to undertake site preparations to put the site in "pad ready" condition. The purpose of the exclusive negotiations period will be to work with the developers in developing one building each immediately upon the completion of site work, thereby eliminating speculation on the development of a second building were either to be the sole developer. Each developer has expressed a willingness to work under this scenario. This period will also enable a negotiation of the sale price of each parcel based on "pad ready" condition as opposed to "as is" condition.

The exclusive negotiations period would be for 90 days, with the option of extending this period for an additional 90 days, at the discretion of the Acting Executive Director.

Burns & Scalo Equities, LLC is a Pennsylvania limited Liability Company with a mailing address at 750 Holiday Drive, Foster Plaza 9, Suite 570, Pittsburgh, PA, 15220. James Scalo is President and CEO. Franklin Interiors, who will be a partner in the to be formed entity, is a privately held for-profit developer with a mailing address of Suite 600, 2740 Smallman Street, Pittsburgh, PA 15222-4720. Ralph Dallier is President.

SunCap Property Group, LLC is a Pennsylvania limited liability company with a mailing address at 225 Ross Street, Pittsburgh, PA 15219. Matthew P. Virgin is the Senior Vice President, and Austin Lehr is President.

Mr. Acklin asked in terms of both uses, how the developers will accommodate. Ms. Straussman replied by stating that in all fairness both teams did propose to take the whole site, and as the Board also knows there will be challenges with spec on sites to the extent that both of them are prepared

to develop a footprint. She stated that because there were such compatible proposals we could all enter into the design discussion, especially since we have to prepare and create a sub-divided site that can accommodate both. She stated that we will find that out in the next 90 days. She stated that if there are challenges, either team can petition in a different direction or the Authority can go in a different direction. She stated that with review of this property it would eventually be put together, but it is a sub-divided site so each team will have their portion. Mr. Acklin asked if we have that figured out now. Ms. Straussman replied they did not, and this will be worked on over the next several months.

Ms. Hall-Russell asked if there were any strong feelings from the community. Ms. Straussman said no, and the important aspects to this community were buffering the industrial uses, traffic design, and employment opportunities.

James Scalo, President and CEO of Burns & Scalo Equities, LLC was present. Mr. Scalo stated they had their eye on this site for years. He was excited to see development opportunities like this on the west-end with as much activity as the east-end has enjoyed in the City of Pittsburgh. He stated that Mr. Dallier has a lease that expires in 2017 and they need a year to build and will work at an accelerated level with the Authority.

Ralph Dallier, President of Franklin Interiors was present. Mr. Dallier stated his company is a long time Pittsburgh based business that he has owned for 23 years. He stated that their company has leased a warehouse for most of that time, and continues to grow and expand into other regions such as West Virginia and Southern Pennsylvania. He stated that working with James Scalo makes sense for them, and they liked the location.

Mr. Acklin asked if this is a warehouse distribution facility, and what would be the approximate number of potential jobs assuming that the development happens on the site. Mr. Dallier stated that jobs would be on the low end because it will be a warehouse.

Amy Brucato, from Langholtz & Wilson representing SunCap, was present. Ms. Brucato stated that she could not speak for the developer, but she has been very passionate about warehouse and distribution in this market. She said that she has worked on just about every building in the park. Ms. Brucato stated that when she brought SunCap on board, she knew they had the capacity to develop on spec, and will work with the tenants as this project is moving forward.

Ms. Hall-Russell asked if there has been a relatively high demand for warehouse facilities, and Ms. Brucato answered yes, and all facilities in the park have been fully leased.

Mr. Acklin asked if SunCap has been identified as a tenant. Ms. Straussman stated that was part of the equation, and Burns & Scalo and Franklin Interiors has a tenant but the SunCap team was willing to build on spec which is rare. Ms. Brucato stated that SunCap was very passionate about Pittsburgh, and are currently working on a GE project out by the airport.

Ms. Straussman stated that this is a great location for a warehouse district.

Ms. Brucato stated that the Pittsburgh distribution market is two miles from Route 279 and has access to Route 60, which would provide an immediate access route for companies that are looking to distribute.

Ms. Straussman stated that this project will come back to the Board for further approvals and an acceptance of a formal proposal when the details of this project will be clearer.

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

RESOLUTION NO. 4 (2016)

RESOLVED: That exclusive negotiations with Burns & Scalo Equities, LLC and Franklin Interiors, or entities to be formed, for a period of 90 days, with a possible 90-day extension at the discretion of the Executive Director or Acting Executive Director, for the sale of a portion of Block 70-E, Lots 300, and 325, and Block 107-H lot 100 in the 28th Ward, are hereby approved.

RESOLUTION NO. 5 (2016)

RESOLVED: That exclusive negotiations with SunCap Property Group, LLC or an entity to be formed, for a period of 90 days, with a possible 90-day extension at the discretion of the Executive Director or Acting Executive Director, for the sale of a portion of Block 70-E, Lots 300, and 325, and Block 107-H lot 100 in the 28th Ward, are hereby approved.

7. East Liberty - Enright Parklet Community Planning:

- a. Authorization to amend an Agreement with Fu Wilmers Architects, PLLC – increase of \$22,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that authorization is requested to amend an agreement with Fu Wilmers Architects, PLLC for planning services in the East Liberty neighborhood. The original scope of work for this agreement included a market-based development plan for Mellon's Orchard South Site. This work has been completed, and Fu Wilmers Architects has provided a set of design guidelines for the site. The services under this amended agreement will include community engagement and design services for Enright Parklet.

Enright Parklet is a 2.28 acre site located at the corner of Eva Street and Amber Street and adjacent to the Penn Plaza Apartments. Fu Wilmers Architects will facilitate and moderate community and developer discussions, in order to identify opportunities for the design of Enright Parklet in the

context of the redevelopment of the Penn Plaza apartments. The goals of this engagement are to create a framework and a set of agreements that brings value to both the adjacent residential community and the proposed redevelopment of the Penn Plaza Apartments.

Fu Wilmers Architects, PLLC provides urban design and architectural services with a focus on creating successful places that create value for the community. Jonie Fu, the founding principal and project lead brings 25 years of experience in urban design and planning.

The amended agreement amount, if authorized, would be for a total contract amount not to exceed \$122,000. The funding source will be East Liberty Bond Funds and/or other sources.

Principal:

Jonie Fu
Fu Wilmers Architects, PLLC
101 Warren Street, 19th Floor
New York, NY 10007
Phone: 646-573-5693

Mr. Acklin stated that we have worked hard on this project, and it has been well covered as East Liberty continues to develop. He stated that it is our responsibility to get everyone a share in that prosperity. He stated that we are very fortunate to have Jonie Fu and her team work with us to move the Mellon Orchard proposal to market. He stated that they had gone out to the community, and want to make sure that the folks who lived through the hard times in East Liberty were able to live there in the future. He stated that we have an opportunity with this greenspace, and the public park that is heavily utilized could become more utilized by the residents of East Liberty. Mr. Acklin said the residents in East Liberty can really contribute ideas as to how a redesign of this park could fit in with everything else that is happening in the area. He stated that there was a little bit of a dispute among some of the neighbors over what this park would look like and there was a preservation argument. He stated that Jonie Fu has what it takes to understand the context of how the redesign of this public space fits not only with the redevelopment of Penn Plaza, and how the residents that live there will be taken care of.

Jonie Fu from Fu Wilmers Architects PLLC was present.

