

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

July 9, 2015 – 2:00 P.M., E.D.S.T.

Members Present: Messrs. Acklin, Ferlo, Gainey.

Members Absent: Hall-Russell, Lavelle.

Staff Present: Messrs. Rubinstein, Cummings, Kaminski, Thomas, E. Miller, Link, Powell; Mmes. Ellerbee, Mitchell, Nemani-Stanger, Tkachik, Aston, Segal, Straussman, Smith-Perry, McDonough, Saladna, Fitzgibbons.

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

1. General

The Minutes of the Regular Board Meeting of June 11, 2015 were approved as written and previously distributed.

2. Strip District – Produce Terminal

- a. Rescission of Resolution No. 278 (2014) authorizing exclusive negotiations with McCaffery Interests, Inc., or a related taxable entity, for the sale of Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward.
- b. Rescission of Resolution No. 279 (2014) authorizing exclusive negotiations with Michael Rubino, or a public market tenant entity to be formed, for the sale of Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward.
- c. Authorization to enter into exclusive negotiations with McCaffery Interests, Inc. and Pittsburgh Gateways or a related taxable entity for a period of 120 days, for the sale of Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward with an option to extend the exclusive negotiation period upon approval of the Executive Director.

Mr. Rubinstein requested authorization to approve the above items.

At its meeting of September 11, 2014, the Board of this Authority approved Exclusive Negotiations with McCaffery Interests, Inc. and with Michel Rubino for the sale of the Produce Terminal, Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward. We are now requesting that Resolutions No. 278 (2014) and 279 (2014) be rescinded.

We are also seeking authorization to enter into exclusive negotiations with McCaffery Interests, Inc. and Pittsburgh Gateways, or a related taxable entity to be formed, for a period of 120 days,

for the Produce Terminal, with an option to extend said negotiations upon approval of the Executive Director.

McCaffery Interests, Inc. and Pittsburgh Gateways plan to use this time to compile a plan for the Produce Terminal, employing P4 Conference principles, and to put together underlying agreements that will serve as the framework for the building's ultimate redevelopment. During this time, McCaffery Interests, Inc. and Pittsburgh Gateway will continue to conduct due diligence on the Produce Terminal and will also compile the project's capital stack so that they can submit a Redevelopment Proposal Package to purchase the Produce Terminal from the URA.

Principals:

Dan McCaffery  
CEO  
McCaffery Interests, Inc.  
875 North Michigan Avenue, Suite 1800  
Chicago, IL 60611  
PH: 312-944-3777

Robert Meeder, PhD  
Pittsburgh Gateways  
President and CEO  
1435 Bedford Avenue  
Pittsburgh, PA 15219  
PH: 412-802-0988

Mr. Acklin stated that the Board and URA staff have spent a lot of time on this building. We are trying to afford the ability for use of this building to accommodate private development, as well as maintaining it for public amenity. Mr. Acklin feels that Dan McCaffery and his team, as well as Pittsburgh Gateways, have made a lot of progress over the last few months. He stated that there is complexity between the private and public sectors. He stated that working with Mr. McCaffery and his team has helped. Further, he stated that this vote allows for clarity and to show who the parties are at the table. Mr. Acklin stated he feels good about where the URA stands with this project and with a little more time, the development will accomplish their goals of providing a platform for public use of the building and rebuilding the Strip District. Mr. Acklin thanked the Board and staff.

Mr. Rubinstein introduced Pittsburgh Gateways, the President of McCaffery Interests, Inc., Mr. Ed Lombardi, along with Pam Austin of McCaffery Interests, Inc. and Nat Hanson, who is Chief of Staff for Councilwoman Gress' Office.

Mr. Ferlo stated he is very supportive of moving forward. However, he voiced concern of the separation of the building from the original site, he thought the plan should have been a unit

development. He also stated he has had the privilege of working with Bob Meder and the Gateway folks the past six years with the Connelly building, and that he could not find a more reputable bunch of people to create the vision that we all want to see with the development of this building. He further stated that at one point, this property be put back on the tax roles, as it has cost us a lot of money each year. He hopes the foundation community will come forward.

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

RESOLUTION NO. 188 (2015)

RESOLVED: That Resolution No. 278 (2014) authorizing exclusive negotiations with McCaffery Interests, Inc., or a related taxable entity, for the sale of Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward, is hereby rescinded.

RESOLUTION NO. 189 (2015)

RESOLVED: That Resolution No. 279 (2014) authorizing exclusive negotiations with Michael Rubino, or a public market tenant entity to be formed, for the sale of Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward, is hereby rescinded.

RESOLUTION NO. 190 (2015)

RESOLVED: That the entering into of exclusive negotiations with McCaffery Interests, Inc. and Pittsburgh Gateways or a related taxable entity for a period of 120 days, for the sale of Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward with an option to extend the exclusive negotiations period upon approval of the Executive Director, is hereby approved.

3. Homewood – Animal Rescue League

- a. Final drawings, evidence of financing and execution of deed for the sale of certain properties in the 13<sup>th</sup> Ward to The Animal Rescue League of Western Pennsylvania, Inc., for \$105,000.00.
- b. Authorization to accept the vacation of Tenner way, as vacated by City Council Resolution No. 339, recorded in Resolution Book Volume 149, Page 525, on May 28, 2015.

Mr. Rubinstein requested authorization to approve the above items.

At its meeting of September 11, 2014, the Board of this Authority accepted the Proposal and authorized execution of a Disposition Contract with The Animal Rescue League of Western Pennsylvania, Inc., for the sale of the above-listed properties. At this time, we are requesting authorization to execute a deed for the conveyance of these properties, subject to staff review and approval of the redeveloper's final working drawings and evidence of financing.

The property consists of vacant land totaling approximately 105,000 square feet. The redeveloper plans to use this property as part of a site that they have assembled for construction of a new state-of-the-art animal resource center and shelter to be known as the "Forever Home". The facility will contain approximately 35,000 square feet and will include modern animal housing, expanded veterinary capabilities, a pet retail store, and education/community rooms. Development costs are estimated at \$15,000,000.00.

We are also requesting authorization to accept the vacation of Tenner Way between N. Dallas Avenue and Hamilton Avenue. It was necessary to have this right-of-way vacated in order for the development to proceed.

The Animal Rescue League of Western Pennsylvania, Inc., is a nonprofit corporation with a mailing address at 6620 Hamilton Avenue, Pittsburgh, PA 15206. Joseph Vater is the President and Daniel J. Rossi is the Executive Director.

Mr. Rubinstein stated that Dan Rossi, Executive Director of the Animal Rescue League of Western Pennsylvania and Joseph Vater, President were present. Mr. Rossi stated that this will be a major improvement to provide services to the community. The added space and increased services will be important for the area.

Mr. Gainey thanked the Animal Rescue League for working with the community, stating that with hard work and dedication we have completed a great deal. He also thanked them for their work with the children of Westinghouse by having a veterinarian program for the kids.

Mr. Ferlo stated this has been a great opportunity to see the development for Larimer and the community. He further stated that there are other major buildings near this large mass of land being developed. He asked how many parking spaces will be created.

Todd Rudford, a Board Member of The Annual Rescue League, was present. He thanked everyone involved as this has been a very difficult endeavor. In response to Mr. Ferlo's question on parking spaces, the site plan shows 95 parking spaces.

Jerome Jackson from Operation Better Block was present. Mr. Jackson stated the project started out rough but eventually everything worked out with the community and they feel it is a good project for Homewood.

Mr. Gainey stated this is a great anchor for Homewood-Brushton.

Mr. Acklin stated that this is a great gateway to Homewood.

