

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

July 14, 2016 – 2:00 P.M., E.D.S.T.

Members Present: Messrs. Acklin, Ferlo, Lavelle, Mme. Hall-Russell.

Members Absent: Gainey.

Staff Present: Messrs. Cummings, Rubinstein, Kaminski, Pawlak, Clark, Alcorn, Short, Mmes. Straussman, Saladna, Meiers, Mitchell, Smith Perry, Ellerbee, Wilhelm, Millard, Segal and Schacht.

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

1. General

The minutes of the Regular Board Meeting of June 9, 2016 were approved as written and previously distributed.

2. HELP Initiative

- a. Authorization to enter into a grant agreement with East Liberty Development Inc. in the amount of \$200,000.00 for the implementation of Pittsburgh's HELP initiative.

Mr. Rubinstein requested Board approval of the above item.

Mr. Acklin began the meeting with the HELP Initiative item. He said that over the past year or so, the administration has worked closely with Reverend Burgess, who was present with other people from the East End working with the HELP Initiative. He said that this initiative is a very thoughtful collaboration of government, foundations, business communities and neighbors, working collectively to deliver development in a community driven manner. He said that this will build equity in five different East End neighborhoods that have been disinvested over the past several years. He stated the importance of ensuring that the new economy growing in East Liberty is deployed in a manner that will not drive out residents, but will allow them to maintain a foothold in their neighborhoods, and share in the growth. Mr. Acklin stated that the Mayor wants to make sure that the residents who have been through the hard times in these neighborhoods get to share in the goods times.

Mr. Rubinstein, Acting Executive Director stated that in an effort led by Councilman Burgess and Mayor Peduto, authorization is requested to enter into a grant agreement with East Liberty Development Inc. (ELDI) in the amount of \$200,000 for the implementation of Pittsburgh's HELP Initiative.

The Homewood, East Hills, East Liberty, Lincoln-Lemington-Belmar, and Larimer Protection Initiative (HELP) is a comprehensive resident-driven initiative to protect, strengthen, and rebuild targeted East End communities. The creation of an East End multi-neighborhood affordable housing protection strategy can capitalize on both the strengths and the opportunities in the East End market. The HELP Initiative's overall goals are to:

- Preserve and increase affordable housing choices, and
- Develop diverse, mixed-income, sustainable communities.

Grant funds will be used to provide a range of activities and services to accomplish the goals of the HELP Initiative.

Formed in 1979, ELDI is a community development corporation in Pittsburgh's East Liberty Neighborhood. ELDI works in collaboration with neighborhood stakeholders in areas of planning, advocacy, facility, and investment to bring about positive change to the community. ELDI has proven track record of successfully working with various community organizations within the East End in addition to their work within the East Liberty Neighborhood. This expertise and capacity will enable ELDI to successfully implement the goals of Pittsburgh's Help Initiative.

Funding Source: 2012-2013 CDBG Funds – Homewood Brushton.

Principal:

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

Reverend Burgess, Councilman of District A, was present. Reverend Burgess stated that he is thankful for the Mayor's leadership in forming this team. He said that the Initiative has worked over the last twelve months as a group to design and now implement this model. He said the goal is to build two thousand housing units in the East End over the next ten years, which is a \$300 million investment, and of that the first Phase is already taking place in Larimer. He said what was learned from the CHOICE experience in Larimer and the development of East Liberty will help create a model for this project. He stated that the website HELPPgh.org has a very thorough document that explains the HELP Initiative, and has the research connected with this project. He said they the Urban Land Institute reviewed the model and has given a positive recommendation. Reverend Burgess said that the idea is to pilot the East End, and if successful, then take this model City-wide, especially in the West End and the Southside. He said there are two goals - one is to protect and increase localized housing, and the second is to create mixed income neighborhoods for community transformation. He said that that the only reason this works is because we have a visionary Mayor, with whom he is privileged to be working and who wants to make the East End an example.

Skip Schwab, of East Liberty Development Inc., was present. Mr. Schwab is grateful and excited to be working with the Councilman on this initiative, and to provide whatever support that is needed.

Cherylie Fuller, Executive Director of the Homewood Concerned Citizens Council, was present. Ms. Fuller wanted to thank Councilman Burgess for having them here today. She said that she liked the sentence on page 30 of this agenda that states “we will also want input from the community before the transfer is completed”. She wanted to thank the Authority for considering the community, who look forward to becoming a part of this Initiative. She had given Councilman Burgess a letter, which indicates the participation of the Homewood Citizens Council and they are looking forward to this endeavor.

Mr. Acklin stated that this item and the Homewood item that follows have been submitted through Council for property to be conveyed to the URA for development, and he believes the proposed amendment relating to the Homewood item involves the community on the ultimate disposition of those properties.

RESOLUTION NO. 235 (2016)

RESOLVED: That a grant to East Liberty Development Inc. for implementation of Pittsburgh’s HELP initiative, for an amount not to exceed \$200,000.00, payable from the 2012-2013 CDBG funds and the Homewood Brushton funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

3. Homewood

- a. Authorization to acquire the following publicly-owned properties for \$1.00 plus costs:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13th	125-M-285	7010 Formosa Way
13th	125-M-329	7007 Hamilton Avenue
13th	125-M-330	7009 Hamilton Avenue
13th	125-M-331	Hamilton Avenue
13th	125-M-332	Hamilton Avenue
13th	125-M-336	7023 Hamilton Avenue
13th	125-M-337	7025 Hamilton Avenue
13th	125-M-338	7027 Hamilton Avenue
13th	125-M-352	7024 Hamilton Avenue
13th	125-M-353	7022 Hamilton Avenue
13th	125-M-354	7020 Hamilton Avenue

13th	125-M-356	7016 Hamilton Avenue
13th	125-M-356A	7016 Hamilton Avenue
13th	125-M-357	7014 Hamilton Avenue
13th	125-M-358	7012 Hamilton Avenue
13th	125-M-359	7010 Hamilton Avenue
13th	125-M-360	7008 Hamilton Avenue
13th	125-M-361	7006 Hamilton Avenue
13th	125-S-22	7001 Susquehanna Street
13th	125-S-26	Susquehanna Street
13th	125-S-27	7015 Susquehanna Street
13th	125-S-28	7017 Susquehanna Street
13th	125-S-35	7033 Susquehanna Street
13th	125-S-63	7076 Hamilton Avenue
13th	125-S-65	7076 Hamilton Avenue
13th	125-S-68	7076 Hamilton Avenue
13th	125-S-73	7076 Hamilton Avenue
13th	125-S-78-0-1	7076 Hamilton Avenue
13th	125-S-89	7076 Hamilton Avenue

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that authorization is requested to acquire the above-listed City-owned parcels. The first 23 parcels listed above are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer's Sale for tax-delinquency. The remaining parcels (Block 125-S, Lots 63, 65, 68, 73, 78-0-1, and 89) were acquired by the City via deed.

The parcels are being acquired as part of a site assemblage for future housing development. The properties at 7008 and 7014 Hamilton Avenue and 7015 Susquehanna Street are improved with houses. The remaining 3TB-owned properties are vacant land. The parcels acquired by deed are improved with a municipal parking lot. The requested properties, which contain a total land area of approximately 107,088 square feet, will be acquired for \$1.00 plus costs using Homewood Project funds.

It should be noted that the acquisition will be subject to receipt of concurrence from the City Department of Finance and from the City Department of Planning. We will also want input from the community before the transfer is completed.