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

RESOLUTION NO. 6 (2016)

RESOLVED: That the amendment of the agreement between the Authority and Fu Wilmers Architects, PLLC, dated March 24, 2015, for community engagement and design services for Enright Parklet, for an increase of \$22,000.00, payable from the East Liberty Bond funds and/or other sources, for a total agreement amount not to exceed \$122,000.00, 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.

8. Parking Tax Diversion Guidelines:

a. Presentation of the Parking Tax Diversion Guidelines

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that the purpose of the Parking Tax Diversion Guidelines ("Guidelines") is to describe the process for 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 the URA website and will be provided to Developers upon inquiry. We will seek formal adoption of the Guidelines by the URA Board of Directors at the February 11, 2016 Board Meeting.

[Parking Tax Diversion Guidelines Attached]

Mr. Acklin asked the Board Members to take a hard look at these Guidelines because it is City tax dollars that would be created in the future as we build structured parking lots. He stated that there is a trend among development communities to start to rely on those tax dollars as a given, and without giving counsel, it gives the Mayor the opportunity to say whether or not the City wants to invest those dollars. He stated that this is a way for us on the front end to set the expectations in the market place with money that is needed for the City. He stated that even for this to be considered, it is the Mayor's office, the City and the Authority's responsibility to set those expectations.

9. Hazelwood-ALMONO TIF:

- a. Authorization to enter into an underwriter/placement agent engagement letter and related contracts with Stifel, Nicolaus & Company, Inc. in connection with the Hazelwood-ALMONO Tax Increment Financing bond issuance.
- b. Authorization to enter into a contract with Savage & Associates Law Group, P.C. to serve as Bond Counsel for the Hazelwood-ALMONO Tax Increment Financing bond issuance, and related matters, in an amount

- not to exceed \$83,000.
- c. Authorization to enter into a reimbursement contract with ALMONO, LP to cover any Bond Counsel fees, administrative fees, and fees for related matters, should the Bond transaction not close.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein stated that on June 13, 2013, the Board took action to adopt the Hazelwood-Almono Tax Increment Financing (TIF) Plan and authorized a Cooperation Agreement. Since that time, RIDC and the ALMONO ownership have undertaken various site preparation activities and marketing parcels for redevelopment.

Recently, RIDC has asked the URA to serve as its agent and execute an underwriter and placement agent engagement letter with the firm of Stifel, Nicolaus & Company, Inc. ("Stifel"). This engagement will allow Stifel to seek potential municipal security bond holders/investors. Once a financing structure is identified, then URA staff will seek URA Board authorization to serve as Issuer, with the relevant financing details including amount, collateral, interest rate, terms, etc.

The Stifel contract would be paid at the Bond closing with a fee. If the transaction does not close, then Stifel absorbs the costs associated with their time.

Authorization is also sought to enter into a contract with Savage & Associates Law Group, P.C. to serve as Bond Counsel for the Hazelwood-ALMONO Tax Increment Financing Underwriter/Placement Agent contract and any subsequent bond closing and issuance, and related matters, in an amount not to exceed \$83,000. The cost associated with the Bond Counsel contract will be paid at Bond closing. If Bonds are not issued and the transaction does not close, then ALMONO, LP will reimburse the URA for all costs associated with the Bond Counsel contract, and other related fees, via a reimbursement contract.

Principal:
Nathan Betnun
Managing Director
Stifel, Nicolaus & Company, Inc.
1001 Liberty Avenue, Suite 900
Pittsburgh, PA 15222
Phone 410-280-9711

Don Smith from RIDC, the managing partner of Almono LP was present. Mr. Smith appreciated the support Mr. Rubinstein and the Mayor's office has provided. He stated that this project has a lot of infrastructure demands, and feels that they can accelerate that dramatically if bonds can be held to capitalize some of that debt up front. He feels that Stifel is the best in the business.

Mr. Acklin stated that this is a large complex project, and is more than the developments that are being built in various neighborhoods in its entirety. This is about monetizing the public investment that was already agreed to. He stated that a lot of the work has been done by Don Smith and his team, the foundation community, and partnerships. Mr. Acklin is asking for support of the Board today. He stated that it allows for the revenue to start coming in to continue to build on Almono.

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

RESOLUTION NO. 7 (2016)

RESOLVED: That the engagement of Stifel, Nicolaus & Company Inc. to render underwriting and placement services relating to the Hazelwood-ALMONO Tax Increment Financing bond issuance, with fees for underwriting and placement services each to be determined separately and agreed upon prior to closing, 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 underwriting and placement agent engagement letter, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 8 (2016)

RESOLVED: That the engagement of Savage & Associates Law Group, P.C. to render bond counsel services relating to the Hazelwood-ALMONO Tax Increment Financing bond issuance is hereby approved for an amount not to exceed \$83,000.00; 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.

RESOLUTION NO. 9 (2016)

RESOLVED: That reimbursement of the Authority by ALMONO, LP to cover bond counsel fees incurred the event Hazelwood-ALMONO Tax Increment Financing bond issuance does not close 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 a reimbursement agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

10. East Liberty TRID Phase I Expansion Affordable Housing Fund:

- a. Adoption of the Greater East Liberty Affordable Housing Fund Guidelines.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings 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.

Based on increased assessments of a number of the Phase I projects, ELTRIDRA, management entity for the TRID, has increased borrowing capacity of approximately \$2.5 million. Of this increase, \$2.0 million will cover additional public construction costs of the Eastside III Transit Oriented Development (TOD). The balance of \$500,000.00 is to be utilized as a contribution to an affordable housing fund being established to build much needed additional affordable housing in the East Liberty TRID boundary.

Proposed program guidelines for the Greater East Liberty Affordable Housing Fund were presented at the December 10, 2015 Authority Board meeting. Formal adoption of the program guidelines is being requested at this time.

Mr. Acklin stated that from our perspective, the TRID is a dramatic funding mechanism. He stated that our TRID is the only one in the State that has been successful. He states that we have been a force in Harrisburg. He stated that we are finding flexibility for use of these funds that can be captured not only in constructing buildings, but into affordable housing as well. He stated that the work by our team to draft the guidelines, and additional projects that come on will be pledged to the TRID, and can generate revenue. Mr. Acklin stated this is a vehicle that allows the Board to fund more money, and increase our tools to address affordable housing issues. He stated that the proceeds under State law are limited to the boundary of that circle, which is a half a mile radius.

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

RESOLUTION NO. 10 (2016)

RESOLVED: That the Greater East Liberty Affordable Housing Fund Guidelines, as presented to the Board, are hereby adopted.

11. Larimer/East Liberty - Choice Neighborhood Homeowner Assistance Program (CNHAP) Guidelines:
 - a. Presentation of the URA Choice Neighborhood Homeowner Assistance Program (CNHAP) Guidelines.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that the neighborhoods of Larimer and East Liberty are the site of a federal

Choice Neighborhoods Implementation Grant award in the amount of \$30 Million for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment will focus on three core goals/components: housing, people, and neighborhood. Three hundred thirty four (334) new mixed-income rental units will be developed as part of the Choice Neighborhoods Initiative. Additionally, the surrounding neighborhood will be redeveloped via park development, green infrastructure development, for-sale housing development, job creation, and existing homeowner rehabilitation. The existing homeowner rehabilitation strategy is necessary to help stabilize many of the residential streets in the Choice Neighborhood area.

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 proposed program guidelines for the Choice Neighborhood Homeowner Assistance Program (CNHAP).