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

RESOLUTION NO. 191 (2015)

RESOLVED: That the final drawings, evidence of financing and execution of deed for the sale of certain properties in the 13<sup>th</sup> Ward to The Animal Rescue League of Western Pennsylvania, Inc., for \$105,000.00, is hereby approved and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
12 <sup>th</sup>	125-L-288	6933 Susquehanna Street
12 <sup>th</sup>	125-L-290	6929 Susquehanna Street
12 <sup>th</sup>	125-M-371	6943 Susquehanna Street
12 <sup>th</sup>	125-M-372	6945 Susquehanna Street
12 <sup>th</sup>	125-M-375	525 N. Murtland Street
12 <sup>th</sup>	125-M-377	529 N. Murtland Street
12 <sup>th</sup>	125-M-378	531 N. Murtland Street
12 <sup>th</sup>	125-M-379	533 N. Murtland Street
12 <sup>th</sup>	125-M-381	537 N. Murtland Street
12 <sup>th</sup>	125-M-383	6950 Hamilton Avenue
12 <sup>th</sup>	125-M-388	6942 Hamilton Avenue
12 <sup>th</sup>	125-M-391	6936 Hamilton Avenue
12 <sup>th</sup>	125-S-18	517 N. Murtland Avenue
12 <sup>th</sup>	125-S-19	519 N. Murtland Avenue
12 <sup>th</sup>	125-S-19-1	519 N. Murtland Avenue
12 <sup>th</sup>	125-S-130	Susquehanna Street

RESOLUTION NO. 192 (2015)

RESOLVED: That authorization to accept the vacation of Tenner way, as vacated by City Council Resolution No. 339, recorded in Resolution Book Volume 149, Page 525, on May 28, 2015, is hereby approved.

4. Larimer - Economic Development Administration (EDA)
  - a. Ratification to file application and authorization to enter into Contract with the United States Economic Development Administration (EDA) for a Public Works and Economic Adjustment Assistance grant for \$2,000,000 related to the proposed Larimer Transit Station.

Mr. Rubinstein requested authorization to approve the above item.

In June, the Economic Development Administration (EDA) opened its second round of funding for their Public Works and Economic Adjustment Program, which provides grant funds for projects supporting economic clusters. Authorization is now being requested to ratify the submission of an application to build a new bus station and bridge between Bakery Square and Hamilton Avenue. The proposed Larimer Transit Station project will create a bridge that allows the economic momentum generated by an emerging IT and Life Sciences cluster to extend into an underutilized industrial corridor along Hamilton Avenue. With over \$200 Million invested in the past 7 years – and over 400,000 SF of new class A office space now under lease – the Bakery Square development site needs to address connectivity issues if it is to continue expanding. The multimodal hub will not only directly connect Bakery Square with the Martin Luther King Busway, but it will also better connect the neighborhood of Larimer to programs and job opportunities at Bakery Square. Enhancing connectivity to this corridor is a priority outlined in the Larimer HUD Choice Neighborhoods Initiative Program. The scope of the project consists of a new transit stop on both sides of the Busway and a pedestrian/bicycle bridge that traverses not only the Martin Luther King Busway, but also two railroad lines.

Mr. Ferlo stated he has always been very supportive of this program and stated that we need to move forward. He wants to continue to push for the Hamilton, Frankstown, Washington Boulevard Corridor to be a space with a lot more buildings. More buildings will revitalize the area. He stated we need to keep pushing the busway outward to Wilkinsburg, Monroeville and to Greensburg. He further stated that we should get rid of the busses and install a light rail system.

Mr. Acklin stated he appreciates everyone's flexibility with the development process.

Mr. Ferlo stated deferring parking tax revenue makes sense.

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

RESOLUTION NO. 193 (2015)

RESOLVED: That the action of the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, in filing an Application to the United States Economic Development Administration (EDA) for a Public Works and Economic Adjustment Assistance grant for \$2,000,000 related to the proposed Larimer Transit Station to be used to build a new bus station and bridge between Bakery Square and Hamilton Avenue, and to execute any other assurances or requirements necessary in connection with said Application, is hereby ratified, and that the action of the Secretary or Assistant Secretary in attesting same and affixing the seal of the Authority thereto, is hereby ratified; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Contract with the United States Economic Development Administration (EDA) for a Public Works and Economic Adjustment Assistance grant for \$2,000,000 related to the proposed Larimer Transit Station to be used to build a new bus station and bridge between Bakery Square and Hamilton Avenue, and to execute any other assurances or requirements necessary in connection with said Contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

5. DCED Multimodal Transportation Fund

a. Summerset at Frick Park:

1. Authorization to submit a Multimodal Transportation Fund application and enter into a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Financing Authority (CFA) for Summerset at Frick Park, in the amount not to exceed \$3,000,000.
2. Authorization to match a Multimodal Transportation Fund grant with Summerset at Frick Park Tax Increment Financing (TIF) proceeds in the minimum amount of \$1.5m.
3. Cooperation Agreement with the City of Pittsburgh to administer the funds.

b. Homewood:

1. Authorization to submit a Multimodal Transportation Fund application and enter into a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Financing Authority (CFA) to help fund engineering and

design for Homewood Station Improvements in the amount not to exceed \$350,000.00.

2. Authorization to match a Multimodal Transportation Fund grant with Homewood City Bond/Paygo and/or other funds in the amount of \$150,000.00.
3. Cooperation Agreement with the City of Pittsburgh to administer the funds.

Mr. Rubinstein requested authorization to approve the above items.

Authorization is requested to apply to the Department of Community and Economic Development (DCED) for the Commonwealth Financing Authority's (CFA's) Multimodal Transportation fund for up to \$3.0 million for the development of Summerset at Frick Park phase 3 infrastructure. The Authority acquired the 238 acre Nine Mile Run site in October 1995. For much of the early 20th century, the land was used by local steel companies as a dumping ground for slag, a by-product of metal smelting. In 1997, the Authority began the transformative process of converting the slag portion of Nine Mile Run into a new traditional neighborhood, now known as Summerset at Frick Park ("Summerset") located in the Squirrel Hill South and Swisshelm Park neighborhoods of the City. As of 2017 512 units will have been built and rented/sold in Phases 1, 2A, 2B and 2C, located in Squirrel Hill.

Currently the Authority and developer are planning the necessary site preparation and public infrastructure improvements to support the development of approximately 211 additional homes in Phase 3 in Swisshelm Park. The public infrastructure improvements include grading, road and bridge construction, environmental remediation, and construction of new water, sewer and stormwater infrastructure. The Phase 3 public and private infrastructure improvements are estimated to cost approximately \$58 million.

The requested multimodal funds will specifically be used to support the construction of the proposed connector road and bridge between Shelburne Lane in the Phase 2 area of the project to the proposed Phase 3 area of the site and existing Commercial Street. The estimated cost for the road and bridge is \$8.3 million; with the bridge representing approximately \$4.8 million of this amount. Nine Mile Run TIF District proceeds will serve as a match for the application.

Authorization is also requested to apply for Multimodal Transportation Funds to fund engineering and design for Homewood Station improvements. Funds will support design and engineering for improvements to Homewood Station along the East Busway in the Homewood South and Point Breeze North neighborhoods.

Homewood Station was identified as the first priority for public improvements in the Homewood Station Transit Oriented (TOD) Study, which is currently being compiled into a final report. Improvements to Homewood Station are expected to include: new underpass treatment and

lighting, improved station access, new platform canopies and on-street bus shelters. Grant funds will be matched by Homewood City Bond/Paygo and/or other funds in the amount of \$150,000.00.

Mr. Ferlo stated concern of using limited valuable opportunities for DCED funding when the Port Authority just cut a large windfall of capital dollars from the state legislature. Mr. Ferlo stated he hopes for a heightened cooperation level between the county and the city thanks to the Mayor and the County Executive.

Mr. Rubinstein stated the URA needs support, but at the same time, the city needs great infrastructure.

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

**RESOLUTION NO. 194 (2015)**

**RESOLVED:** That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to submit a Multimodal Transportation Fund Application with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Financing Authority (CFA) in an amount not to exceed \$3,000,000.00 to be used for the development of Summerset at Frick Park Phase 3 Infrastructure, and to execute any other assurances or requirements necessary in connection with said Application, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

**RESOLVED FURTHER:** That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Financing Authority (CFA) in the amount not to exceed \$3,000,000.00 to be used for the development of infrastructure at the Summerset development, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

**RESOLUTION NO. 195 (2015)**

**RESOLVED:** That authorization to match a Multimodal Transportation Fund grant with Tax Increment Financing in the minimum amount of \$1,500,000.00, is hereby approved.