Mr. Ferlo said he is in support of any positive initiatives moving forward in these target communities, in particular toward creative and relevant community development, especially in the area of housing. He is not sure what the buy-in is presently of the significant number of community based or groups that say they are CDC's in Homewood, in particular, he wanted to get a sense of who has bought into this, and if they have signed off. Reverend Burgess stated that in Homewood they have engaged all the development organizations and collaboratives that have signed on to the HELP Initiative, and signed on to the proposed three or four projects that

are beginning. He said they have been very open about the process, which has taken two years in terms of working with the community so everyone is on the same page. He said that they have had several meetings with Mayor's office and Representative Gainey, who have all signed off on this. He said that all of the community groups will lead particularly in Homewood, where another comprehensive plan was developed through the collaborative working with City Planning. He said that they are funding the collaborative to do the community plan they helped implement. He said that this project is part of the Phase I development that he hopes to have in Homewood, which is one of the reasons they will give it to the URA because of the Authority's thorough community engagement process, and hopes the Authority will partner with the Housing Authority to do a thorough communication process. Mr. Ferlo asked if ELDI's Board was making any decisions or will an entity be created as the first line of the approval process. Reverend Burgess stated that the community itself would develop its own community plan, and the HELP Initiative would implement that plan. Ms. Hall-Russell asked if the members will be pulled from these communities to be part of the HELP Board. Reverend Burgess said that each of the five communities has a community collaborative, whose job is to be the first line of community planning to determine what the community will look like. He said that Homewood would be the first community in the City of Pittsburgh that will get an approved community plan by City Planning. He said that this plan that the residents design will be approved by the City and City Council and be mandated by the City, so any developer that comes into Homewood has to be in accord with the community plan. This forces all development through a community driven approach. Mr. Ferlo wants to understand City Planning's role. Reverend Burgess said that City Planning is doing the planning part, but there needs to be an instrument to provide the technical assistance, because there has to be someone to put the deal together on behalf of the community. He said that the HELP Initiative is the vehicle that will force everyone to be accountable to the community's interest. Mr. Ferlo wanted to know how the Larimer Consensus Group would relate to this. Reverend Burgess said that there is a Larimer Collaborative, and he has met with them.

Mr. Acklin stated that having the ability to deploy public land is key to this project, as well as having the coordination of government and the community to complete the process. He said that the core element of this plan is the collaboration and public input from the beginning. He recognized Reverend Burgess's leadership and hard work on this project, and today's vote will help move this forward.

Upon approval by Ms. Hall-Russell, seconded by Mr. Lavelle and unanimously carried, the following resolutions were adopted. (this vote was for both item 2 and 3)

RESOLUTION NO. 236 (2016)

RESOLVED: That the acquisition of the following publicly owned properties for \$1.00 each, 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:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13th	125-M-285	7010 Formosa Way
13th	125-M-329	7007 Hamilton Avenue
13th	125-M-330	7009 Hamilton Avenue
13th	125-M-331	Hamilton Avenue
13th	125-M-332	Hamilton Avenue
13th	125-M-336	7023 Hamilton Avenue
13th	125-M-337	7025 Hamilton Avenue
13th	125-M-338	7027 Hamilton Avenue
13th	125-M-352	7024 Hamilton Avenue
13th	125-M-353	7022 Hamilton Avenue
13th	125-M-354	7020 Hamilton Avenue
13th	125-M-356	7016 Hamilton Avenue
13th	125-M-356A	7016 Hamilton Avenue
13th	125-M-357	7014 Hamilton Avenue
13th	125-M-358	7012 Hamilton Avenue
13th	125-M-359	7010 Hamilton Avenue
13th	125-M-360	7008 Hamilton Avenue
13th	125-M-361	7006 Hamilton Avenue
13th	125-S-22	7001 Susquehanna Street
13th	125-S-26	Susquehanna Street
13th	125-S-27	7015 Susquehanna Street
13th	125-S-28	7017 Susquehanna Street
13th	125-S-35	7033 Susquehanna Street
13th	125-S-63	7076 Hamilton Avenue
13th	125-S-65	7076 Hamilton Avenue
13th	125-S-68	7076 Hamilton Avenue
13th	125-S-73	7076 Hamilton Avenue
13th	125-S-78-0-1	7076 Hamilton Avenue
13th	125-S-89	7076 Hamilton Avenue

4. Homewood - Susquehanna Homes

- a. UDAG Program Income Fund (UPIF) loan agreement with Susquehanna Homes Housing, LP in the amount of up to \$300,000.00.
- b. Rental Housing Development and Improvement Program (RHDIP) loan agreement with Susquehanna Homes Housing, LP in the amount of up to \$400,000.00.
- c. Final drawings, evidence of financing and execution of deed for the sale of the following properties to Susquehanna Homes Housing, LP, for \$61,500.00:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13	174-N-222	7313 Tioga Street
13	174-N-225	Tioga Street
13	174-N-226	7305 Tioga Street
13	174-N-232	7235 Tioga Street
13	174-N-246	7216 Tioga Street
13	174-N-247	7218 Tioga Street
13	174-N-248	7220 Tioga Street
13	174-N-255	7234 Tioga Street
13	174-N-256	7236 Tioga Street
13	174-N-257	7238 Tioga Street
13	174-N-259	7300 Tioga Street
13	174-N-282	7305 Susquehanna Street
13	174-N-283	7301 Susquehanna Street
13	174-N-284	7241 Susquehanna Street
13	174-N-293	7223 Susquehanna Street
13	174-N-294	7221 Susquehanna Street
13	174-N-300	7214 Susquehanna Street
13	174-N-301	7216 Susquehanna Street
13	174-P-42	571 Panke Avenue
13	174-P-43	Panke Avenue
13	174-P-44	565 Panke Avenue
13	174-P-45	563 Panke Avenue
13	174-P-46	561 Panke Avenue
13	174-P-51	7409 Tioga Street
13	174-P-52	7407 Tioga Street
13	174-P-56	562 Dunfermline Street
13	174-P-59	570 Dunfermline Street
13	174-P-67	Tioga Street
13	175-A-10	Susquehanna Street
13	175-A-13	Susquehanna Street
13	175-A-15	7318 Susquehanna Street
13	175-A-15-A	Susquehanna Street
13	175-A-17	7326 Susquehanna Street

- d. Authorization to amend Resolution No. 370 (2015) to delete Block 174-P, Lots 15-1, 16, 17, 24, 34, 36, 38 and Block 175-B, Lot 32, from the Proposal to Purchase submitted by S & A Homes and Oxford Development Company.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Director of Housing stated that authorization is requested to enter into the above loan agreements with Susquehanna Homes Housing, LP, for the Susquehanna Homes development. This project entails the new construction of thirty-six (36) scattered site affordable rental housing units in the South Homewood neighborhood. The development has received a 2015 Low Income Housing Tax Credit (LIHTC) award through the Pennsylvania Housing Finance Agency (PHFA).

At its meeting of December 10, 2015, the Authority accepted the Proposal and authorized execution of a Disposition Contract with an entity to be formed by Oxford Development Company and S&A Homes for the purchase of land in the South Homewood Area for the subject project. At this time, we are requesting authorization to execute a deed with Susquehanna Homes Housing, LP, for the sale of the properties listed above, subject to staff review and approval of final working drawings and evidence of financing. The thirty-three (33) properties, which contain a total of approximately 96,517 square feet, will be sold for an amount of \$61,500.00.

We are also requesting authorization to amend a prior resolution for the purpose of deleting eight parcels that were included in the redeveloper's Proposal to Purchase but are no longer needed for the development.

The limited partnership developing the project was formed by the Oxford Development Company (301 Grant Street, Pittsburgh, PA 15219); Ben Kelly, Development Manager, and S & A Homes (2121 Old Gatesburg Road, State College, PA 16803); Andrew Haines, Vice President.

The homes will be available for purchase by the tenant after the end of the 15-year LIHTC compliance period, for a value affordable to the tenant.

Susquehanna Homes Housing, LP will provide seven (7) two bedroom units that are affordable to households who earn at or below 50% area median income (AMI), seven (7) two bedroom units affordable to households who earn at or below 60% of the AMI, and three (3) two bedroom units affordable to households who earn at or below 20% of the AMI. They will also build sixteen (16) three bedroom units which will be affordable to households at or below 50% of the AMI, two (2) three bedroom units affordable to households who earn below 60% of the AMI, and one (1) three-bedroom unit affordable to households who earn below 20% of the AMI.

Susquehanna Homes is part of a comprehensive community plan which includes the residential and commercial revitalization of the neighborhood. The commercial and residential development strategies work in tandem to eliminate blight, increase homeownership, provide affordable housing, attract residents, and attract commercial amenities.