Under this program the Authority and Rebuilding Together Pittsburgh (RTP) will work with existing eligible homeowners to identify façade, roof, sidewalk and other exterior repairs needed to the home. Interior repairs that are necessary to address major health and safety concerns will also be a requirement of the program. Each homeowner is eligible for up to \$20,000 in grant financing. If life/safety repairs and façade and roof repairs exceed \$20,000 the homeowner will be responsible to identify the remaining gap financing (including securing available loans from other existing URA programs). The URA will bid all exterior work and some interior work to a list of qualified contractors including RTP. The remaining interior work will be performed by RTP and/or other contractors.

To participate in the program the property must be located within the Choice Neighborhood boundary and owner occupied. The homeowner must be current on real estate taxes or compliant with an approved tax payment plan.

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 will also provide up to \$75,000 to RTP for interior repairs. The Authority, the LCG, ELDI, the KA, and the Larimer Community Watchers will continue to fundraise additional sources for the program. Potential future sources are State funds and philanthropic resources.

Proposed program guidelines for the CNHAP are attached. These guidelines are also being reviewed by the U.S. Department of Housing and Urban Development (“HUD”) Choice Neighborhoods staff. Formal adoption of the program guidelines will be requested at the February 2016 Authority board meeting.

Mr. Acklin asked if the focus was internal or external. Mr. Cummings answered that the focus is external and something we really need to get into. Also, eligibility will be determined by each individual case.

Mr. Acklin also asked if we are targeting certain areas. Mr. Cumming stated the goal over a five year period is the entire boundary with any homeowner, but we want to focus in Larimer in the outlined blocks. Mr. Acklin asked if we are leaving it up to the residents to apply for this. Mr. Cummings

answered yes, that there will be an application, and with the Board action next month, he believes the application protocol will take off.

Mr. Gainey asked if this would be a straight grant with no matching dollars required. Mr. Cummings answered yes, unless they need more than \$20,000.00.

Mr. Cummings stated that they have gotten good feedback from HUD.

Mr. Acklin thanked Ms. Betty Lane for all of her hard work with the consensus group, and for everything she has done.

12. Southside - UPIF Business Loan: Hitchhiker Brewing Company:

- a. Approval of a UDAG Program Income Fund loan of up to \$360,300 to Hitchhiker Brewing Company.

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that Hitchhiker Brewing Company is a brewing manufacturing business. Hitchhiker currently has a single location (approximately 1250 SF) in Mt. Lebanon, consisting of both retail and brewing operations. This financing allows Hitchhiker to expand operations and locate in the city. Hitchhiker's business expansion project is located in 10,000 sf at 1200 Muriel Street, in the South Side Flats section of the city.

The business expansion on the South Side will allow Hitchhiker to increase manufacturing production and in turn increase their wholesale sales.

Hitchhiker will be moving their entire manufacturing brewing operation to the South Side location. The Mt. Lebanon location will remain as a retail tap room only. The South Side location will serve as a retail tap room, manufacturing and wholesale distribution location.

Principals:

Gary Olden
Serena Olden

Location:

1200 Muriel Street, Pittsburgh PA, 15203
(South Side)

Description:

Business expansion.

Total Project Costs:

\$1,251,000

SOURCES AND USES OF FUNDS

<u>TOTAL</u>	<u>Equity</u>	<u>First National</u>	<u>URA</u>
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Building	600,000		480,000	120,000
Renovations	137,000	34,250	102,750	
Soft costs	6,000	6,000		
FF&E	458,000	217,700		240,300
Working Capital	50,000	50,000		
Total	1,251,000	307,950	582,750	360,300
	100%	25%	47%	29%

Authority Loan Financing

UPIF Loan:	\$360,300
Interest Rate:	4.5%
Term:	Note A \$120,000 (real estate): 20 year term (19 ½ year amortization) Note B \$240,300 (FF&E): 7 year term (6 year amortization)
General Contractor:	Mike Wilkin
Architect:	Lab 8 Designs
Loan Review Committee:	approved at December 16, 2015 business LRC meeting
M/WBE Review Committee:	To be reviewed
Program Benefit:	Community/neighborhood investment. New taxes (real estate and business). New job creation. Renovation of a long vacant property on the South Side.
Jobs:	12

Gary Olden, from Hitchhiker Brewing Company, was present. Mr. Olden thanked the Authority for giving them this opportunity. He stated that they had been looking for a building throughout the City for about a year. Mr. Olden stated it has been challenge so far, but rewarding working with the Authority staff.

Ms. Hall-Russell asked if there will be job creation. Mr. Olden answered that there will be about a dozen jobs created.

Mr. Acklin asked Mr. Olden if they are presently in Mt. Lebanon, and did they move the whole operation to the new facility. Mr. Olden answered that all of their production will be at the new location. Mr. Acklin also asked if they had any community engagement with the Southside community or Councilman Krause, and Mr. Olden stated that Councilman Krause has supported the project.

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

RESOLUTION NO. 11 (2016)

RESOLVED: That a loan to Hitchhiker Brewing Company in an amount not to exceed \$360,300.00, payable from the UDAG Program Income Fund, to be used to expand operations and locate in the City is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, is hereby authorized, to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

3. Allegheny West - UPIF Business Loan: Savage Visual Effects:

- a. Approval of a UDAG Program Income Fund loan of up to \$599,982 to West North Development Group, LP, and 506-508 Property Management, LLC, its General Partner, and Savage Visual Effects, LLC,

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that Savage Visual Effects, LLC is a visual effects production company for film, television and commercials. Since its inception in 2007, Savage has provided work for many of Hollywood's top companies including Paramount Pictures, Twentieth Century Fox, Warner Bros., Sony, Disney, HBO and ABC.

West North Development Group, LP is a real estate holding company that owns this single property in the Mexican War Streets neighborhood of the city. 506-508 Property Management, LLC is the General Partner of the Limited Partnership.

Savage Visual Effects, LLC is the anchor tenant of the development at 506-508 West North Avenue. The URA loan funds will be applied to renovation of the building, soft costs related to the renovation, and equipment related to the operations of Savage Visual Effects.

Principals:

James Pastorius

Brice Liesveld

Location: 506-508 West North Avenue, Pittsburgh, PA
15212 (North Side)

Description: Business expansion.

SOURCES AND USES OF FUNDS

	<u>TOTAL</u>	<u>Equity</u>	<u>First National Bank</u>	<u>Northside Community Development Fund</u>	<u>URA</u>
Building	485,000	125,000	110,000	250,000	
Renovations	1,580,000	250,000	950,000		380,000
Soft costs	200,000	100,000			100,000
Equipment	119,982				119,982
Total	2,384,982	475,000	1,060,000	250,000	599,982
	100%	20%	44%	10%	25%

Total Project Costs: \$2,384,982

Authority Loan Financing

UPIF Loan Amount: \$599,982

Interest Rate: 4.5%

Term: Note A \$380,000 (real estate): 20 year term (19
½ year amortization)
Note B \$219,982 (equipment & soft costs): 7
year term (6 year amortization)

General Contractor: Sante Berarducci Inc. (SBI)

Architect: John D. Francona

Loan Review Committee: approved at November 18, 2015 business loan
review committee

M/WBE Review Committee: to be reviewed

Program Benefit: Community/neighborhood investment. New taxes (real estate and business). New job creation. Renovation of a long vacant property on the North Side.

Jobs: 20

Mr. Acklin asked what the security for the loan will entail. Mr. Link stated that the Authority will have a lien on all business assets. Mr. Link said there will be guarantees from both Mr. Pastorius and Mr. Liesveld. He stated that the structure of this loan would include the real estate holding entity, corporate entity and the general partner. Mr. Link stated that they are getting a separate corporate guarantee from an LLC in California.