**RESOLUTION NO. 196 (2015)**

**RESOLVED:** That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Cooperation Agreement with the City

of Pittsburgh concerning the Multimodal Transportation Fund Application to the Commonwealth of Pennsylvania for the Summerset at Frick Park Phase 3 Infrastructure, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 197 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to submit a Multimodal Transportation Fund Application in an amount not to exceed \$350,000.00, to be used to fund engineering and design for Homewood Station Improvements, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Financing Authority (CFA) in the amount not to exceed \$350,000.00, to be used to fund engineering and design for Homewood Station Improvements, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 198 (2015)

RESOLVED: That authorization to match a Multimodal Transportation Fund grant with Homewood City Bond/Paygo and/or other funds in the amount of \$150,000, is hereby approved.

RESOLUTION NO. 199 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Cooperation Agreement with the City of Pittsburgh concerning the Multimodal Transportation Fund Application to the Commonwealth of Pennsylvania for the Homewood Station Improvements, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

6. Department of Community and Economic Development – Keystone Communities
  - a. Authorization to submit a Keystone Communities Program application in the amount not to exceed \$500,000, and enter into a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) for the Polish Hill Brereton and Dobson Streets Development.

- b. Authorization to submit a Keystone Communities Program application in an amount not to exceed \$500,000.00, and enter into a contract with the Commonwealth of Pennsylvania Department of Community and Economic Development for the Larimer For-Sale Housing development.
- c. Authorization to submit a Keystone Communities Main Street Program application in an amount not to exceed \$400,000, and enter into a contract with the Commonwealth of Pennsylvania Department of Community and Economic Development for the Main Street Program.
- d. Cooperation Agreements with the City of Pittsburgh as needed, for the administration of the funds.

Mr. Cummings requested authorization to approve the above items.

The Authority is requesting authorization to apply to the Department of Community and Economic Development (DCEd) through the Keystone Communities Program for the Polish Hill Brereton and Dobson street site and for the Larimer For-Sale Housing Site. Keystone Communities is a line item in the State budget which includes funding for three programs previously in the state budget: the New Communities (Main Street / Elm Street) Program, the Housing and Redevelopment Assistance Program, and the Accessible Housing Program. There are four funding categories under the new Keystone Communities Line Item: Planning, Implementation Grants for Main Street and Elm Street Programs, Keystone Community Development Grants (including Anchor Building Funding, Grant to Loan Programs, Enterprise Zone Revolving Loan Fund Grants, and Public Improvement Grants), and Accessible Housing Grants.

At this time the URA is requesting authorization to submit the following applications both as Public Improvement Grants:

Brereton Dobson Fire Site Development in Polish Hill - \$500,000

The Pittsburgh Housing Development Corporation (PHDC) owns the land and buildings on the corner of Brereton and Dobson Streets in the center of the Polish Hill neighborhood. The PHDC worked with the Polish Hill Civic Association and the Community Design Center of Pittsburgh to undergo a market study for the site. The market study was used to issue a Request for Proposals (RFP) for developers for the site. Three developers responded to the RFP and Sota Construction was selected. Sota Construction will build eight new units facing Brereton Street and two new units facing Dobson Street. The residential rental units will be rental with the possibility of converting then to for-sale after five years. The Keystone funds are needed to help subsidize the gap between the total development costs of the units and the amount of debt the future rental income stream can leverage.

### Larimer For-Sale Housing - \$500,000

The Pittsburgh Housing Development Corporation (PHDC) in conjunction with the Larimer Consensus Group will develop six for-sale homes in the Larimer neighborhood. This will be the first phase of at least 15 for-sale homes to be built as part of the Choice Neighborhoods Initiative in Larimer and East Liberty. The homes will be built to passive house energy standards. The Keystone funds are needed to help subsidize the gap between the total development costs of the homes and the future sales prices.

### Main Street Program - \$400,000.00

The URA is requesting authorization to apply to the Department of Community and Economic Development (DCED) through the Keystone Communities Main Street Program for activities in the following categories:

- Planning
- Development/Public Space Improvements
- Anchor Buildings

The URA Neighborhood Business Districts program has historically provided operational and project support for up to 10 designated Main Street communities throughout the City of Pittsburgh. Prior to 2012, these funds covered operation, promotion, marketing, planning and development activities for up to five years. However, the focus and guidelines for the DCED Keystone Communities program has changed over the past three years. Operation and promotion funds are no longer available, and the provision for evidence of community matching funds has become stricter. This has prevented some communities from accessing this funding source.

To bridge this gap, the URA has expanded its reach to business districts throughout the City. The Biz Buzz grant program has enabled communities to implement small, unique promotion and marketing activities. URA staff has also worked with several communities to provide technical assistance in planning and business outreach activities.

However, several of our business district groups have begun to plan and implement projects that would qualify for funding under the current Keystone Communities guidelines. In addition, groups such as the Hilltop Alliance and Economic Development South have emerged in the past couple of years as high capacity organizations that are ready to undertake larger projects, and have raised other funds, either through private sources or through DCED's Neighborhood Partnership Program, that will qualify as community matching funds.

Therefore, an RFP will be distributed to business district organizations City-wide. Funding requests will be received at the URA by the end of July, and will be reviewed by a team that will

include URA staff, as well as representatives from City Planning and the Mayor's Office. The application will be sent to DCED in August.

Ms. Straussman stated the Mainstreet program is our main stay business district funding source. Typically, we work with our Mainstreet managers throughout the various corridors that are eligible for this funding source and they submit further application to demonstrate their abilities. As soon as the state budget is complete, we will orient both teams to provide structure to their ideas and will return to the Board for further authorization.

Mr. Ferlo asked if the URA is funding the actual groups at this point. Mr. Cummings replied no, that this is just to raise the money for the program. Mr. Ferlo asked why we cannot proceed with other housing dollars that we have. Mr. Cummings replied the cost is too high in construction costs alone.

Mr. Ferlo stated he will vote for this, but he thinks individuals should be asked if when a lot is available, would they consider building a house at their own cost. Right now no one can live there in that corridor with critical mass, it is all public housing. Mr. Ferlo stated he thinks some people would be willing to build in this corridor. Mr. Cummings agrees that this is a good idea.

Donna Jackson, of the Larimer Consensus Group stated that they have been working with the community on side lots for a while. People did not believe the development would come. This is something very important that has never happened in the City of Pittsburgh. Having people learn how to work is a win-win situation.

Mr. Gainey thanked the Larimer Green Team and the Larimer Consensus Group.

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

#### RESOLUTION NO. 200 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file a Keystone Communities Program Application with Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) in an amount not to exceed \$500,000.00 to be used for the Polish Hill Brereton Dobson Fire Site Development, and to execute any other assurances or requirements necessary in connection with said Application, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) in an amount not to exceed \$500,000.00 to be used for the Polish Hill

Brereton Dobson Fire Site Development, and to execute any other assurances or requirements necessary in connection with said Contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

**RESOLUTION NO. 201 (2015)**

**RESOLVED:** That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file a Keystone Communities Program Application with Commonwealth of Pennsylvania Department of Community and Economic Development (DCED), in an amount not to exceed \$500,000.00, to be used for the Larimer For-Sale Housing, and to execute any other assurances or requirements necessary in connection with said Application, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

**RESOLVED FURTHER:** That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) in an amount not to exceed \$500,000.00, and to execute any other assurances or requirements necessary in connection with said Contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

**RESOLUTION NO. 202 (2015)**

**RESOLVED:** That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file a Keystone Communities Main Street Program Application with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) in an amount not to exceed \$400,000.00, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

**RESOLVED FURTHER:** That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) in an amount not to exceed \$400,000.00, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

**RESOLUTION NO. 203 (2015)**

**RESOLVED:** That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute Cooperation Agreements, as needed, with the City of Pittsburgh for the administration of funds concerning Keystone Communities Program funds from the Commonwealth of Pennsylvania Department of Community and

Economic Development to be used for the Polish Hill Brereton Dobson Fire Site Development for the Larimer For-Sale Housing development and the Mainstreet Program, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

7. Housing

a. Larimer:

1. Authorization to enter into a contract with Wallace Roberts & Todd for an amount not to exceed \$389,993.00 for the Larimer/East Liberty Park design services for the Larimer Choice Neighborhoods Initiative.