Details of the development are as follows:

Developer: Susquehanna Homes Housing, LP

Partners: Oxford Development Company
Ben Kelly, Development Manager
301 Grant Street
Pittsburgh, PA 15219

S & A Homes
Andrew Haines, Vice President
2121 Old Gatesburg Road
State College, PA 16803

Location: Scattered-sites along Tioga Street, Susquehanna Street, Panke Way, and North Dunfermline Street in South Homewood.

Ward: 13th Ward

Description: Thirty six (36) scattered site new construction affordable rental housing units. This project will complement Homewood Station (a mixed income senior housing center with 41 units).

Architect: Lami Grubb
Susan Lami, Principal
1425 Forbes Avenue, Suite 400
Pittsburgh, PA 15219

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

Total Development Costs: \$ 12,980,964

URA Financing Sources:

UPIF Loan \$ 300,000 (3% int; 15-year term; 30-year amor.)
URA RHDIP Loan \$ 400,000 (0% int; 30-year term)
Total URA Financing \$ 700,000

Other Financing Sources:

LIHTC Equity \$ 11,679,244
FHLB AHP (pending) \$ 250,000
Deferred Fee \$ 351,720
Total Other Financing \$ 12,280,964

Authority Financing:	\$ 400,000 –	RHDIP Deferred Loan 30 year term, 0% interest rate; repayment based on cash-flow.
	\$ 300,000 –	UDAG UPIF Loan, 3% interest rate; 15 year term; 30 year amortization
Program Benefit:	Infill new construction housing on vacant land and demolition of blighted structures. Redevelopment will further eliminate slum and blight. All of the project homes will be affordable to households with incomes at or below 60% of the area median income.	
Real Estate Loan Review Committee:	To be presented at the July 13, 2016 Real Estate Loan Review Committee.	
M/WBE Review Committee:	To be presented at the August 17, 2016 M/WBE Review Commission meeting.	

Ben Kelley, of Oxford Development Company, was present.

Mr. Ferlo said that he is in support of this project and building out the neighborhood. He said that the HELP Initiative goal is to try to build diverse and sustainable neighborhoods. He asked if the HELP Initiative activity that may go on for the next two years or more precludes the ability of the Authority to continue working with developers and non-profits, so that they are not exclusionary and can move ahead. Mr. Cummings answered that from what he understands, the HELP Initiative would guide the development. Mr. Acklin stated that the best way to explain this is by using a sports analogy. He said that we play a lot of defense, developers come to the Authority with ideas, and we send them to speak to the community about the project, which is the Authority playing offense. He said that we own a lot of land in Homewood and have the opportunity to work with the community and City Planning to undertake a comprehensive plan. He said that does not preclude the Authority from having the flexibility to initiate transactions. Mr. Ferlo stated that he was in support of both, and wanted to thank Mr. Cummings and the staff for their efforts.

Mr. Cummings wanted to acknowledge the Councilman's support of this development as well as Representative Gainey, who pushed very strongly last year to get the needed credits in moving this project forward.

Mr. Ferlo stated that there are a lot of middle class African Americans in these neighborhoods with the reality of other social economic issues that we have had to deal with. He said that we have spent more than a billion dollars on 15206, 15219, 15212, and feels that when speaking about growth in East Liberty, he just wants perspective of the other things that have been done, and will not accept criticism as a public official. He asked the Authority staff once in awhile to prepare reports on what has been completed, because he sees a divide especially from the left that is false rhetoric. He said that the Authority has done a lot of good, and wants a more balanced approach. He said that there has to be some residential and commercial viable neighborhoods, and the Authority should promote itself in the City. Mr. Acklin stated that a lot of good work has been done through the Authority for a number of years. Mr. Ferlo stated that no one has gotten as many PHFA allocations than the Authority.

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

RESOLUTION NO. 237 (2016)

RESOLVED: That a loan to Susquehanna Homes, LP for an amount not to exceed \$300,000.00, payable from the UDAG Program Income Fund (UPIF), for the Susquehanna Homes development, 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. 238 (2016)

RESOLVED: That a loan to Susquehanna Homes, LP for an amount not to exceed \$400,000.00, payable from the Rental Housing Development and Improvement Program (RHDIP), for the Susquehanna Homes development, 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. 239 (2016)

RESOLVED: That the final drawings and evidence of financing submitted by the Susquehanna Homes Housing, LP, for sale of the properties listed below are hereby approved; and it is

RESOLVED FURTHER: That the execution of deeds and all documents necessary to effectuate the sale of the following properties to Susquehanna Homes Housing, LP, for the sum of 61,500.00, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute deeds and all documents necessary to effectuate said sale, 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>
13	174-N-222	7313 Tioga Street
13	174-N-225	Tioga Street
13	174-N-226	7305 Tioga Street
13	174-N-232	7235 Tioga Street
13	174-N-246	7216 Tioga Street
13	174-N-247	7218 Tioga Street
13	174-N-248	7220 Tioga Street
13	174-N-255	7234 Tioga Street
13	174-N-256	7236 Tioga Street
13	174-N-257	7238 Tioga Street
13	174-N-259	7300 Tioga Street
13	174-N-282	7305 Susquehanna Street
13	174-N-283	7301 Susquehanna Street
13	174-N-284	7241 Susquehanna Street
13	174-N-293	7223 Susquehanna Street
13	174-N-294	7221 Susquehanna Street
13	174-N-300	7214 Susquehanna Street
13	174-N-301	7216 Susquehanna Street
13	174-P-42	571 Panke Avenue
13	174-P-43	Panke Avenue
13	174-P-44	565 Panke Avenue
13	174-P-45	563 Panke Avenue
13	174-P-46	561 Panke Avenue
13	174-P-51	7409 Tioga Street
13	174-P-52	7407 Tioga Street
13	174-P-56	562 Dunfermline Street
13	174-P-59	570 Dunfermline Street
13	174-P-67	Tioga Street
13	175-A-10	Susquehanna Street
13	175-A-13	Susquehanna Street
13	175-A-15	7318 Susquehanna Street

13	175-A-15-A	Susquehanna Street
13	175-A-17	7326 Susquehanna Street

RESOLUTION NO. 240 (2016)

RESOLVED: That Resolution No. 370 (2015) is hereby amended to delete Block 174-P, Lots 15-1, 16, 17, 24, 34, 36, 38 and Block 175-B, Lot 32, from the Redevelopment Proposal submitted by S & A Homes and Oxford Development Company.

5. Hazelwood-ALMONO Tax Increment Financing (TIF) District

- a. Authorization to amend the Hazelwood-Almono Tax Increment Financing Plan start date to January 1, 2017.
- b. Authorization to amend the related Hazelwood-Almono Tax Increment Financing Cooperation Agreement with the City of Pittsburgh, County of Allegheny and School District of Pittsburgh.
- c. Authorization to enter into a contract with MuniCap, Inc. for Phase 1 to serve as Neighborhood Improvement District (NID)/Tax Increment Financing (TIF) Analyst, in an amount not to exceed \$45,000.00.
- d. Authorization to enter into contract with MuniCap, Inc for Phase 2 to serve as Neighborhood Improvement District (NID) Administrator, for initial set up of the NID, in an amount not to exceed \$5,000.00; and for ongoing NID administration, in relation to the Hazelwood-Almono Bond Issuance, in an amount not to exceed \$30,000 per year for ongoing NID administration.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein, Acting Executive Director stated that ALMONO, LP (the "Developer") has requested an amendment to the Original TIF Plan and the Cooperation Agreement to reset the effective date of the existence of the TIF District from the Original Start Date in 2013 to January 1, 2017 (the "Amended Start Date").

Due to ALMONO, LP's challenges with developing this former industrial site since the Original Start Date, (i) no new development within the TIF District has occurred, (ii) no incremental real estate taxes have been generated from the properties within the TIF District, and (iii) no TIF Debt has been issued by the Urban Redevelopment Authority of Pittsburgh to fund the Project.