James Pastorius, from Savage Visual Effects, was present. Mr. Pastorius stated that the location is not in Allegheny West, it is in Allegheny City Central, Central Northside, and the Mexican War Streets.

Mr. Acklin asked about zoning, and Mr. Link answered that the zoning is fully achieved on this property.

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

RESOLUTION NO. 12 (2016)

RESOLVED: That a loan to West North Development Group LP, its general partner, 506-508 Property Management, LLC, and Savage Visual Effects, LLC for an amount not to exceed \$599,982.00, payable from the UDAG Program Income Fund, to be used for renovation of the building, soft costs related to the renovation, and equipment related to the operations of Savage Visual Effects, is hereby approved; and the Executive Director, Acting Executive Director, or Director of Finance, is hereby authorized, to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

14. Business Loan Review Committee – Appointment of new member

- a. Authorization to appoint Marteen Garay to the URA's Business Loan Review Committee (LRC).

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that this appointment will fill a vacancy on LRC.

Ms. Garay is Director of Entrepreneurship Programming for Urban Innovation 21.

The URA's LRC provides independent underwriting services and recommendation regarding business loan applications to the URA and is made up of private lenders, small business development centers, and other professionals with expertise in small business lending and small business development.

There was no discussion among the Members.

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

RESOLUTION NO. 13 (2016)

RESOLVED: That the appointment of Marteen Garay to the URA's Business Loan Review Committee (LRC) is hereby approved.

15. East Liberty:

- a. Authorization to enter into an Option Agreement with the Housing Authority of the City of Pittsburgh for the sale of Disposition Parcel B-30b (Block 84-C, Lots 360, 362, 362A, 363, 364, and Block 84-D, Lot 155) in the 11th Ward, for \$1.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that authorization is requested to enter into an Option Agreement with the Housing Authority of the City of Pittsburgh (HACP) for the sale of six (6) vacant lots located at the corner of Larimer Avenue and Broad Street in East Liberty. These properties, which contain a total area of approximately 14,000.00 square feet, are part of a site being assembled for residential construction under Phase II of the Choice Neighborhoods Program in the Larimer/East Liberty area. The HACP is in the process of acquiring the adjoining property known as East Liberty Gardens. The assembled site will be used to construct 138 units of mixed-income housing.

The HACP is a public housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the Executive Director.

Nate Boe from HACP, was present. Mr. Boe thanked the Authority for moving forward with this project.

Mr. Acklin stated that a good partnership with the City, the Authority, HACP, and the community is a testament as to what happens with teamwork.

J.W. Kim, from HACP, was also present.

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

RESOLUTION NO. 14 (2016)

RESOLVED: That the grant of an option to the Housing Authority of the City of Pittsburgh to acquire Disposition Parcel B-30b (Block 84-C Lots, 360, 362, 362A, 363, 364, and Block 84-D, Lot 155) in the 11th Ward, for \$1.00, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority is authorized to execute an option agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

16. Lawrenceville:

- a. Authorization to enter into exclusive negotiations with the Lawrenceville Corporation, for a period of six (6) months, for the sale of Block 25-D, Lots 104, 106, 107, 108, in the 6th Ward, with an option to extend the exclusive negotiations period upon approval of the Executive Director.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to enter into exclusive negotiations with the Lawrenceville Corporation for the sale of property located at 3330-3350 Penn Avenue in Lawrenceville. The properties are vacant lots containing a total of approximately 13,000 square feet. The Lawrenceville Corporation, in partnership with ACTION-Housing, Inc., intends to pursue 4% Low Income Housing Tax Credits for a project that will include these lots, as well as a nearby vacant lot at 3400 Penn Avenue which is owned by the Lawrenceville Corporation.

Lawrenceville Corporation is a nonprofit corporation with a mailing address of 100 43rd Street, Suite 106, Pittsburgh, PA 15201. Matthew Galluzzo is the Executive Director.

Mr. Acklin asked if we went to market with this. There is a parcel that Lawrenceville Corporation owns adjacent to our property, and since their objective is low and moderate income housing obviously their biggest footprint was going to be significant, and was part of why we asserted ourselves on this potential proposal without competition.

Ed Nusser, from Lawrenceville Corporation, was present. Mr. Nusser stated that with the business he is in parking is always on the front burner. He stated that this is one of the concerns he would like to look into, and answer any need for affordable housing. Mr. Nusser states that he hopes as they get into pre development, the parking situation can be addressed off of Penn Avenue. He stated that they had invited the business owner across the street to be involved in the final process, and will make efforts to meet the commercial demands in that location.

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

RESOLUTION NO. 15 (2016)

RESOLVED: That the entering into of exclusive negotiations with the Lawrenceville Corporation , for a period of six (6) months, for the sale of Block 25-D, Lots 104, 106, 107, 108, in the 6th Ward, with an option to extend the exclusive negotiations period at the discretion of the Acting Executive Director or Executive Director, is hereby approved.

17. Northside:

- a. Authorization to enter into exclusive negotiations with the Light of Life Mission or an entity to be formed, for a period of 90 days, for the sale of Block 9-A, Lots 176, 178, 179, 182, 183, 184, 185, 186, 188, 189, 190, 191, 191-A, 192, 192-A, 194 and 194A, in the 23rd Ward, with an option to extend the exclusive negotiations period at the discretion of the Executive Director.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to enter into exclusive negotiations with the Light of Life Mission for the sale of property located at 222 Madison Avenue, 9 Voegtly Street, Madison Avenue and Voegtly Street on the Northside. The properties are vacant lots containing a total of approximately 18, 800 square feet. The Light of Life Mission intends to build a newly constructed facility to relocate their organization from where they are currently located, also on the Northside.

Light of Life Mission is a nonprofit corporation with a mailing address at Western Avenue, Pittsburgh, PA 15233. Craig Schweiger is the Executive Director.

Mr. Acklin thanked the staff for their efforts on this project, and Craig Schweiger for their services. He spoke of a gentleman he thought was an employee at the Light of Life Mission, but explained that he used to be homeless and now volunteers his time. He stated that that they are doing God's work. Mr. Acklin stated that there are not many organizations in the City that do what the Light of Life Mission does.

Mr. Acklin asked about additional parcels might be owned by PennDot. Ms. Straussman answered that they have established possible additional property that is Authority owned. Ms. Straussman said that the land had been recently surveyed, and there is a dispute with PennDot over the ownership over some of the parcels.

Craig Schweiger, Director of the Light of Life Mission, was present. Mr. Schweiger thanked the Authority staff for their hard work. Mr. Schweiger met with Tunch Ilkin, who was their Board Chair twenty years ago, and said they had been trying to relocate. He was grateful that the community has agreed to the relocation of a rescue mission to their neighborhood. He stated this could be a model for other cities.

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

RESOLUTION NO. 16 (2016)

RESOLVED: That the entering into of exclusive negotiations with the Light of Life Mission, or an entity to be formed, for a period of 90 days, for the sale of Block 9-A, Lots 176, 178, 179, 182, 183, 184, 185, 186, 188, 189, 190, 191, 191-A, 192, 192-A, 194 and 194A, in the 23rd Ward, with an option to extend the exclusive negotiations period at the discretion of the Executive Director or Acting Executive Director, is hereby approved.