Mr. Cummings requested authorization to approve the above items.

Authorization is requested to enter into a Contract with Wallace Roberts & Todd to provide consultant services for Larimer/East Liberty Park Design Services. Wallace Roberts & Todd will lead a multidisciplinary team of consultants for the design of a new park located in the Larimer and East Liberty Neighborhoods.

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. Parks planning and development is a key strategy for the neighborhood component, which seeks to address issues of vacant land, public infrastructure needs, and greening/park goals.

As part of the planning process for Choice Neighborhoods, a network of parks was recommended as a strategy. The Larimer/East Liberty Park planning will deliver a conceptual design for the overall park network, schematic design for the first and second phase of the park network, and final design, preconstruction services, and construction services for the first phase. The first phase has been identified as the three acre site bordered by Station Street on the West, Princeton Place on the North, Kalida Drive on the East, and Larimer Avenue on the South. The site is currently owned by the Urban Redevelopment Authority.

The URA released an RFP on May 4, 2015 for proposals from urban design, landscape architecture and engineering professionals for Larimer/East Liberty park design services. The RFP was posted on the URA website, and distributed to professional consultant firms who have expressed interest in URA planning and design services. On May 28, 2015 the URA received 6 proposals.

The URA engaged in an extensive consultant selection process in order to recommend the best proposal to URA Board. A consultant selection team was formed including representatives from the Larimer Consensus Group, Larimer Community Watchers, East Liberty Development Inc., Kingsley Association, the Mayor's Office, the Housing Authority of the City of Pittsburgh,

Department of City Planning, Pittsburgh Parks Conservancy, and the URA. The consultant selection team reviewed all of the proposals, convened to create a shortlist, and interviewed the top three firms. Following this process it is recommended that the URA enter into a contract with Wallace Roberts & Todd to undertake Larimer/East Liberty Park design services. Wallace Roberts & Todd is a well experienced firm and is currently participating in the Heth's Run planning process in Pittsburgh.

The contract is expected to span 12 to 18 months and will not exceed \$389,993.00. The funding sources for this study are Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Finance Authority for a Greenways, Trails, and Recreation Program (GTRP) grant, City Capital Funds and/or Federal Choice Neighborhoods Funds.

Managing Principal:

Joseph W. Healy  
Wallace, Roberts & Todd  
1700 Market Street, Suite 2800  
Philadelphia, PA 19103

Mr. Cummings stated Karen Green of Green Associates was present along with Donna Jackson and Stan Holbrook, from the Consensus Group.

Mr. Acklin asked what is the role of the Consensus Group? Mr. Cummings replied they are on the team and involved in the selection process.

Mr. Ferlo stated it would be nice for the URA staff to let the Board members know what some of the processes are with interviews. He was unaware of this process going on and that WRT was ultimately chosen for this project. Mr. Ferlo also stated his initial concern was the capacity of WRT and their having a presence in the City. Mr. Ferlo thinks for certain projects it is best to have a presence in the area.

Mr. Ferlo wanted to make a Motion to approve this item today, however, he asked that the Director or Chairman meet with WRT to discuss their presence in the city and their commitment during the length of the contract.

Mr. Acklin stated that the Motion is to approve this item, pending approval by the Executive Director to provide negotiation for a physical presence of WRT during the length of the contract.

Ms. Shelley Segal asked for clarification on capacity purposes.

Mr. Ferlo responded, to discuss their ability to engage and their capacity of presence in the area during the length of this contract.

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

RESOLUTION NO. 204 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Contract with Wallace Roberts & Todd for the Larimer/East Liberty Park design services for the Larimer Choice Neighborhoods Initiative in the amount to exceed \$389,993.00, payable from Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Finance Authority for a Greenways, Trails, and Recreation Program (GTRP) grant, City Capital Funds and/or Federal Choice Neighborhoods Funds, is hereby approved, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

7. Housing

b. Larimer – Cooperation Agreements:

1. 2014-2015 Community Development Block Grant (CDBG) Cooperation Agreement with the City of Pittsburgh for the Larimer Choice Neighborhoods Initiative – up to \$181,800.
2. 2014 Capital Bond Funds Cooperation Agreement with the City of Pittsburgh for the Larimer Choice Neighborhoods Initiative – up to \$290,880.

Mr. Cummings requested authorization to approve the above items.

Authorization is requested to enter into Cooperation Agreements with the City of Pittsburgh providing for the transfer to the Authority of up to \$181,800 of CDBG funds and \$290,880 of City of Pittsburgh Capital funds to be used for the Larimer Choice Neighborhoods Program. Choice Neighborhoods Initiative is an overall neighborhood revitalization of Larimer / East Liberty which will include the construction of 334 new housing units and the construction of neighborhood improvements such as parks and green infrastructure. The CDBG funds will be used for predevelopment activities for the second phase of housing construction. The City of Pittsburgh Capital Bond Funds will be used for park construction.

Mr. Ferlo confirmed that the amount is coming from two separate sources and asked what the money will be used for.

Mr. Cummings responded, yes, the funds will come from two separate sources. The CDBG funds will go towards the second phase of housing construction, and the other funds will likely go to one of the neighborhood projects, the parks or the infrastructure development.

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

RESOLUTION NO. 205 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Cooperation Agreement with the City of Pittsburgh providing for the transfer to the Authority of up to \$181,800.00 of 2014-2015 Community Development Block Grant Funds for the Larimer Choice Neighborhoods Initiative, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 206 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Cooperation Agreement with the City of Pittsburgh providing for the transfer to the Authority of up to \$290,880.00 of 2014 Capital Bond Funds for the Larimer Choice Neighborhoods Initiative, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

7. Housing

c. Homewood:

1. Pittsburgh Business Growth Fund Loan Agreement with Operation Better Block, Inc. for up to \$72,000 and a waiver of administrative guidelines for the Homewood Senior Station.
2. Community Development Investment Fund (CDIF) Grant Agreement with Operation Better Block, Inc. for up to \$20,000 and a waiver of administrative guidelines for the Bennett Street Townhomes.

Mr. Cummings requested authorization to approve the above items.

Authorization is requested to enter into the above mentioned Loan Agreement with Operation Better Block, Inc. ("OBB") for up to \$72,000 to provide development funding for the first floor commercial space in the Homewood Senior Station mixed use development located on North Homewood Avenue adjacent to the Busway. Homewood Senior Station is a four-story building that has 41 residential apartment units for low-income seniors aged 55 years and older. It also has 2,700 square feet of first floor retail space and 2,000 square feet of designated café space. OBB will enter into a master lease with the building owner (Homewood Senior Station, L.P.) and enter into subleases with the tenants.

The Authority was previously awarded a \$400,000 grant from RK Mellon Foundation in 2011 for the development of the 524 Café and adjacent retail space. In March 2014, the URA received approval to subgrant the funds to OBB to design and build out the tenant commercial space in

the Homewood Senior Station development which includes the café and two smaller commercial spaces. OBB hired Rothschild Doyno Architects to design the commercial spaces. Additionally OBB worked with a consultant (David Hopkins) to help identify commercial tenants. Tenants (All-State Insurance Company and a home health care provider) were identified for the two smaller commercial spaces. An operator for the café was also identified but that operator has since decided not to move forward with the venture. Therefore, OBB will temporarily own and operate the café with plans to eventually transfer the café ownership and operations to the Bible Center Church based in Homewood.