This amendment will enable ALMONO, LP to maximize a TIF borrowing by increasing the TIF to twenty years that starts on the Amended Start Date and ends on January 1, 2037. ALMONO, LP is working with the URA and Stifel Nichols, an Underwriter/Placement Agent, to structure a TIF Bond that would be secured by TIF Revenues, guaranteed with Neighborhood Improvement

District assessments, for up to a twenty-year period. No other TIF Plan amendments are requested.

Pursuant to Section 6930.5 (a)(8) of the TIF Act, the governing body of the municipality creating the TIF District may at any time adopt an amendment to the Original TIF Plan, which shall be subject to approval in the same manner as the original project plan.

Furthermore, in order to accelerate the construction of infrastructure improvements, ALMONO, LP has asked the URA to issue tax-exempt bonds and to facilitate the creation of a Neighborhood Improvement District (NID) by the City of Pittsburgh. The bonds will be paid from and secured first by tax increment revenues and secondarily, to the extent TIF revenues are insufficient, by NID special assessments. The NID boundary will be the same as the TIF boundary.

Authorization is also sought at this time to enter into a contract with MuniCap, Inc. to serve as NID/TIF Analyst and NID Administrator. Phase 1 scope of work includes the initial TIF and NID analysis, draft the rate and methodology needed to inform a NID Plan, and draft a comprehensive NID Plan for consideration, presentation and adoption by the URA Board and the Pittsburgh City Council. The NID Plan will serve as the basis for the special assessments that will be imposed on the owners, within the NID District, if TIF increment is insufficient to pay debt service and other costs related to the TIF debt. The TIF/NID Analysis scope of work includes real estate tax increment analysis, consulting services related to the bond financing, development of a Neighborhood Improvement District ("NID") plan and amended TIF plan.

MuniCap, Inc. will also serve as the NID Administrator for the entire bond term. This Phase 2 scope of work includes the initial set up of the NID and NID Administration services including the efforts necessary to administer the NID, after NID creation by the City of Pittsburgh and issuance of the bonds. This phase includes overall NID administration for the life of the bond issue subject to reasonable contract termination provisions. NID administration services include: administrative services related to the Special Assessments, delinquency management in the event of Special Assessment delinquencies and related coordination with the City if a default occurs and a tax sale process needs to be initiated, prepayment of Special Assessments, and accounting services relating to the NID. If a property owner fails to pay any NID assessment when due, the City can initiate a tax sale process to recover any unpaid amounts.

MuniCap, Inc.'s Phase I scope, in an amount not to exceed \$45,000, will be followed by Phase II efforts for the NID set-up, in an amount not to exceed \$5,000, and \$20,000 to \$30,000 per year for ongoing NID administration. The cost associated with the MuniCap, Inc.'s NID/TIF Analysis contract will be paid with URA General Fund and reimbursed at Bond closing. If Bonds are not issued and the transaction does not close, then ALMONO, LP will reimburse the URA for all costs via a reimbursement contract. The overall NID Administration contract, for the bond term, will be paid by property owners with the NID District.

The URA sought proposals, via RFP, from various firms and posted the RFP on www.URA.org.

Additional URA Board review and action will be sought at a future URA Board Meeting to adopt the NID Plan and review related bond financing structure (amount, collateral, interest rate, terms, etc.), in anticipation of a bond closing.

Background: The 178-acre Almono-Hazelwood site is located just east of Downtown Pittsburgh along the Monongahela River. It was the former home to the J&L Steel Works (eventually LTV) and once employed 14,000 workers. The site is now privately owned by Almono LP. Almono LP (the name is derived from the three rivers in Pittsburgh - Allegheny Monongahela and Ohio), is a consortium of three local foundations. The early phases of this development will focus largely on site preparation and upgraded or new infrastructure, specifically in the way of new site access and creation of development parcels.

Principals:

Donald F. Smith, Jr.

President

RIDC

210 Sixth Avenue, Suite 3620

Pittsburgh, PA 15222

(412) 315-6444

David J. Saikia,

Senior Vice President

MuniCap, Inc.

(443) 539-4110

David.Saikia@MuniCap.com

Don Smith, of RIDC, was present. Mr. Smith thanked the Authority staff for working with RIDC on this request. He wanted to highlight that while there has been no development generated at this time, there has been over \$35,000,000.00 invested on the site in infrastructure, in the past three years. He said that the utilities and roads have been in progress, and believes that the site is development ready. He said they are also happy to have Ms. Buss, MuniCap, and the Authority on their team.

Mr. Lavelle asked how the Authority's staff time is being covered. Mr. Rubinstein answered that the administrative fees and professional services that have been contracted would be paid at bond closing. He said that if no bond closing takes place, reimbursement agreements are already executed with ALMONO Partnership. Ms. Hall-Russell stated that this will be a lot of work.

Mr. Ferlo said that originally he thought the foundation community came together and was going to self-support and finance the TIF for \$90 million. He asked why a lower amount is being reissued of a new TIF to represent what we think is going to be the financial justification for the next several years' expenditure. He said this is not like a neighborhood NID where there are existing companies that collectively, by a majority, agree to self-assessment. He said that now there is a whole new arrangement that he does not understand financially, and feels that the Authority will

end up taking ownership of this property with no development. Mr. Acklin said that there are challenges with this site, and this is a great regional opportunity to rebuild a neighborhood that was decimated when LTV left. Mr. Acklin stated that his biggest concern with this financing transaction right now is having it vetted here because he knows when it lands at the City table, the question will become how the economic activity here bounded the TIF district, and what does that mean for the rest of Hazelwood. He said that if you go back to the TIF boundary, there is the question of why we are not using this opportunity to capture and allow for the use of some offsite tax revenue into Hazelwood property. Mr. Acklin asked that if we are resetting the clock, why are we not redrawing the line. Mr. Rubinstein said that the short answer to his question is that the TIF plan contemplated about \$126 million of public infrastructure, and the TIF was paying for onsite and offsite. He said that the TIF would pay for up to \$80 million of that. He said that some of the TIF funds are being deployed offsite, which would benefit the greater neighborhood in terms of specific development. He said that the City imposes a 1% neighborhood development fee that historically has been used for façade programs. Mr. Acklin thinks that this differs from what was done with the Hill reinvestment fund where there is more flexibility, because it was a different form of increment captured than the TIF, and we do not have that same level of flexibility. He strongly feels that projects along Second Avenue is not a Maginot Line where we are able to find ways to be creative and invest on this side and not do so on the other side of the street.

Mr. Smith added that one of the visions before the TIF was approved was a certified redevelopment area that is significantly larger than the site that incorporates all of Second Avenue and a good bit of the community, as well. He said the decision at the time was not to receive a TIF on that as part of the TIF district, but have always maintained that it would be an appropriate second TIF district to generate revenue. He said that what the partners have done so far is invest through philanthropic arms. He said that they had their 132nd community meeting about the partnership and plan with the Greater Hazelwood Collaborative, the Hazelwood Initiative, and Greenfield, Southside and South Oakland, as well. He said that they have been trying to work with the community on the plan. He said that their plan does not focus on retail the way that Homestead does, exclusively to preserve the opportunity for Second Avenue to be the retail hub for this particular new neighborhood that we are developing. He said that they are retaining every street grid connection possible. He said that they have invested in some work force programs with community coordinators and are working with trade providers in the trade unions to try and get Hazelwood residents prepared for job placement opportunities. He said that the TIF is still only paying a portion of construction that is necessary just to make this site developable. He said that part of the reason they have not done this is because it will become another sixteen-month process, and there are other developments they are interested in right now. Mr. Rubinstein wanted to add that in regard to the offsite, depending on the type of development this will become, it might be better suited to take advantage of one of the abatement programs, and if you are in a TIF district then that requires a whole different process of going back and removing that from TIF district. He said that until the development is known it is premature to put a tool in place.

Sonya Tilghman, Executive Director of Hazelwood Initiative, was present. Ms. Tilghman said that she has the desire to have additional funding available for the rest of the neighborhood, because they do not want a separate increment at ALMONO. She also feels that it is important to continue the work that is happening on that site.