18. Hill District:

- a. Authorization to enter into a Memorandum of Agreement with the Hill Community Development Corporation in seeking development proposals for the New Granada Theater Block.
- b. Authorization to extend Exclusive Negotiations with Hill Community Development Corporation or an entity to be formed, for a period of 6 months, for the sale of certain block and lots in the 5th Ward.

Mr. Rubinstein requested Board approval of the above items.

Ms. Straussman stated that at its meeting of June 11, 2015, this Board authorized an exclusive negotiations period with the Hill Community Development Corporation for the conveyance of parcels located on Wylie Avenue, Centre Avenue, and Erin Street located the Hill District neighborhood. We are now requesting an additional exclusive negotiation period so that Hill CDC and the URA may enter into a Memorandum of Agreement and so that Hill CDC may seek redevelopment proposals for the New Granada Theater Block. The exclusive negotiation period would be for an additional 6 months. The development site contains approximately 28,787 square feet. Hill CDC proposes a comprehensive redevelopment of the New Granada Theater block and, following the execution of a Memorandum of Agreement with the URA, Hill CDC intends to release an RFP to identify a development partner who would then propose the redevelopment consistent with the Hill Master plan tenants.

In addition, we are requesting authorization to enter into a Memorandum of Agreement. The URA and Hill CDC will enter into a Memorandum of Agreement (MOA) which will more clearly define the respective roles of each organization for seeking development proposals for the New Granada Theater Block. The development site contains the historic New Granada Theater and 17 URA owned parcels, among others. A request for proposals (RFP) will be jointly released by the URA and Hill CDC outlined in the MOA, to identify a development partner who would then propose a redevelopment consistent with the Hill Master plan.

Community Development Corporation is a Pennsylvania corporation with an address of 2017 Centre Avenue, Pittsburgh, PA 15219. Marimba Milliones is the president and CEO.

The list of properties is on the following page:

Ward	Block & Lot	Address
05	0010-N-00255-0000-00	2001 Centre Avenue
05	0010-N-00257-0000-00	2000 Wylie Avenue
05	0010-N-00258-0000-00	2004 Wylie Avenue
05	0010-N-00258-0000-0A	2002 Wylie Avenue
05	0010-N-00267-0000-00	2016 Wylie Avenue
05	0010-N-00268-0000-00	2023 Centre Avenue
05	0010-N-00269-0000-00	2025 Centre Avenue
05	0010-N-00270-0000-00	2027 Centre Avenue
05	0010-N-00274-0000-00	2031 Centre Avenue
05	0010-N-00275-0000-00	2032 Wylie Avenue
05	0010-N-00276-0000-00	2036 Wylie Avenue
05	0010-N-00278-0000-00	2033 Centre Avenue
05	0010-N-00279-0000-00	2035 Centre Avenue
05	0010-N-00280-0000-00	2038 Wylie Avenue
05	0010-N-00287-0000-00	2041 Centre Avenue
05	0010-N-00289-0000-00	5 Erin Street
05	0010-N-00290-0000-00	0 Erin Street

Mr. Acklin asked Ms. Hall-Russell if her organization is working on one of the parcels. Ms. Hall-Russell answered that they are, and are working on the sale agreement through the summer so they will have exclusive rights to the property under this agreement.

Ms. Hall-Russell asked if we had gotten final drawings on this project. Ms. Straussman answered that the Hill CDC intends to be a partner on this redevelopment project and will self-seek partners in this RFP process who may have other ideas, so the drawings cannot be finalized. Ms. Straussman stated that they had done an extensive market analysis in this area to look at how much of a footprint they would have for performance in other functional uses. She said that this will have a retail face of either offices or residences in keeping with the history of the building.

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

RESOLUTION NO. 17 (2016)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a memorandum of agreement with the Hill Community Development Corporation to clearly define the respective roles of each organization for seeking redevelopment proposals for the New Granada Theater Block, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 18 (2016)

RESOLVED: That the extension of the exclusive negotiations period with Hill Community Development Corporation or an entity to be formed, for a period of six (6) months, for the sale of the following properties is hereby approved:

Ward	Block & Lot	Address
05	0010-N-00255-0000-00	2001 Centre Avenue
05	0010-N-00257-0000-00	2000 Wylie Avenue
05	0010-N-00258-0000-00	2004 Wylie Avenue
05	0010-N-00258-0000-0A	2002 Wylie Avenue
05	0010-N-00267-0000-00	2016 Wylie Avenue
05	0010-N-00268-0000-00	2023 Centre Avenue
05	0010-N-00269-0000-00	2025 Centre Avenue
05	0010-N-00270-0000-00	2027 Centre Avenue
05	0010-N-00274-0000-00	2031 Centre Avenue
05	0010-N-00275-0000-00	2032 Wylie Avenue
05	0010-N-00276-0000-00	2036 Wylie Avenue
05	0010-N-00278-0000-00	2033 Centre Avenue
05	0010-N-00279-0000-00	2035 Centre Avenue
05	0010-N-00280-0000-00	2038 Wylie Avenue
05	0010-N-00287-0000-00	2041 Centre Avenue
05	0010-N-00289-0000-00	5 Erin Street
05	0010-N-00290-0000-00	0 Erin Street

19. Perry South:

- a. Authorization to execute a deed for the sale of the following properties to the City of Pittsburgh for \$1.00:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25 th	45-S-1	Irwin Avenue
25 th	46-N-106	558 Ridgewood Street
26 th	45-L-11	2429 N. Charles Street
26 th	45-L-13	2423 N. Charles Street
26 th	45-L-14	2421 N. Charles Street
26 th	45-S-266	Irwin Avenue

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to convey the above-listed properties to the City of Pittsburgh for \$1.00. These properties are steep wooded hillside lots which contain a total of

approximately 4.7 acres. The properties will be deeded to the City for inclusion in the Perry South Greenway.

Mr. Gainey asked if this was all greenway. Mr. Acklin answered yes, that they have been working with Ms. Straussman and others about coordinating efforts on the green infrastructure in the Land Bank.

Ms. Straussman stated that one of the strategies we are looking at is linking existing vacant land to existing green assets to augment significant green parcels with surplus property.

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

RESOLUTION NO. 19 (2016)

RESOLVED: That the sale of the following properties to the City of Pittsburgh, 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 a deed 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:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25 th	45-S-1	Irwin Avenue
25 th	46-N-106	558 Ridgewood Street
26 th	45-L-11	2429 N. Charles Street
26 th	45-L-13	2423 N. Charles Street
26 th	45-L-14	2421 N. Charles Street
26 th	45-S-266	Irwin Avenue

20. Homewood:

- a. Authorization to acquire publicly-owned property known as Block 125-M, Lots 326 and 328, in the 13th Ward, for \$1.00 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to acquire property located at 7001 and 7005 Hamilton Avenue in Homewood. These properties are owned by the City of Pittsburgh by virtue of Treasurer's Sale for tax delinquency. The property at 7001 Hamilton Avenue is a vacant commercial structure while the adjoining 7005 Hamilton Avenue is vacant land. The two parcels contain a total land area of approximately 5,900 square feet.

Ms. Hall-Russell asked how long the parcel had been empty. Ms. Straussman answered well over fifteen years. Ms. Straussman stated this is a potentially significant commercial intersection, and

thinks they see this as a catalytic redevelopment, similar to the Spar building on Second Avenue in Hazelwood.