The design and construction costs for the commercial build-out exceeded the \$400,000 committed by RK Mellon Foundation. Therefore, the Authority loan is being requested to fill the gap. A waiver of administrative guidelines is being requested in order to provide the loan to a non-profit.

Additionally, authorization is requested to enter into the above mentioned Community Development Investment Fund (CDIF) Grant Agreement with OBB for up to \$20,000 to help repair the facades of three residential units located at 7715, 7046, and 7046 ½ Bennett Street. OBB owns all three units. OBB had repaired the interior of the units and they rent them to tenants. The cost to repair the exterior of all three units total \$60,452. Other sources of funds include Bridgeway Capital and OBB funds.

Operation Better Block, Inc. is a non-profit 501 c (3) organization with offices at 801 North Homewood Avenue, Pittsburgh, PA 15208. Its Executive Director is Jerome Jackson.

Details of the development are as follows:

Developer: Operation Better Block, Inc.

Location: 524 Homewood Ave (Homewood Senior Station) and 7715, 7046, and 7046 ½ Bennett Street

Ward: 13<sup>th</sup> Ward

Architect: Rothschild Doyno Collaborative

Contractor: Jalar Construction, LLC

Principal: Jamie Younger

Description: Build-out of the commercial space in the Homewood Senior Station development; rehabilitation of three Bennett Street facades.

Total Costs: \$472,000 for the Commercial Build-out

\$ 60,452 for the Bennett Street Facades

\$532,452

URA Development Financing for Review:

PBGF Loan \$72,000

Interest rate and term to be determined per real estate loan review committee approval.

URA CDIF Grant	<u>\$20,000</u>
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Total URA funds requested	\$92,000
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Other Financing Sources:

RK Mellon Foundation (Homewood Station)	\$400,000
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Bridgeway Capital (Bennett Street Facades)	\$38,000
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OBB Funds	<u>\$2,452</u>
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Total Other Financing	\$440,452
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Program Benefit: The commercial build-out of Homewood Station will bring three new businesses to Homewood. The businesses are anticipated to create approximately 10 new jobs. Additionally, the residential facades on Bennett will help OBB provide quality affordable rental housing in the neighborhood.

Real Estate Loan

Review Committee: To be presented at the July 22, 2015 Real Estate Loan Review Committee.

M/WBE Review Committee: To be presented at the July 15, 2015 M/WBE Review Committee.

Mr. Ferlo asked about the capacity to work on this project and bringing it to reality. He further asked if the Mellon money used for CMU has been exhausted.

Jerome Jackson of Operation Better Block was present and replied the \$400,000.00 that was given to the URA was the initial funding for the CMU project. He further stated that because of the delay with the project completion, they have lost tenants, and that the issue is that if the space is not built out, even more tenants will be lost.

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

RESOLUTION NO. 207 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Pittsburgh Business Growth Fund Loan Agreement between the Authority and Operation Better Block, Inc., in the amount of up to \$72,000 payable from Pittsburgh Business Growth Fund, to be used to provide development funding for the first floor commercial space in the Homewood Senior Station mixed use development located on North Homewood Avenue adjacent to the Busway, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That waiving the Pittsburgh Business Growth Fund Administrative Guidelines to make the loan repaid upon cash flow and to have a 0% interest rate and to provide a loan to a non-profit entity, is hereby approved.

RESOLUTION NO. 208 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Community Development Investment Fund (CDIF) Grant Agreement between the Authority and Operation Better Block, Inc., in the amount of up to \$20,000 payable from Community Development Investment Fund (CDIF), to be used to help repair the exterior facades of three residential units located at 7715, 7046, and 7046 ½ Bennett Street, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That waiver of the Pittsburgh Business Growth Fund Administrative Guidelines to provide a loan to a non-profit entity, is hereby approved.

8. Real Estate

a. Hill District – Addison Terrace:

1. Authorization to amend Resolution No. 381 (2014) to add Block 10-J, Lots 318 and 323, and to delete Block 10-J, Lots 84, 99, 100, 101, 103, 104, 105.
2. Proposal and form of contract for the sale of certain properties to an entity to be formed by Allies & Ross Management and Development Corporation and Keith B. Key Enterprises.
3. Authorization to accept assignment of Disposition Contract from Pittsburgh Housing Development Corporation to an entity to be formed by Allies & Ross Management and Development Corporation and Keith B. Key Enterprises, for the sale of certain properties.
4. Authorization to acquire publicly-owned property known as Block 10-J, Lots, 150, 318, 323, and Block 10-K, Lots 97, 100, 101, 104, 115, 116, in the 5thWard.

Ms. Straussman requested authorization to approve the above items.

At its meeting of November 13, 2014, the Board of this Authority accepted the Proposal submitted by the Housing Authority of the City of Pittsburgh (HACP) for the purchase of 69 publicly-owned properties in the Hill District for construction of rental housing as part of their

Addison Terrace redevelopment. The HACP has recently reevaluated their plans and have requested that their Proposal to Purchase dated October 29, 2014, be amended to include two additional parcels and to delete seven parcels that have been determined to be better suited for homeownership development rather than rental housing. We are requesting authorization to amend the prior Board action accordingly.

At this time, we are requesting authorization to accept the Proposal and enter into a Disposition Contract with an entity to be formed by HACP and Keith B. Key Enterprises (KBK) for the sale of fourteen (14) properties, containing a total of approximately 21,000 square feet, on Trent, Wooster, Elmore and Perry Streets in the middle Hill District. The redeveloper proposes to use this land for construction of for-sale housing. Each of the homeownership units will consist of 2 and 3 bedrooms and will range in size from approximately 1,500 to 1,700 square feet. Sales prices are projected to range from \$111,000 to \$192,000 and are designed to be affordable to households earning up to 120% of the area median income.

We are also requesting authorization to accept assignment of a Disposition Contract that was entered into between this Authority and the Pittsburgh Housing Development Corporation (PHDC) in 2006 under the Bedford Hope-VI redevelopment project. Under such Contract, PHDC successfully developed and sold twenty-three (23) for-sale units in the middle Hill. However, due to market conditions, PHDC did not construct the remaining six units that had been planned for the project. At this time, PHDC wishes to assign their development rights under the Disposition Contract to an entity to be formed by HACP and KBK, for the sale of six properties, containing a total of approximately 18,750 square feet, located on Hillside Drive and Devilliers Street. Six units of for-sale housing will be constructed on these lots.

Finally, as a result of HACP's revision of their development plans, this Authority must acquire additional property from the City of Pittsburgh for conveyance to the redeveloper. We are therefore requesting authorization to acquire the nine properties identified above. These properties contain a total of approximately 22,000 square feet and will be acquired from the City for \$1.00 plus costs. The costs incurred in acquiring the properties will be included in the redeveloper's purchase price.

The redeveloper is an entity which will be formed by HACP's subsidiary instrumentality, Allies & Ross Management and Development Corporation, and its private development partner, Keith B. Key Enterprises.

Mr. Ferlo asked who represents Allies and Ross Management.

Ms. Straussman replied that Michael Eannorino is present on behalf of the Housing Authority's Development Section.

Mr. Acklin asked why the Housing Authority has no agency for this project to go through.

Michael Eannorino, Senior Development Manager of the Housing Authority replied that the Housing Authority wants to explore other additional revenue sources for development. He further stated that the Housing Authority is not eligible to apply for tax credits and that is the primary reason.

Mr. Ferlo stated the Housing Authority has not always been viewed as a good landlord of its own property. He further stated that the harsh reality is that many in Congress thought to eliminate the available public housing units across the country, including in Pittsburgh. Mr. Ferlo stated he thinks it was a good step that the Housing Authority was provided an opportunity to create the equivalent of a community development corporation. He further stated that the Housing Authority would get massive federal grants to remodel old structures, but they were not working. He stated he thinks the new model is fine, but expressed a lack of coordination between all the moving public sector parts.

Ms. Straussman stated there has been extensive conversation with all members, including Councilman Lavelle, about where these things go.