Mr. Ferlo said that he does not understand how this qualifies as a NID, as there is nothing there to self-assess. Mr. Rubinstein said that the land is self-assessing for this development. Mr. Ferlo asked if it would be more practical to reissue or modify the former TIF to a lesser amount. Mr. Rubinstein answered saying the \$80 million is needed for full build out.

Sara Davis Buss, bond counsel, was present. Ms. Buss stated that this NID plan is different from a business improvement district where businesses and residents are already in place. She said that right now the "property owners" of this district are made up of the Foundations, and putting this NID in place will provide a significant incentive to get the development going. She said that if no development happens, and no TIF revenue is generated, the assessments will go on the properties, which will be paid by the landowner. She said that as each property is sold in this district, the buyers will have the knowledge that the TIF and NID plans are in place. She said that if real estate taxes are not adequate from the property, there may be an additional obligation to pay them. She said that this will be a condition of buying a property in this district. She said that she wanted to clarify that three years ago, this was and still is a pay-as-you-go deal, but the difference now is by putting the NID behind this development, there is almost the equivalent of a guarantee from the Foundations of these bonds. Mr. Ferlo said that he is concerned that the Foundations will leave and the Authority will end up with ownership of this property.

Mr. Lavelle asked how the Authority will figure out a plan as opposed to going with the actual plan. Mr. Rubinstein stated that this item is to authorize the Authority to amend the start date for the TIF. Mr. Acklin asked if following this vote, each of the three taxing bodies would have a separate vote on resetting the date. Mr. Rubinstein answered that that was correct, and there will be a public hearing and legislation for the establishment of the neighborhood improvement district at City Council.

Mr. Acklin stated that in summary, we are resetting the clock because we can capture the full value of the TIF. Otherwise, we will leave it on the table. And we have a creative solution to finance the guarantee of the TIF. He applauded the team and feels that this is a part of making this development happen. He said that the Foundations are committed to building a neighborhood.

Mr. Ferlo stated that his only concern historically is the strength that has already been accomplished along Second Avenue, and why not build off of the critical mass that we already have, that can be done in segments, which makes it more manageable building toward the heart of the neighborhood. He said that it took fifteen years for the Authority and the City to create the capital infrastructure at the Pittsburgh Technology Center site on Second Avenue. He asked when this will come back to the Board. Mr. Rubinstein answered that this will come back to the Board sometime in the fall.

Upon motion made by Mr. Lavelle, seconded by Ms. Hall-Russell, the following resolutions were adopted by those present, except for Mr. Ferlo, who abstained.

RESOLUTION NO. 241 (2016)

RESOLVED: That submission to the City of Pittsburgh, the County of Allegheny, and The Board of Public Education of the School District of Pittsburgh, Pennsylvania of a proposal to amend the Hazelwood-ALMONO Tax Increment Financing Plan to change the start date to January 17, 2017 is hereby approved.

RESOLUTION NO. 242 (2016)

RESOLVED: That amendment of the Hazelwood-ALMONO Tax Increment Financing Cooperation Agreement with the City of Pittsburgh, the County of Allegheny and The Board of Public Education of the School District of Pittsburgh, Pennsylvania to change the start date to January 17, 2017 is hereby approved.

RESOLUTION NO. 243 (2016)

RESOLVED: That the engagement of MuniCap, Inc. for Phase 1 to serve as Neighborhood Improvement District (NID)/Tax Increment Financing (TIF) Analyst, for an amount not to exceed \$45,000.00, payable from the URA General Fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 244 (2016)

RESOLVED: That the engagement of MuniCap, Inc. for Phase 2 to serve as Neighborhood Improvement District (NID) Administrator for initial set up of the NID, for an amount not to exceed \$5,000.00, payable from the URA General Fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 245 (2016)

RESOLVED: That the engagement of MuniCap, Inc. for Phase 2 for ongoing NID administration in relation to the Hazelwood-ALMONO Bond Issuance, for an amount not to exceed \$30,000.00, payable from the URA General Fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

6. Hazelwood - Gladstone School

- a. Conditional funding agreements with Hazelwood Initiative in the amount of up to \$250,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that authorization is requested to approve the above funding agreements to support the proposed purchase and predevelopment of the former Gladstone School in Hazelwood. Hazelwood Initiative (HI) is the non-profit community development corporation for the Hazelwood neighborhood. The former Gladstone School sits on 6.6 acres along Hazelwood Avenue consisting of two structures with over 140,000 square feet of combined space. The school opened in 1915 and closed in 2001, and has been sitting vacant ever since. In 2015, the Hazelwood community started a planning effort for the revitalization of the former school buildings. HI is working with the Center of Life, a nonprofit organization that works to support Hazelwood families through economic revitalization opportunities, to create a shared community development plan for the reuse of the Gladstone School buildings.

In November 2015, the Pittsburgh Public School board approved the sale of the Gladstone School to Hazelwood Initiative for \$250,000. The sale closing is scheduled for early August 2016. HI and the Center of Life, through extensive community input, developed a plan for the reuse of the school that will include both affordable housing and commercial and office space. The Center of Life also intends to occupy 30,000 sq. ft. of space. The plan could also include infill housing projects surrounding Gladstone.

HI and Center of Life are currently seeking a development partner to apply for Low Income Housing Tax Credits for 50 housing units, 35 of which would be located in the former school building. Predevelopment costs will include roof repairs, historic research, maintenance, and environmental reports, among other holding costs.

The \$250,000 URA loans to Hazelwood Initiative is contingent upon the following conditions:

- Borrower having a firm commitment of matching funds of at least \$250,000 in place prior to closing on the URA loan;

- The appraised value of the property is sufficient to cover the amount of the URA loan plus all senior debt;
- The URA loan is secured by a mortgage against the property;
- Borrower providing a concrete plan (acceptable to URA) to expeditiously engage a private development partner with demonstrated capacity to complete the project.

The URA pre-development loan will be funded by a combination of UDAG Program Income Fund (“UPIF”) funds, City Paygo funds and/or other URA sources.

Details of the development are as follows:

Developer:	Hazelwood Initiative Sonya Tilghman, Executive Director 5344 Second Avenue Pittsburgh, PA 15207
Location:	Former Gladstone School, 327 Hazelwood Avenue
Ward:	15 th Ward
Description:	Acquisition, holding and predevelopment costs of the former Gladstone School buildings intended to be renovated for affordable housing, commercial/office use and other community spaces.
Total Predevelopment Cost:	\$ 500,000
<u>URA Financing Sources:</u>	
UPIF/Paygo	\$ <u>250,000</u> (2% int; 3 year term, interest only)
Total URA Financing	\$ 250,000
<u>Other Financing Sources:</u>	
Wesbanco Loan (Pending)	\$ <u>250,000</u> (terms TBD)
Total Other Financing	\$ 250,000
Authority Financing:	\$250,000 - UPIF/Paygo loan: 2% interest rate, three (3) year term.
Program Benefit:	This development will help maintain and enhance the revitalization of Hazelwood, by providing

affordable housing and a community center, among other benefits.

Real Estate Loan Review
Committee Status:

To be presented at the July 13, 2016 Real Estate Loan Review Committee.

Mr. Ferlo asked if the funding agreements would be considered a loan. Mr. Cummings answered that if conditions are met, a loan agreement would be put in place, and he also wanted to be clear that this was a conditional funding agreement. Mr. Ferlo asked what the School Board's position is pertaining to this building. Mr. Cummings answered that the Hazelwood Initiative has an Agreement of Sale with the School Board, which was secured last year. Mr. Ferlo asked about the \$250,000.00 amount. Mr. Cummings answered that this was the sale price, and recalls that there were other bidders for the property. He said that the Hazelwood Initiative had to do a lot of work to get this property for that amount. Mr. Ferlo asked Ms. Sonya Tilghman who the major developer or partner is that has the ability to develop this building. Ms. Tilghman answered that they are currently talking with two different potential partners. Mr. Cummings said that the intent is to have the Hazelwood Initiative enter into a partnership arrangement with a private developer. Mr. Ferlo said that he did not mind a loan, but his concern is having a credible developer with expertise. Mr. Cummings said that was a key condition.