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

RESOLUTION NO. 20 (2016)

RESOLVED: That the acquisition of publicly-owned properties identified as Block 125-M, lots 326 and 328, in the 13th 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 required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

21. Bloomfield:

- a. Authorization to enter into a grant agreement with Bloomfield Citizens Council for the Bloomfield Business District Lighting Project, not to exceed \$50,000.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that the Bloomfield business district is one of the City's most active business corridors. It spans approximately 17 blocks, from Penn and Main to Liberty and Baum. It is home to more than 70 businesses. Special events showcase the area throughout the year, including the Pittsburgh Marathon, the Columbus Day Parade, and Little Italy Days. However, portions of the district are not performing as well as others, and evening activity along the whole corridor is not as vital as it potentially could be.

The Bloomfield Citizens Council (BCC) is proposing to work with a consulting team to create a distributed network of lighting installations that will activate the architecture of Bloomfield after dark, animating the pedestrian experience. This project will feature light "casting," with light projected onto trees and buildings. The design approach will also include digital media displays that will serve as ever-changing platforms with opportunities for local artists to present work in an accessible, public context. Energy efficient technologies will be deployed featuring sustainable lighting practices, balancing safety and security with aesthetics and ambiance.

This project is proposed to proceed in phases. The total budget for the first phase, which will feature a holiday lighting demonstration on Liberty Avenue, from the Bloomfield Bridge to Pearl Street, is \$85,000. To date, the BCC has secured \$35,000 in public and private funds, and is requesting that the URA contribute the remaining \$50,000. As more funds are raised, the project will be expanded incrementally.

The source for these funds is DIF and or City Bond funds (Mainstreets).

Rob Long, from Clear Story, was present. Mr. Long thanked the Authority for entertaining their proposal today. He stated his team is heavily involved in other lighting design master planning works in recent projects in East Liberty, specifically both the Bakery Square 2.0 East Side 3 and the East Liberty Transit Center. Mr. Long stated that they are approaching this as a unifying element to tie the Bloomfield Business District together through an innovative and dynamic lighting approach that balances a sense of place and creates a little bit of excitement and atmosphere and balances those things with enhanced illumination, safety and security at night time. Mr. Long stated that their lighting, in concert with the City Forestry's plan, will add and improve tree scape to the street profile. The Bloomfield Business Council has done an amazing job aggregating local business support for this project. Bloomfield has more than 50 businesses that are already signed up to share the operational costs, which are minimal, because it is a highly energy efficient LED system. The operation costs, in terms energy needed to power this system, have already been agreed to be shared by all the business owners. This will improve business conditions for the neighborhood and create a draw for visitors and people who live outside of the neighborhood to come and see what is happening in Bloomfield.

Ms. Straussman stated they have also secured some funding from private sources, plus there is a matching fund of \$35,000.00.

Mr. Acklin stated that he supported this project and had conversations with Councilman Gross and others. This is a first phase demonstration project. It is amazing what we are doing with light in the City and there is going to be more of that. Mr. Acklin also appreciates the efforts by all to obtain the other funding that is in place.

Ms. Hall-Russell stated that this was a very interesting concept, and there may be other communities that may consider doing this. She asked about the funding structure. Ms. Straussman explained that there were two sources that have been identified; the Mainstreets City Bond fund and the District Improvement Fund.

Mr. Acklin stated that Ms. Hall-Russell's comments about a model for other neighborhoods would be interesting to see.

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

RESOLUTION NO. 21 (2016)

RESOLVED: That a grant to the Bloomfield Citizens Council for the Bloomfield Business District Lighting Project, for an amount not to exceed \$50,000.00, payable from the District Improvement Fund and/or 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 a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

22. East Liberty Transit Center:

- a. Authorization to advertise for bids for operation and maintenance of landscaping features at the East Liberty Transit Center.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that the recently completed East Liberty Transit Center (ELTC) greatly improved the aesthetics, usefulness, accessibility, and safety of the East Liberty Station on the Port Authority of Allegheny County's (PAAC) Martin Luther King Busway. The maintenance of the new ELTC is going to be paid for over 20 years by the proceeds from the East Liberty TRID as outlined in the East Liberty TRID Phase I Implementation Plan. The East Liberty TRID Revitalization Authority (ELTRIDRA) and the PAAC are dividing the funding and the responsibility for the maintenance.

On behalf of ELTRIDRA, Board authorization is requested to publicly bid an operation and maintenance services contract for a period of three years, with an option for two additional years. Tasks anticipated include replacement of dead plants, thinning, trimming and fertilizing, weeding, trash pick-up, and startup/shutdown/on-going maintenance of the irrigation system in the new landscaped plaza along the west side of Shady Avenue between Penn and Ellsworth Avenues. These tasks are outside of the PAAC's normal maintenance routine.

The work will be funded by East Liberty TRID funds.

There was no discussion among the Members.

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

RESOLUTION NO. 22 (2016)

RESOLVED: That the advertising of bids for operation and maintenance of landscaping features at the East Liberty Transit Center is hereby approved.

23. Central Business District - Civic Building:

- a. Authorization to advertise for bids for improvements to restrooms on URA occupied floors at 200 Ross Street.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to advertise for bids for improvements to five (5) restrooms on the 6th, 10th, 11th, 12th and 13th floors of the Civic Building. These improvements

will include upgrading of the plumbing fixtures, lighting, and accessories with energy and water saving types. Additionally, the restrooms will receive minor cosmetic repairs and will be painted. There was no discussion among the Members.

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

RESOLUTION NO. 23 (2016)

RESOLVED: That the advertising of bids for improvements to restrooms on URA occupied floors at 200 Ross Street is hereby approved.

24. Lawrenceville – Shoppes at Doughboy:

- a. Authorization to enter into an Amendatory Agreement with Hampton Technical Associates for engineering services – for an increase not to exceed \$10,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that the Shoppes at Doughboy is a new mixed-use development, consisting of apartments, commercial space and office space. This project will act as a gateway to the Lawrenceville neighborhood. Authorization is requested to amend the agreement with Hampton Technical Services to provide additional engineering design services for the design of a parking lot for the Shoppes at Doughboy and Engine House 25. The parking lot was originally designed one year ago. Since that time, soil excavated for the foundations for the Shoppes at Doughboy project have been stockpiled on the site for use as fill. This amendment to the agreement will provide engineering services for a new topographical survey of the current site conditions and the updating of the drawings. It will also include the preparation of an application for a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT); an as-built survey and preparation of record drawings; and the updating and submittal of drawings for the City of Pittsburgh Site Plan Review Process.

The amended Agreement amount, if authorized, would be for an amount not to exceed a total of \$20,000.00.

Hampton Technical Associates, Inc. is located at 35 Wilson Street - #201, Pittsburgh, PA 15223 and Mr. Mark B. Schmidt, P.L.S. is the President.

Funding for this amendatory agreement is through Allegheny County CITF funds, City Bond funds, and private equity contributions.

There was no discussion among the Members.

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

RESOLUTION NO. 24 (2016)

RESOLVED: That the amendment of the agreement between the Authority and Hampton Technical Associates, Inc., dated August 23, 2013, for engineering design services relating to the parking lot for the Shoppes at Doughboy and Engine House 25 in Lawrenceville, for an increase of \$10,000.00, payable from the Allegheny County CITF funds, City Bond funds, and/or private equity contributions, for a total agreement 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.