Mr. Ferlo asked if there will be additional Section 8 housing bonds or credits.

Mr. Eannorino replied yes. He stated they have received authorization to use them.

Mr. Ferlo stated the KBK units in Larimer received an extra tax credit for wrap-around social services. He further stated that everyone who signs a lease, are offered additional services. Mr. Ferlo asked if something like this is available in this case.

Mr. Eannorino stated yes, we have similar services. He further stated that they are developing social services to be provided as a part of regular operations.

Mr. Ferlo stated the issue is whether or not KBK can diversify some of this housing, rather than being so impacted just in certain areas. He further stated there should be some consideration for the long term tenants who have paid equity.

Mr. Acklin stated the affordability issue and homeownership are the two core solutions for these neighborhoods. He further stated the URA is trying to empower and find better ways to coordinate their efforts and promote affordability.

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

#### RESOLUTION NO. 209 (2015)

RESOLVED: That Resolution No. 381 (2014) is amended to add Block 10-J, Lots 318 and 323, and to delete Block 10-J, Lots 84, 99, 100, 101, 103, 104 and 105.

RESOLUTION NO. 210 (2015)

RESOLVED: That the Proposal and form of Disposition Contract for the sale of certain properties to an entity to be formed by Allies & Ross Management and Development Corporation and Keith B. Key Enterprises, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5th	10-J-84	127 Trent Street
5th	10-J-99	22 Trent Street
5th	10-J-100	24 Trent Street
5th	10-J-101	26 Trent Street
5th	10-J-103	28 Trent Street
5th	10-J-104	32 Trent Street
5th	10-J-105	34 Trent Street
5th	10-J-150	114 Wooster Street
5th	10-K-97	19 Elmore Street
5th	10-K-100	112 Wooster Street
5th	10-K-101	23 Elmore Street
5th	10-K-104	2156 Webster Avenue
5th	10-K-115	628 Perry Street
5th	10-K-116	626 Perry Street

RESOLUTION NO. 211 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to accept the assignment of Disposition Contract from Pittsburgh Housing Development Corporation to an entity to be formed by Allies & Ross Management and Development Corporation and Keith B. Key Enterprises, for the sale of certain properties, 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>
5th	9-S-181	211 Hillside Drive
5th	9-S-187	220 Hillside Drive
5th	10-N-74	130 Devilliers Street
5th	10-N-76	138 Devilliers Street
5th	10-N-78	146 Devilliers Street
5th	10-N-80	154 Devilliers Street

RESOLUTION NO. 212 (2015)

RESOLVED: That the acquisition of the following publicly-owned properties for \$1.00, plus costs, is hereby approved: Block 10-J, Lots, 150, 318, 323, and Block 10-K, Lots 97, 100, 101, 104, 115, 116, in the 5th Ward; and

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

8. Real Estate

b. City-Wide:

1. Authorization to enter into a professional services contract, in an amount not to exceed \$40,000.00, with Fourth Economy, LLC for development of a comprehensive land recycling business plan.

Ms. Straussman requested authorization to approve the above item.

Authorization is requested to enter into a professional services contract, in an amount not to exceed \$40,000.00, with Fourth Economy, LLC to provide the URA and various City of Pittsburgh departments, including Real Estate, Finance, Law, Treasury, and City Planning with planning services related to interagency transfer of properties.

Fourth Economy LLC is a Pittsburgh based consulting firm whose President is Jerry Paytas. Their address is 1501 Preble Avenue, 2<sup>nd</sup> Floor, Pittsburgh, PA 15233. Jerry Paytas was present.

Mr. Acklin stated he fully supports this project. He further stated that this is a top priority in this administration.

Mr. Ferlo stated that the administration should be applauded for how they process information, as opposed to other administrations that have not fully understood or dealt with the issue first hand. Mr. Ferlo asked if this has been funded before.

Ms. Straussman replied that this has not been funded before. She further stated Mr. Ferlo may be referring to the property database, which is a part of it. She further stated she can provide the Board with a scope.

Mr. Ferlo suggested that it would benefit City Council members to be aware of property transactions before they come to the table. He further stated that this is part of the problem.

Ms. Straussman stated this is largely a set up for an administrative fix, and it also plays into the whole issue of transparency and sometimes the council members are at a disadvantage when this comes to the table.

Mr. Ferlo asked that a map be provided which color codes the URA lots versus city lots, stating that having something like this would help.

Mr. Acklin stated the map concept will work. He further stated there are gaps in the project and the system is layered.

Ms. Straussman stated there will be a database which will integrate city properties and URA properties.

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

#### RESOLUTION NO. 213 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute Authorization to enter into a professional services contract with Fourth Economy, LLC to provide the URA and various City of Pittsburgh departments, including Real Estate, Finance, Law, Treasury, and City Planning with planning services related to interagency transfer of properties, not to exceed \$40,000.00, payable from the leased land fund to be reimbursed by grant dollars, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

8. Real Estate

c. South Side Slopes:

1. Authorization to enter into exclusive negotiations with J. Poli, Inc. for a period of 90 days, for the sale of Block 12-P, Lots 92, 96, and 106 in the 16<sup>th</sup> Ward with an option to extend the exclusive negotiation period upon approval of the Executive Director.

Ms. Straussman requested authorization to approve the above item.

Authorization is requested to enter into exclusive negotiations with J. Poli, Inc. for the conveyance of property in the South Side Slopes neighborhood located near the intersection of Josephine Street and S. 21<sup>st</sup> Street.

The 3 parcels total approximately 28,499 sf and are currently vacant. Redeveloper is working to finalize its acquisition of immediately adjacent property along Josephine Street and S. 21<sup>st</sup> Street and to combine such property with the subject parcels. Redeveloper plans on rehabilitating the

combined properties to use in a manner consistent with prior uses as additional facilities for its current operations. The exclusive negotiation period will allow Redeveloper to finalize its acquisition of the adjacent parcels and to conduct due diligence activities on the URA owned parcels.

J. Poli, Inc. is a Pennsylvania corporation with an address of 2601 Jane Street, Pittsburgh, PA 15203. Pete Milan is the president. Mr. Milan was present.

There were no questions or discussion from Board.

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

RESOLUTION NO. 214 (2015)

RESOLVED: That the entering into of exclusive negotiations for a period of ninety (90) days with J. Poli, Inc., for the sale of Block 12-P, Lots 92, 96, and 106 in the 16<sup>th</sup> Ward with an option to extend the exclusive negotiation period upon approval of the Executive Director, is hereby approved.

8. Real Estate

d. West End:

1. Authorization to enter into a contract with the Design Center of Pittsburgh as funding conduit for the West End Alliance, not to exceed \$80,000.

Ms. Straussman requested authorization to approve the above item.

The West End Alliance (WEA) was formed several years ago to help to build community development capacity in the western neighborhoods, and to provide a unified community voice for the area. The group has developed an organizational plan, and is currently working with several committees to develop an action plan for their priorities moving forward. They are also in the process of obtaining a 501.c.3 designation.

URA staff, the Community Technical Assistance Center, and the Design Center of Pittsburgh have been working with the WEA to organize their board and develop the organizational infrastructure necessary to become a community development corporation.

In addition to ongoing technical assistance, Councilwoman Smith allocated \$80,000 in 2015 City Bond funds to the URA to be used to hire a consultant to work with the WEA. The Design Center of Pittsburgh will serve as the financial conduit. The consultant will work with the assigned committees to develop and implement the action plan that is underway, as well as serve as a point of contact for the area as a whole. URA staff has been working with the WEA on business

district organizing, as well as housing and other community issues.

This project will be funded by Paygo funds.

Mr. Rubinstein stated that this contract is contingent upon approval of a Cooperation Agreement with the City of Pittsburgh.

Mr. Ferlo asked if CDBG dollars or Capital funds being used. Ms. Straussman stated that Paygo funds are being used.

Mr. Ferlo thanked everyone involved in the West End. He further asked if there were talks about shared services.