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

RESOLUTION NO. 246 (2016)

RESOLVED: That a loan to the Hazelwood Initiative for an amount not to exceed \$250,000.00, payable from a combination of UDAG Program Income Fund (UPIF), City Paygo Funds and other Authority sources, for the proposed purchase and predevelopment costs of the former Gladstone School in Hazelwood, 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.

7. Citywide

- a. Authorization to acquire the following publicly owned properties for \$1.00 plus costs:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
1 st	2-P-110	661 1 st Avenue
1 st	2-P-120	700 2 nd Avenue
2 nd	25-P-11	Penn Avenue
2 nd	25-P-12	2606 Penn Avenue

6 th	25-B-5	30 th Street
6 th	25-B-15	114 Railroad Street
6 th	25-F-89-2	Railroad Street
2 nd	10-A-55	2200 Liberty Avenue/220 22 nd Street
15 th	56-B-240	4748 Monongahela Street
3 rd	11-E-81	1801 5 th Avenue
3 rd	11-E-82	5 th Avenue
3 rd	11-E-85	1807 5 th Avenue

- b. Authorization to enter into a Cooperation Agreement and any other necessary agreements with the City of Pittsburgh concerning the acquisition, marketing, sale, and development of the acquired properties.

Mr. Rubinstein requested Board approval of the above items.

Ms. Kyra Straussman, Director of Real Estate stated that authorization is requested to acquire the above-listed publicly-owned properties, which contain a total of approximately 14.33 acres and are located in the Central Business District, Strip District, Hazelwood, and Crawford-Roberts neighborhoods. Block 2-P, Lots 110 and 120, which are located at 661 1st Avenue and 700 2nd Avenue and contain approximately 29,808 and 7,700 square feet, respectively, are used for parking, as are Block 25-P, Lot 11 (a 1,200-square-foot parcel on Penn Avenue) and Block 11-E, Lots 81 and 82 (1,800 and 3,600 square foot parcels between 1801 and 1807 5th Avenue). The other properties are improved and include the former Hazelwood library and buildings currently used by the City as facilities for various City agencies and functions, including Office of Municipal Investigations, EMS training, DPW Facilities Maintenance, garage facilities, and warehouse. The City is looking to relocate these operations elsewhere in the City, and to facilitate eventual redevelopment of these Properties.

It is the desire of the City to transfer these properties to the URA over time so that it may rely on the URA's development expertise to steward the development process, evaluate proposals, and ultimately sell the Properties as several development parcels. The properties will be acquired for a purchase price of \$1.00. It is currently contemplated that, upon the URA's sale of a property to redeveloper, the URA will be reimbursed from sale proceeds for costs incurred by the URA in clearing title to the property, marketing the property, and the sale of the Property. Eighty percent (80%) of the remaining sale proceeds will be remitted to the City, and twenty percent (20%) of the remaining sale proceeds will remain with the URA pursuant to the terms of a Cooperation Agreement or other similar agreement to be entered into between the URA and the City.

At this time we are also requesting authorization to enter into a Cooperation Agreement, and any other necessary agreements between the City and the URA, setting forth the rights and obligations of the City and the URA related to the transfer, marketing, and sale of these properties, including the sharing of sale proceeds as set forth above, the procedure and timeline for transferring a property to the URA, the URA's obligations to market the Properties, the URA's right to set the purchase price for each Property, the URA's obligation to hold and sell the

Properties after conveyances to the URA, the City's right to continue to lease one or more Properties until a conveyance to a third party occurs, the City's obligations for continued maintenance of each Property that is conveyed to the URA and leased back to the City, and an acknowledgement that each Property may be conveyed to the URA separately over a period of time.

Mr. Acklin stated that he believes this is the first phase, and there will be more properties added. He said that the Administration has taken a hard look at all of our City facilities not only to identify what the Authority would be suited to market and sell for redevelopment, but also to recover proceeds and put them back into the City. Mr. Acklin stated that the proceeds will be placed into a fund that will be dedicated to police, fire stations, community centers and other facilities that have been struggling with maintenance on a yearly basis. He said that this will also place these properties back on the tax rolls. Mr. Acklin stated that a key part is transparency, meaning each one of these properties could have been sold in a directed sale with the City. He said this is about these properties going out to market at a time when the economy is growing, and there will be a number of additional properties added, because the URA is the best vehicle for community driven development. He said that the Authority has powers under the Redevelopment Law to make sure the commitments made to the community as part of the process are enforced.

Ms. Hall-Russell stated that she is glad that there is a more mission focused conversation about what the Authority is set up to do in terms of getting these properties back on the tax roll. She also said that she was in full support of this item.

Mr. Lavelle stated that he gave the Mayor credit for going down this path, and he believes this item makes sense.

Mr. Ferlo asked if the City has completed a broader inventory at this point. Mr. Acklin answered that it has and that a post-agenda meeting was held on Tuesday for the first phase, where Massaro was selected through a competitive process to do a multi-phase inventory review. He said that the gathered information will be plugged into a system. Ms. Hall-Russell asked how many sites there will be. Ms. Straussman answered that there is going to be another group of properties later this year of a similar number. Ms. Hall-Russell wanted to know what properties Massaro will be looking at. Mr. Acklin said that the properties were located all over the City, starting with the most critical. Ms. Straussman said that the properties would be shelters, parks and other similar structures. Mr. Acklin said there will be a commitment to spend millions of taxpayer dollars on the City-side in rebuilding these facilities, and he wants to make sure that the data is provided. He appreciates the hard work in identifying parcels that can be conveyed and developed. He said there was a comprehensive discussion about which properties can be used for affordable housing. He said that City Planning, the Mayor's Office, the Authority, and PWSA get together every other Friday at 1:00 PM and go through the process. Ms. Straussman stated that 80% of the proceeds from the sales of these properties will go back to the City, and will go directly into capital projects that improve the City.

Upon motion made by Ms. Hall-Russell, seconded by Mr. Lavelle, the following resolutions were adopted.

RESOLUTION NO. 247 (2016)

RESOLVED: That the acquisition of the following publicly owned properties for \$1.00 each plus costs, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute all documents for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
1 st	2-P-110	661 1 st Avenue
1 st	2-P-120	700 2 nd Avenue
2 nd	25-P-11	Penn Avenue
2 nd	25-P-12	2606 Penn Avenue
6 th	25-B-5	30 th Street
6 th	25-B-15	114 Railroad Street
6 th	25-F-89-2	Railroad Street
2 nd	10-A-55	2200 Liberty Avenue
15 th	56-B-240	4748 Monongahela Street
3 rd	11-E-81	1801 5 th Avenue
3 rd	11-E-82	5 th Avenue
3 rd	11-E-85	1807 5 th Avenue

RESOLUTION NO. 248 (2016)

RESOLVED: That a cooperation agreement and any other necessary agreements with the City of Pittsburgh concerning the acquisition, marketing, sale and redevelopment of the following properties is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, 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>
1 st	2-P-110	661 1 st Avenue
1 st	2-P-120	700 2 nd Avenue
2 nd	25-P-11	Penn Avenue
2 nd	25-P-12	2606 Penn Avenue
6 th	25-B-5	30 th Street
6 th	25-B-15	114 Railroad Street
6 th	25-F-89-2	Railroad Street
2 nd	10-A-55	2200 Liberty Avenue

15 th	56-B-240	4748 Monongahela Street
3 rd	11-E-81	1801 5 th Avenue
3 rd	11-E-82	5 th Avenue
3 rd	11-E-85	1807 5 th Avenue

8. Fairywood - Chartiers Valley Industrial Park

- a. Revised Proposal and form of contract for the sale of Block 70-E, Lots 300 and 325, and Block 107-H, Lot 100, in the 28th Ward to Burns & Scalo Equities, LLC, and Franklin Interiors, or related entities to be formed, for \$1,643,200.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that at the January, 2016 Board meeting authorization was given to enter into exclusive negotiations with (a) Burns & Scalo Equities, LLC, and Franklin Interiors, or an entity to be formed; and (b) SunCap Property Group, LLC, or an entity to be formed, for the sale to each of a portion of the vacant land located at Broadhead Fording Road and 3520-3550 Mazette Road in Chartiers Valley Industrial Park in Fairywood. Burns & Scalo submitted a redevelopment proposal that was accepted at the June, 2016 Board meeting. SunCap did not submit a Proposal, despite extensions, within the exclusive negotiations period.