25. Property Maintenance Capacity Building:

- a. Authorization to enter into an agreement with Growth Through Energy & Community Health (GTECH) Strategies for an amount not to exceed \$66,500.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to enter into an agreement with Growth Through Energy & Community Health (GTECH) Strategies to provide services for capacity building and program design for city-wide public lot maintenance. GTECH will lead a multidisciplinary team of organizations to help the URA to design and implement a community driven lot maintenance program. This program will ensure that the URA meets ongoing obligations for lot maintenance in a cost effective manner and in consideration of contemporary standards regarding safeguarding the overall quality of life and ecology of our neighborhoods. At the same time, GTECH will provide a context to springboard community based organizations, small businesses and entrepreneurs into a higher level of performance and professionalism that could make them qualified to take on more work and more consistently be competitive with contracting.

Currently, the URA oversees the maintenance of over 1,400 vacant lots and structures in its ownership. The City of Pittsburgh is charged with overseeing over 14,000 such parcels. As the Pittsburgh Land Bank establishes itself this inventory of public lots will continue to grow. These parcels, mostly vacant lots and a relatively smaller number of structures, are irregularly distributed across the City of Pittsburgh. The concentrations of vacant lots happen to be in some of our most distressed communities and often contribute to the image of blight and abandonment in these neighborhoods, a situation that the URA and City are committed to resolve. In tackling the lot maintenance challenge, the URA in partnership with the office of Mayor Peduto are committed to harnessing the energy and ingenuity of individuals, organizations and small business owners already in these communities to maintain and improve vacant properties at the community level.

The URA routinely issues a RFP for lot maintenance services, which is done approximately every three years, with the ability to extend the period to five years. An RFP for lot maintenance was last issued in the winter of 2011. GTECH will work with the URA to develop a program for lot maintenance that meets the requirements for high quality and cost effective maintenance, and enables community based service providers to competitively bid for these contracts.

GTECH was selected through a competitive RFP process. The URA released an RFP on November 30, 2015 for proposals from not-for-profit entities and/or teams to work with URA and City officials to form new guidelines for the way the City and URA maintain vacant lots and to develop a capacity building program that will enable community based service providers to perform lot maintenance under URA and City contracts. GTECH is a not-for-profit with a mission to “work with people to transition land use liabilities into community assets and improve the economic, social, and environmental health of our communities. GTECH is being recommended based on their extensive experience working on vacant land issues within Pittsburgh communities and their ability to raise foundation funding. GTECH also brings a team of community based small businesses and organizations that conduct a range of education, training and employment services in the vacant land domain.

The contract is expected to span 6 – 12 months and will not exceed \$66,500.00.

Funding Sources: Leased Land Funds and/or CDBG

Contact Information:

CEO:

Andrew Butcher

Growth Through Energy & Community Health (GTECH) Strategies

6587 Hamilton Ave, #1W

Pittsburgh, PA 15206

412-361-2099

The other reason that GTECH provides value to this is that they can bring the community to the table to help us fundraise because this is not going to be free.

Ms. Straussman stated this is part work-force development/part ecology service/ part community outreach. She said they cannot describe the program right now in much detail because we are actually having them all help us devise a program that works and what results will be more community participation in lot maintenance, both at the volunteer and professional level, and ultimately, we hope there is going to be better stewardship of the land overall.

Ms. Hall-Russell asked if there will be additional entities at this point. Ms. Straussman answered that this engagement will not provide for any lot maintenance. Ms. Hall-Russell asked that if other community level organizations once prepped would be able to apply to bid to do this work. Ms. Straussman answered yes.

Mr. Acklin stated that the Board has talked about this for some time, and that the dollars spent for maintaining lots that go for capacity could be utilized to fund communities, where individuals can build their own businesses. He stated that we have issued an RFP because we felt through our discussions with staff that it made sense to have somebody who could work to build that capacity. He stated that a program could be created through churches and individuals, who can start to plug in and do the work instead of hiring a big company to clean our lots. He stated that we can actually empower neighborhoods to do it on their own. He stated that there has been a letter circulated that the Board received showing concern about this vote. He stated that one concern was that we were just awarding the lot maintenance work to GTECH. He stated that we are looking to utilize the expertise of GTECH to build capacity, and to provide opportunities for individuals to plug into this program. He stated that he would like to have a follow-up meeting with community groups to have some clarity. He stated that he wants to revise the approval, and add a condition to have a meeting in the Mayor's office.

Mr. Kaminski stated that GTECH would not be maintaining the lots; they are providing a plan so that the firms that have a desire to be able to bid on public work can succeed. He stated they would not have a contract with GTECH, but would work with the Authority or the City in terms of submitting a bid.

Mr. Acklin stated that this engagement is to come back with a plan to understand how we can best accomplish the social equity goals of utilization of dollars to build capacity neighborhoods, but achieve our obligations to maintain our lots.

Mr. Gainey stated that the community thinks that GTECH is going to maintain the lots.

Ms. Straussman stated that one of the challenges in administering lot maintenance is the number of bidders which could double, and come up with an efficient system on how to handle this capacity.

Mr. Gainey stated that he thinks that the communities are worried that they are not included enough in this process.

Andy Butcher, CEO of GTECH strategies, was present. Mr. Butcher stated that he wanted to make sure everyone is clear on this process. Mr. Butcher stated that there are two different opportunities being considered at the same time. He said that one is rethinking this process to generate more value out of public dollars used to provide maintenance. He stated that the second opportunity is to not fall short on the commitment to maintain the public assets. He stated that his company's job is to propose a very inclusive process to reevaluate what mechanisms can be created to maximize community based businesses and environment standards. For that reason, they put together a comprehensive team, including representatives from eight different community based businesses that already provide maintenance services. He stated these groups include Hill Top, East-End and the Central District in the City.

Mr. Butcher stated that this is an issue and being constrained on resources to provide real and public services and looking to extract more value from that process by maximizing jobs with an

environmental benefit. He stated that this is a tricky issue that they are excited to join, and willing to commit to the necessary guides to come up with a solution.

Mr. Acklin stated that as part of that condition, we would conduct follow-up meetings directly with Director Rubinstein as who should be there and where the meeting will take place. He stated that this not an easy way. He stated the easy way would be to take the lowest bid and have a big company do the job, but that is not the work that this Board and the Mayor wants to do.

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

RESOLUTION NO. 25 (2016)

RESOLVED: That the engagement of Growth Through Energy & Community Health (GTECH) Strategies to provide services for capacity building and program design for City-wide maintenance, for an amount not to exceed \$66,500.00, payable from Leased Land funds and/or CDBG funds, is hereby approved, subject to the condition that a meeting be held with interested community groups; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority is 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.

26. Property Maintenance:

- a. Amendatory Agreement with City Source Associates, Inc., to provide property maintenance – increase of an amount not to exceed \$180,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to amend an Agreement with City Source Associates, Inc. (City Source) to provide property maintenance on URA owned property throughout the City of Pittsburgh. It is projected that the money in the current Agreement will be expended by approximately mid-February of 2016. While the URA is currently in the process of engaging a firm to assist with capacity building and program design for public lot maintenance, there is and will be, an immediate need to maintain the URA's lots until such time that community based individuals and groups are under contract to assist with or take on lot maintenance responsibilities. This requested increase in the Agreement should allow City Source to provide services on URA properties without interruption until approximately mid-August of 2016.

Authorization of this agreement is contingent upon the execution of the Cooperation Agreement between the URA and the City of Pittsburgh for 2016 funds.

City Source Associates, Inc. is located at 401 Bingham Street, Pittsburgh, PA 15203 and Mr. William Harlak is the Executive Director.

Funding for this Amendatory Agreement will be from 2016 City Bond Funds.