Ms. Straussman stated they have been working productively with the community technical assistance center and others to bring about collective wisdom. She further stated that these funds will make this possible.

Richard Butler of the West End Alliance was present and thanked the URA, the Mayor's Office and Mr. Acklin for their assistance.

Upon motion made by Mr. Ferlo, seconded by Mr. Gainey and unanimously carried, the following resolution was adopted; as amended:

RESOLUTION NO. 215 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Contract between the Authority and The Design Center of Pittsburgh as funding conduit for the West End Alliance, for a cost not to exceed \$80,000, payable from Paygo funds, and contingent upon approval of a Cooperation Agreement with the City of Pittsburgh, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

9. Economic Development

a. Chartiers Valley Industrial Park Expansion Business in Our Sites Loan Application:

1. Authorization to file a Loan Application in the amount of \$2,000,000.00 and authorization to enter into a Contract with the Commonwealth Financing Authority (CFA) for a Business in Our Sites (BOS) loan.

Mr. Rubinstein requested authorization to approve the above item.

The Commonwealth Financing Authority (CFA) administers the Business in Our Sites (BOS) program which provides loan (and sometimes grant) funds for development projects in the Commonwealth of Pennsylvania. Applications are due on July 31, 2015. Authorization is now being requested to file a Loan Application to support site grading, storm water detention, sanitary sewer, and water main construction costs. The loan will enable the development of up to three flex industrial buildings totaling 260,000 square feet in the Fairywood neighborhood in the City of Pittsburgh. The Pittsburgh Economic & Industrial Development Corporation (PEIDC), a URA affiliate, hired Mackin Engineering to prepare the \$2,000,000 estimate of probable cost for the investment necessary to prepare the site for private development.

The Chartiers Valley Industrial Park Expansion project is an integral part of a growing warehouse distribution cluster that includes an Amazon sort center, a UPS Customer Center, two Giant Eagle distribution centers and ModCloth. The project will provide critical employment opportunities for the surrounding community and expand the scarce supply of Class A industrial space in the City of Pittsburgh.

There were no questions or discussion from Board.

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

#### RESOLUTION NO. 216 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file a Loan Application with the Commonwealth Financing Authority (CFA) for a Business in Our Sites (BOS) t in an amount not to exceed \$2,000,000.00 to be used to support site grading, storm water detention, sanitary sewer, and water main construction costs and to execute any other assurances or requirements necessary in connection with said Loan Application, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Contract with the Commonwealth Financing Authority (CFA) for a Business in Our Sites (BOS) loan, in an amount not to exceed \$2,000,000.00 to be used to support site grading, storm water detention, sanitary sewer, and water main construction costs or requirements necessary in connection with said Contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

9. Economic Development

b. Downtown:

1. Authorization to enter into a Grant Agreement with Landmarks Development Corporation for the historic façade restoration of 312-417 Wood Street for an amount up to \$274,231.00.

Mr. Rubinstein requested authorization to approve the above item.

Overview

PHLF has partnered with the URA on the administration and construction management of a groundbreaking Redevelopment Assistance Capital Program Grant that was able to renovate 11 properties in key downtown corridors between 2013 and 2015. The grant proposed in this authorization will continue what has been accomplished with that program.

Description of Pittsburgh Downtown Preservation Project RACP

11 buildings were renovated through the Downtown Preservation Project RACP.

In the case of the former, the Italian Sons & Daughters of America [ISDA], a national non-profit organization based in Pittsburgh, owns a once-prominent, three-story stone facade building that had been diminished by a cladding of orange corrugated metal for many years. The ISDA building is sited at the Wood Street gateway of the Forbes Avenue corridor into Market Square. This program was able to remove the orange corrugated metal cladding and expose the art nouveau masonry structure underneath. This improvement has not only enhanced the street presence of this structure, but has spurred interest from a major local restaurant chain in the 1<sup>st</sup> floor space. This building currently houses Bistro to Go on the 1<sup>st</sup> floor, a successful restaurant addition to Pittsburgh's dining scene.

The Thompson Building is a good example of building upon recent investments to continue a targeted strategy of restoration of prominent structures. Renovation of this property completed the Pittsburgh History & Landmarks Foundation's Market at Fifth project, which includes the \$4.8million restoration of the three adjoining buildings. The completed portion of the Market at Fifth project has already achieved 100% occupancy for its two retail spaces and seven residential apartments. The project has also achieved LEED Gold certification, has won three local, state, and national preservation awards, and are contributing historic structures to the national historic district of Market Square. The Thompson building now houses the only Grocery Store within the Pittsburgh CBD.

The Three Sisters project renovated three identical structures on Wood Street that feature ornate window surrounds, arched windows and detailed masonry work. These buildings have sat vacant for a number of years, with limited retail on the 1<sup>st</sup> floor and no occupancy on the above floors. These buildings are now owned by PHLF and a tenant occupies the 1<sup>st</sup> floor. These buildings sat

with much of their ornate window openings covered with large cement pieces hanging signage. By exposing the window openings again and highlighting the architectural features of this building, the retail experience on the block is enhanced for customers and pedestrians.

The Kashi project was the largest piece of the program, including very different, but contiguous buildings. The Kashi Jewelry building sits across from a new PNC building and features large window openings and classic masonry. In addition to the windows, the signage and store facades have been enhanced with uplighting and historically appropriate awnings. Facing Wood Street sits another mainly wood façade building that is more diminutive in stature, but has its own set of unique historical features. This buildings along with another smaller building that faces Fifth Avenue have been improved through the program. All of the buildings have been brought back to their original state.

The final project as part of this successful RACP is the Roberts Jewelry building and the Skinny Building. The Skinny building is one of the skinniest buildings in the world and is made up almost entirely of glass facades with wood trim. This building received all new windows and new wood and openings where they had been changed over the years from the original design. This restoration would have been impossible without aid from the State, as the reuses for this property are minimal even though the street presence is great. This iconic building now shines as one of Downtowns thinnest tourist attractions. In addition the Roberts Jewelry building was restored with new windows, wood and a fully rediscovered copper sidewalk overhang. The current tenant is 7-11.

The final phase of this project is the Weldin's building, which sits at 413-417 Wood Street and is owned by Pittsburgh History and Landmarks Foundation. The grant contract funds will be sourced from URA Leased Land.

There were no questions or discussion from Board.

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

#### RESOLUTION NO. 217 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Grant Agreement with Landmarks Development Corporation in the amount of up to \$274,231.00, payable from Major Projects, to be used for the historic façade restoration of 312-417 Wood Street, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

9. Economic Development

c. Hill District

1. Authorization to enter into a Recoverable Grant Agreement to Daisy Wilson Artist Community, Inc. in the amount of \$50,000.00 for use as matching funds for a Keystone Historical Preservation Project Grant.

Mr. Rubinstein requested authorization to approve the above item.

Grant

The grant will be structured such that the URA has a lien on the property in the event that the property is sold or redeveloped. This lien will enable the URA to determine whether the grant should be repaid at the time of sale or redevelopment. The source of funds for the grant will be Major Projects.

August Wilson House

The grant will fund historic preservation work on the August Wilson House at 1727 Bedford Avenue in the Crawford-Roberts neighborhood. The house was built in the 1840s and was the childhood home of Pulitzer Prize-winning playwright August Wilson (1945–2005). The house was placed on the List of City of Pittsburgh historic designations on February 26, 2008, and it was listed on the National Register of Historic Places on April 30, 2013.

Keystone Historical Preservation Project Grant

The Keystone Historical Preservation Project Grant program was established under the Keystone Recreation, Park and Conservation Fund and is overseen by the Pennsylvania Historical & Museum Commission. Grants are available to nonprofit organizations and local governments for the planning and development for publicly accessible historic resources listed in or eligible for listing in the National Register of Historic Places.

Mr. Acklin thanked Mr. Paul Ellis of the Daisy Wilson Artist Community (DWAC) and Mr. Robert Pfaffman, Architect, for their efforts. He further stated this is well worth saving.