Authorization is now requested to accept Burns & Scalo's revised Redevelopment Proposal and enter into a disposition contract with them, or related entities, for the conveyance of the entire 25.28-acre Chartiers Valley Industrial Park property. The sale price is based on \$65,000 per acre.

Burns & Scalo has proposed two 150,000 square foot warehouse/flex buildings to be simultaneously developed on the site. Franklin Interiors will be an equity partner in the north building and will lease one-third of that space. Burns & Scalo will partner with W.J. Beitler Co. for development of the south half of the property, which W.J. Beitler Co. will occupy in its entirety.

Total project costs are \$22,500,000 (\$20,856,800 net of site acquisition), with an anticipated October 2016 closing and completion of construction in November of 2017. The total job creation for these buildings is expected to be 40 to 65.

Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings, evidence of financing, and for authorization to execute a deed.

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, which will be a partner in one of the to be formed entities, is a privately held for-profit company with a mailing address of Suite 600, 2740 Smallman Street, Pittsburgh,

PA 15222-4720. Ralph Dallier is President. W.J. Beitler Co. is a privately held for-profit company with a mailing address of 3379 Stafford Street, Pittsburgh, PA 15204. Quentin J. Beitler is President.

Mark Hvizbak, of Burns & Scalo Development, was present. Mr. Hvizbak thanked the Board and the Authority staff for the assistance in purchasing this site. He said that they are very excited to move this project forward. He said that their start date for construction will be in November of this year.

Quentin J. Beitler, President of the W.J. Beitler Company, was present. Mr. Beitler stated that they are a fourth generation third party logistics company that was started in Pittsburgh by his great grandfather. He said that his company offers warehousing and distribution services. He said they have two facilities in the City that are at capacity, and they are constrained by their inability to add additional warehouse space. He said they are looking for a real estate solution, and this particular property would be a great fit for them and will help keep the business in the City. He said they are excited about this project.

Ralph Dallier, President and Owner of Franklin Interiors, was present. Mr. Dallier stated that he had been introduced before. He said that they are going to relocate their warehouse to this location, and take approximately 1/3 of the building. He said that Jim Scalo and he are partners in leasing out the rest of the property. He said that they are excited and anxious to move forward on this project.

Ms. Straussman stated that it was worth noting that this is one of the largest industrial developments that the Authority has completed in decades. She said that this part of Pittsburgh has not seen a lot of development, and they have been working closely with Councilwoman Smith, her team and the community, all of whom helped make this project possible. Ms. Hall-Russell asked about job creation. Mr. Beitler answered that there will be about ten to twenty jobs created.

Mr. Ferlo said that Burns & Scalo should always have had the whole site, and he could not figure out how the infrastructure would be developed on half of the property. He said that Franklin Interiors has already been approved, and hopefully they have the zoning up to date, and are ready. He said that the action today will allow Burns & Scalo to develop this whole site with an important second City based company that will become a tenant. Mr. Rubinstein said that the Franklin deal was approved last month.

Ms. Straussman stated that there is quite a bit of site prep work that has to take place before development can begin, and by having Burns & Scalo handle the whole project, we will be able to complete this project on time.

Mr. Ferlo asked if a rescission resolution was needed for the other company that is no longer on board. Mr. Rubinstein answered that it was not needed because there was an exclusive negotiations period, and a formal proposal was never submitted.

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

RESOLUTION NO. 249 (2016)

RESOLVED: That the revised Redevelopment Proposal submitted by Burns & Scalo Equities, LLC and Franklin Interiors for Block 70-E, Lots 300 and 325, and Block 107-H, Lot 100, in the 28th Ward, and execution of a disposition contract by sale with Burns & Scalo Equities, LLC and Franklin Interiors, or related entities to be formed, for \$1,643,200.00 are hereby approved, and the Executive Director, Acting Executive Director or Director of GladFinance, on behalf of the Authority, is hereby authorized to execute a disposition contract and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

9. South Side Slopes

- a. Final drawings, evidence of financing and execution of deed for the sale of Block 12-P, Lots 92, 96, and 106 in the 17th Ward to Milan Enterprises, LP, for \$125,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that at its meeting of May 12, 2016, the Board of this Authority accepted the Proposal and authorized execution of a Disposition Contract with Milan Enterprises, LP, for the sale of property located near the intersection of Josephine Street and S. 21st Street in the South Side Slopes neighborhood.

The three parcels total approximately 28,499 square feet and are vacant. In October, 2015, Redeveloper acquired immediately adjacent property along Josephine Street and S. 21st Street and has incorporated them into the operations of J. Poli, a family owned and operated business that has been providing specialized industrial contracting services to businesses in Pennsylvania, Maryland, Ohio, New Jersey, New York, Virginia, and West Virginia since 1994.

Redeveloper plans to combine the URA's parcels with the recently acquired property and to use them for access, parking, and planted buffer. Block 12-P, Lots 96 and 106, are hillside lots with minimal to no development potential and will serve as planted buffer. Block 12-P, Lot 92, which contains 21,347 square feet according to County records, will be improved with paving and striped parking.

At this time, we are requesting authorization to execute a deed with Milan Enterprises for conveyance of the property for \$125,000, subject to continuing compliance with the terms of Redeveloper's Contract for Disposition, staff review of evidence of financing, and staff review of final drawings. Development costs, excluding site acquisition, are budgeted at \$33,000.

Milan Enterprises, LP, is a Pennsylvania Limited Partnership with a mailing address at 2601 Jane Street, Pittsburgh, PA 15203. Peter Milan, who is President of J. Poli, Inc., is Member.

There was no discussion among the Members.

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

RESOLUTION NO. 250 (2016)

RESOLVED: That the final drawings and evidence of financing submitted by Milan Enterprises, LP for the sale of Block 12-P, Lots 92, 96, and 106 in the 17th Ward are hereby approved; and it is

RESOLVED FURTHER: That execution of a deed and all documents necessary to effectuate the sale of Block 12-P, Lots 92, 96, and 106 in the 17th Ward, to Milan Enterprises, LP, for the sum of \$125,000.00 is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

10. Perry North

- a. Acceptance of Proposal and form of a contract for the sale of Block 115-D, Part of Lot 72, in the 26th Ward, to Observatory Hill Development Corporation, for \$1.00 plus costs.
- b. Authorization to enter into a Grant Agreement with Observatory Hill, Inc., in an amount not to exceed \$2,500.00, for the purpose of funding lot maintenance on Block 115-D, Part of Lot 72, in the 26th Ward.

Mr. Rubinstein requested Board approval of the above items.

Ms. Straussman stated that Redeveloper Observatory Hill Development Corporation is planning a rehabilitation of five housing units along Bonvue Street in the 26th Ward into market rate, single-family homes. Redeveloper has requested the acquisition of a portion of the URA's adjacent property for the purpose of constructing a new two car garage to support the development. At this time, we are requesting that this Board accept Redeveloper's Redevelopment Proposal, and authorize the URA to enter into a disposition contract, for the conveyance of a to-be-subdivided portion of the property located at 101 Bonvue Street for \$1.00 plus costs. The property is a vacant lot containing approximately 10,000 square feet. Following a subdivision, Redeveloper will acquire approximately 6,000 square feet, and the remainder will remain with the URA. Redeveloper's disposition contract will require that Observatory Hill, Inc.

(OHI), prepare a plan for maintenance of the remainder of the URA parcel as greenspace pursuant to a separate maintenance agreement.

At this time, we are also requesting authorization to enter into a matching grant agreement with OHI in an amount not to exceed \$2,500 to assist with the maintenance of the remainder of the URA parcel, per a maintenance plan to be approved by URA. The grant will require a \$1 for \$1 match from OHI. The grant funds will be used to reimburse OHI for maintenance costs actually incurred, and will be funded under the Residential Land Reserve Fund.