Mr. Kaminski stated that by this time next month there will no longer be money available to pay City Source to take care of City lots. The program that we are proposing in the previous item, to build capacity, is not going to happen overnight, and is going to take at least 6 months to a year for the previous item to be up and running. He stated that the proposed amendment to City Source's agreement will result in an additional 6 months of work by City Source.

Mr. Acklin asked if we are engaging City Source as part of this transition. Mr. Butcher answered by stating that City Source has been engaged as one of the eight additional land care network members they proposed. He stated that City Source has to help co design that as much as KRJ's contract in Lincoln Lemington area.

Mr. Acklin stated that if we are going to vote on an extension of the existing City Source contract, he would rather have there be phases, so that when we take off with this this new paradigm there is not a gap, so that transition is being thoughtfully engaged.

Mr. Kaminski suggested that even if the City Source agreement is extended for another six months and GTECH is engaged, at the end of the six months' time period, we will not be in a position to have all of the lot maintenance performed by the firms that GTECH is prepared to assist to become ready/capable to bid the work, or however we choose to engage them to maintain lots. He stated that the Authority alone maintains 1400 lots.

Mr. Acklin stated that he would like to see a project plan happen in six months, but he is not trying to squeeze GTECH.

Mr. Butcher stated that he knows the seasonal timeline, and has input from the engineers. It is all the more reason why this upcoming dialog will be important to have sooner than later. He stated that they will try to have a least a functional pilot in place.

Mr. Acklin stated that if they need additional resources, he can assist with people from the Mayor's Office.

Mr. Kaminski stated that he wanted to be clear that in six months he will be back asking the Board again for another contract extension with City Source, or an opportunity to bid a contract that will address the URA's lots. The alternative is lots that are not cut and then it will be winter.

Mr. Lavelle stated that just to be clear, the contract with City Source is open for six months or to mid-summer. He asked if at the end of that time, we will be able to pilot something so that as the weeds get high, we can still get people on the ground, in addition to City Source actually going to work?

Mr. Gaaney stated that if everything is not in place in six months, we need to be transparent with the neighborhood groups to let them know what is going on. He stated that even if you have to extend it, at that time, at least they would know what is happening, and there would be no going back as we

are doing right now, and everyone would be on the same page because we are walking forward. He stated that the alternative that even in six months, if GTECH is not ready, we can still do a mini contract with City Source so we have two plans going forward.

Mr. Acklin asked about the summer youth employment project, and if there was an opportunity to have the kids put to work. Mr. Butcher answered by stating that certainly represents one set of resources to engage in the process. Mr. Kaminski stated that that would be more of a liability.

Ms. Straussman stated that Ms. Marcel Newman from Public Works is part of this transition because the City does piggy back on these contracts, and it is important that they are kept close because they work on a larger number of lots. She stated that this is just a reset, not just for the Authority but for the City as well.

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

RESOLUTION NO. 26 (2016)

RESOLVED: That the amendment of the agreement between the Authority and City Source Associates, Inc., dated April 16, 2015, for property maintenance, for an increase of \$180,000.00, payable from 2016 City Bond funds, for a total agreement amount not to exceed \$560,000.00, 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.

27. Cooperation Agreement:

- a. 2016-2017 Cooperation Agreement with the City of Pittsburgh for CDBG funds in an amount up to \$3,754,400:

Mr. Rubinstein requested Board approval of the above item.

Mr. Short, Director of Finance stated that authorization is requested to enter into a Cooperation Agreement with the City of Pittsburgh providing for the transfer to the Authority of up to \$3,754,400 to be used for the CDBG program. Funds are utilized to provide direct support of efforts and programs that encourage new businesses creation and expansion. The programs utilize a comprehensive approach to working with commercial areas throughout the City in an effort to support revitalization efforts. Programs such as Storefront Façade, Streetface, Mainstreets and Business Districts will be included.

Housing Initiatives include programs such as the Pittsburgh Home Rehabilitation Program, Party Wall, Rental Housing & Development, Pittsburgh Housing Construction Fund, Community Development Investment Fund, and Residential Façade Program. Also, Major Development for

strategic developments includes site assembly, site preparation, and environmental mediation, development financing and related professional services. A significant portion of the allocation will be targeted to the Larimer neighborhood for the Choice Neighborhoods program to act as a match for the \$30M the City award.

Lastly, funds are utilized for providing staff support in the management and delivery costs of the above-referenced programs and projects.

Mr. Acklin stated a concern with the Party Wall Program that was leaving damage to adjacent properties such as holes that were not fixed.

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

RESOLUTION NO. 27 (2016)

RESOLVED: That 2016-2017 Cooperation Agreement with the City of Pittsburgh for the provision of Community Development Block Grant funds in an amount up to \$3,754,400.00 is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a 2016-2017 Cooperation Agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

28. Cooperation Agreements:

- a. 2016 Cooperation Agreement with the City of Pittsburgh for Paygo funds in an amount up to \$1,500,000.
- b. 2016 Cooperation Agreement with the City of Pittsburgh for City Bond funds in an amount up to \$727,200.

Mr. Rubinstein requested Board approval of the above items.

Mr. Short stated that authorization is requested to enter into Cooperation Agreements with the City of Pittsburgh for the transfer to the Authority of up to \$1,500,000 of City Paygo and \$727,200 of City Bond funds to be used in the Economic Development and Housing Development Departments which includes a 10% administration fee. In addition, a City Bond source will provide funding for the management and maintenance of properties owned by the URA throughout the City.

Mr. Short noted that some of this money of the \$727,200.00 will go to the Choice Neighborhood as the City's match. This item speaks to a 10% administrative fee and that would not be included in anything for the Larimer Choice Neighborhood.

There was no discussion among the Members.

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

RESOLUTION NO. 28 (2016)

RESOLVED: That a 2016 Cooperation Agreement with the City of Pittsburgh for the provision of Paygo funds in an amount up to \$1,500,000.00 is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a 2016 Cooperation Agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 29 (2016)

RESOLVED: That a 2016 Cooperation Agreement with the City of Pittsburgh for the provision of City Bond funds in an amount up to \$727,200.00 is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a 2016 Cooperation Agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

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:

AGENDA "B"

1. East Liberty:

RESOLUTION NO. 30 (2016)

RESOLVED: That Resolution 113 (2015), which approved the Proposal submitted by 2414 Morgan Development, LLC and form of Disposition Contract for the sale of Block 83-P, Lot 230, in the 11th Ward, is hereby rescinded.

RESOLUTION NO. 31 (2016)

RESOLVED: That Resolution 174 (2015) which approved the Proposal submitted by 2414 Morgan Development, LLC and form of Disposition Contract for the sale Block 83-P, Lot 249, in the 11th Ward, is hereby rescinded.

2. Pennsylvania Department of Transportation dotGrant- Combo Resolution:

RESOLUTION NO. 32 (2016)

RESOLVED: That Resolution No. 99 (2014) is amended to change the matrix by replacing the Assistant General Counsel with Associate Counsel, as shown below:

	Registration - Organization Core Info	Grant Applications	Projected Legacy Budget	Unaudited Actual Legacy Budget	Audited Actual Legacy Budget	Grant Agreement Execution	Invoices	Progress Reports
Position Title	Senior Project Development/ Project Development Specialist	Senior Project Development/ Project Development Specialist					Senior Project Development/ Project Development Specialist	
Position Title					Acting Executive Director/Executive Director	Acting Executive Director/Executive Director		
Position Title								Director of Engineering and Construction
Position Title			Director of Finance	Director of Finance				
Position Title						Associate Counsel/Assistant Secretary		

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


 Assistant Secretary