Mr. Ellis thanked the URA and further stated the matching grant they are receiving is actually the second of its kind. He stated they have received a similar one last year from the same source, the Commonwealth of Pennsylvania. Mr. Ellis stated they were able to utilize that for emergency stabilization and it was completed in January 2015.

Mr. Pfaffman stated it has been a long and complicated process. He further stated they are working on a bigger vision for the program. He stated this amount will fully structurally stabilize the unit. He thanked the URA and the Board.

Mr. Ferlo stated the building to the left of the structure is of concern. He further stated he applauds what their vision represents.

Mr. Ellis stated there have been inspections of both buildings and they are aware of the conditions. He further stated it would be very complicated deconstructing the left building due to the risk of collapse.

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

RESOLUTION NO. 218 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Recoverable Grant Agreement to Daisy Wilson Artist Community, Inc., in the amount of \$50,000.00, payable from Major Projects, for use as matching funds for a Keystone Historical Preservation Project Grant, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

10. Engineering and Construction

a. South Side Works:

1. Authorization to solicit proposals for construction management/construction inspection of Hot Metal Street and South Water Street Traffic Signal Modification Site Preparation Contract No. 24.

Mr. Kaminski requested authorization to approve the above item.

Authorization is requested to solicit proposals from engineering and construction management firms to provide construction management and inspection services for the traffic signal improvements at Hot Metal Street and South Water Street. Firms will be selected to receive the RFP based on their qualifications that were previously submitted to the URA Engineering and Construction Department via the Request For Qualifications that was issued in March of 2014.

There were no questions or discussion from Board.

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

RESOLUTION NO. 219 (2015)

RESOLVED: That authorization to solicit proposals from contractors for construction management/construction inspection of Hot Metal Street and South Water Street Traffic Signal Modification Site Preparation Contract No. 24, is hereby approved.

10. Engineering and Construction

b. Schenley Place:

1. Authorization to solicit proposals for the construction management/construction inspection of Schenley Place Site Preparation Contract No. 1.

Mr. Kaminski requested authorization to approve the above item.

Authorization is requested to solicit proposals from engineering and construction management firms to provide construction management and inspection services of the sidewalk, curb, small retaining wall, site amenities and landscaping for the Schenley Place development. Firms will be selected to receive the RFP based on their qualifications that were previously submitted to the URA Engineering and Construction Department via the Request For Qualifications that was issued in March of 2014.

There were no questions or discussion from Board.

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

RESOLUTION NO. 220 (2015)

RESOLVED: That authorization to solicit proposals from contractors for construction management/construction inspection of Schenley Place Site Preparation Contract No. 1, is hereby approved.

10. Engineering and Construction

c. Summerset at Frick Park:

1. Authorization to enter into a Reimbursement Agreement with the City of Pittsburgh for sidewalk repairs at the Nine Mile Run/Summerset at Frick Park Development - \$50,000.00.

Mr. Kaminski requested authorization to approve the above item.

Between 2004 and 2008, concrete sidewalks with flagstone accent strips were constructed by the URA along Parkview Boulevard under various site preparation contracts. Weathering of the flagstone has resulted in the delamination of the sedimentary layers that comprise it. Presently, these sidewalks are owned by the URA. The City of Pittsburgh's Department of Public Works has met with the URA and indicated that it will use one of its contractors to repair some of the affected sidewalk areas by removing the flagstone and replacing it with exposed aggregate concrete. In order to address more of the affected sidewalk areas, the Board's authorization is requested to direct additional funds toward this effort via a reimbursement agreement with the City. Ultimately, these sidewalks will be dedicated to the City, to become a part of Frick Park.

Funding for this reimbursement agreement will be from the Nine Mile Run Project account.

Mr. Ferlo asked when the work was done. Mr. Kaminski replied the work was done between 2004 and 2008. He further stated it will be a part of Frick Park once conveyed.

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

#### RESOLUTION NO. 221 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Reimbursement Agreement with the City of Pittsburgh in the amount of \$50,000.00, payable from the Nine Mile Run Project Account, to be used for sidewalk repairs at the Nine Mile Run/Summerset at Frick Park Development, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

#### 10. Engineering and Construction

##### d. Property Maintenance – City Wide:

1. Amendatory Agreement with City Source Associates, Inc., to provide property maintenance – increase of \$200,000.00.

Mr. Kaminski requested authorization to approve the above item.

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. Due to funding limitations, the URA's April 16, 2015 Agreement with City Source was for \$180,000.00. This Agreement amount was approximately half of the amount of previous years and it is projected that without this amendment, the money in the current Agreement will be expended by mid-September of this year. This requested increase in the Agreement amount should allow City Source to provide services on URA properties without interruption until March 1, 2016.

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

Mr. Rubinstein stated that this contract is contingent upon approval of a Cooperation Agreement with the City of Pittsburgh.

Mr. Acklin stated this has been discussed several times before. He further stated that he would like to create a program where community groups are empowered. He stated he does not want another vote for an extension. He further stated he would like to allocate some of this money for community groups to take care of these issues. He stated he understands this may be a challenge, and that he will provide staff to work on it. Community groups need to be held accountable to be sure they are doing the work.

Mr. Ferlo stated the URA has legal obligations. He further stated it would be nice if there were more tools available and more community based groups. He suggested a voucher system where a system is designed for people to go out and clean the area and there would be a verification process.

Ms. Straussman stated there is a consortium of network and non-profit organizations that have been encouraging and have been working with the URA and Public Works to look at files across the United States for community based solutions. She further stated that in the next couple of months a proposal will be created by this team to look actively at pilot options to see what is going on in other cities.

Mr. Acklin asked if there was any fact finding involved. Ms. Straussman replied that yes, there was a fact finding mission in May 2015, in which she was involved.

Mr. Acklin stated he would like to see the results of the study. Ms. Straussman replied that she will have a presentation to follow.

Mr. Acklin stated that an alternative is to put it on City Source and begin to engage and manage this group.

Mr. Kaminski stated the URA is two months away from a crisis and will run out of money mid-September 2015. He further stated that if not approved prior to March 1, 2016, the situation will remain.

Upon motion made by Mr. Ferlo, seconded by Mr. Gainey and unanimously carried, the following resolution was adopted; as amended:

RESOLUTION NO. 222 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to amend an Agreement with City Source Associates, Inc. dated April 16, 2015, to provide property maintenance on URA owned property throughout the City of Pittsburgh for an increase of \$200,000.00, for a total amount of up to \$380,000.00, contingent upon approval of a Cooperation Agreement with the City of Pittsburgh, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

AGENDA "B"

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

1. Homewood

- a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 174-K, Lot 378, in the 13th Ward, to The Bible Center Church, Inc., for \$500.00 (Sideyard – 709 Sterrett Street).

RESOLUTION NO. 223 (2015)

RESOLVED: That the Proposal and form of Disposition Contract for the sale of Block 174-K, Lot 378, in the 13th Ward, to The Bible Center Church, Inc. (Sideyard – 709 Sterrett Street) for \$500.00, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

2. Hazelwood

- a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 56-F, Lot 334, in the 15th Ward, to Georgetta Rue, for \$500.00 (Sideyard – 4818 Chatsworth Street).

RESOLUTION NO. 224 (2015)

RESOLVED: That the Proposal and form of Disposition Contract for the sale of Block 56-F, Lot 334, in the 15th Ward, to Georgetta Rue, (Sideyard – 4818 Chatsworth Street) for \$500.00, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

3. 9 Mile Run

- a. Authorization to ratify the execution of a Certificate of Completion for Summerset Cottage, L.P., for Lot 284 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1684 Shelbourne Lane)

RESOLUTION NO. 225 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to issue a Certificate of Completion for Summerset Cottage, L.P., for Lot 284 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1684 Shelbourne Lane), and acknowledge same so that said Certificate may be recorded; and

RESOLVED FURTHER: That the return of the Good Faith Deposit to MRRC Summerset II, L.P., is hereby approved.

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

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Assistant Secretary