The estimated cost of Redeveloper's entire housing development is approximately \$945,000. The improvements to current URA property will be approximately \$30,800.

Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings, evidence of financing, and for authorization to execute a deed.

Observatory Hill Development Corporation is a Pennsylvania non-profit community development organization with a mailing address of c/o Northside Leadership Conference, 1319 Allegheny Ave., 2nd Floor, Pittsburgh, PA 15233. OHI is a non-profit corporation with a mailing address of P.O. Box 100247, Pittsburgh, PA 15233. Glenn Miller is the president of both corporations.

Mr. Ferlo asked if the church had been torn down. Ms. Straussman answered that it was. Mr. Ferlo asked why they did not take the whole lot. Ms. Straussman answered that they did not have redevelopment plans for the whole lot, but only for this portion. She was concerned about the fate of the balance of the block, which is the reason for this maintenance proposal. She said that the community based organization will be the stewards of the remainder of the land over the long haul. Mr. Ferlo asked why they cannot just take ownership of the whole parcel. Ms. Straussman answered that they were not willing to take the whole property, and the Authority wanted to support the project.

Mr. Ferlo asked if the rest of the lot that the Authority still owns can accommodate new construction. Ms. Straussman answered that a portion of this property is steeply sloped, which makes it a development challenge.

Johnathan Hauk, of the North Side Leadership Conference, was present. Mr. Hauk stated that a portion of this lot is steeply sloped. He said that building construction on this lot would be north of \$250,000.00, knowing that new construction in the City alone is \$250,000.00 on an easy lot. He said that this lot has topographical challenges, and a two story basement foundation that still partially exists underneath the site. He wanted to thank the Board for its support of this project.

Upon motion made by Mr. Lavelle, seconded by Ms. Hall-Russell, the following resolutions were adopted by those present, except for Mr. Ferlo, who abstained.

RESOLUTION NO. 251 (2016)

RESOLVED: That the Redevelopment Proposal submitted by Observatory Hill Development Corporation, for Block 115-D, Part of Lot 72, in the 26th Ward, and execution of a disposition contract by sale for \$1.00, plus costs, are hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 252 (2016)

RESOLVED: That a grant to Observatory Hill, Inc. for an amount not to exceed \$2,500.00, payable from the Residential Land Reserve Fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

11. Citywide – Comprehensive Land Recycling

- a. Authorization to enter into a contract with Center for Community Progress for an amount not to exceed \$50,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to enter into a professional services contract with Center for Community Progress to support the work of the Real Estate Department in the comprehensive land recycling system reform.

At its March 10, 2016 meeting, this Board ratified the grant application to The Heinz Endowments for \$200,000.00 (Res. 78 of 2016) for the development and implementation of comprehensive solutions for city-wide land recycling. The use of the grant funds outlined a series of professional services engagements to address the administrative, financial, and legal challenges. The grant was awarded and was received on June 16, 2016.

Also at its March 10, 2016 meeting, this Board authorized the URA, as Administrator to the Pittsburgh Land Bank, to enter into a contract with Center for Community Progress (CCP) (Res. 79 of 2016) to provide “on-call” services for various City agencies and City of Pittsburgh departments to ensure the emerging Land Bank supports the overall goals of Land Recycling and does not add more layers of challenge and complexity to the already overburdened system. This contract was executed on June 1, 2016.

CCP conducts specific technical, quantitative analyses which raise awareness of the true costs incurred related to vacant, abandoned, and blighted properties. They have conducted similar studies in Atlanta and in Toledo, OH. In continuing the work with the Peduto Administration on this priority issue, it is the desire of the URA to contract directly with CCP to conduct a Cost of Blight Study for the City of Pittsburgh. The results of the study will inform overall System-wide reform and future budgeting.

The contract for which we are now requesting authorization will support the comprehensive land recycling work being led by the Authority's Real Estate Department and is part of the work of the full-time staff hired in April of 2016 by the Authority to coordinate these efforts.

The funding source for this contract will be The Heinz Endowment project funds and the Industrial Land Reserve Fund.

Kim Graziani, Principal
Center for Community Progress
1001 Connecticut Avenue N.W.,
Suite 1235, Washington D.C., 20036

Mr. Acklin asked about the methodology of the studies. Ms. Straussman said that the methodology was developed at the University of Michigan to look at actual data sources to determine, for example, what it costs the Fire Bureau to make a call to an abandoned house, and other ways to quantify the data sources that are available within the City. Other examples are licenses and inspections being called out to a property that needs to be boarded up, police response to crime at nuisance properties, and the need for grass cutting. She said that there are direct costs, including personnel and material costs, which are some of data they will be using. Ms. Straussman added that a methodology was developed to calculate the loss of property value for a resident who lives next to a property that is vacant or abandoned. In the housing market, when homeowners do not maintain their properties, the purchase prices of adjacent properties are impacted. She said there was a method devised to estimate what the loss of taxable value is in that case. Mr. Ferlo asked if there would be a way to know if there are homeowners that cannot obtain property insurance. Ms. Straussman answered that she does not know whether the impact of a homeowner's inability to get insurance can be measured. Mr. Ferlo said that he hopes this will be a joint effort by the URA and the City. Mr. Acklin stated this came out of the working group in the Mayor's Office. Mr. Lavelle said that they are working with the same entity to help put the Land Bank together. Ms. Straussman said that the Authority is acting as technical experts, and the impact is going to be a taxable benefit to the City over time. She said that the estimated start time depends on the integrity of the data that is collected by year's end. Mr. Ferlo asked what would happen with a street that was 20 houses long, with only the first three houses remaining. He asked if we would keep the rest of the street. Ms. Straussman answered that this project will collect comprehensive data looking at issues of overspending in some areas given the density and underspending in others, and will determine where housing and greenspace investments can take place.

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

RESOLUTION NO. 253 (2016)

RESOLVED: That the engagement of the Center for Community Progress to support the work of the Real Estate Department in comprehensive land recycling system reform, for an amount not to exceed \$50,000.00, payable from The Heinz Endowments project fund and the Industrial Land Reserve fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

12. Neighborhood Business Districts

- a. Authorization to enter into a sponsorship agreement with the Pennsylvania Downtown Center for the 2017 National Main Street Now Conference, to be held in Pittsburgh from April 30 – May 3, 2017, not to exceed \$20,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that Main Street Now is the largest gathering of commercial district revitalization professionals in the nation. This annual event draws upwards of 1,500 community leaders from small towns, mid-sized cities and urban neighborhood business districts from all across the country. It brings together leaders who are united in their effort to transform downtowns and neighborhood commercial districts into places where people want to live, shop, work and play.

The Main Street Now conference will offer over 100 education sessions on topics ranging from how to effectively promote housing development in business districts, to effective strategies for community engagements, to securing financing for redevelopment efforts. Along with the extensive networking and learning opportunities, the 2017 Main Street Now Conference will provide a forum for showcasing the great work that is being done in our neighborhood business districts both in the City of Pittsburgh and in surrounding communities.

The Pennsylvania Downtown Center is serving as the sponsoring agency and fiscal conduit for the 2017 Main Street Now Conference. URA staff will work with the PDC to plan local aspects of the conference, including 15-20 mobile tours in the city and surrounding areas.

This sponsorship will be funded with 2009 City Bond funds.

Mr. Ferlo stated that he sits on the Landmarks Board, as well, and that the organization has a lot of history, having been the initial sponsors of Carson Street, and provided sponsorship money. He is pleased to see the URA's involvement, and would ask that the Board Members be invited to attend. He hopes that the URA plays a prominent role, because these are great individuals who come from different cities. He noted the great promotional work that the Mayor's Office has been doing. He said that this is a critical group of folks that hopefully can showcase Pittsburgh.

Henry Pyatt, the Small Business and Redevelopment Manager for the City of Pittsburgh, was present. Mr. Pyatt said that they have a planning committee that would start to assemble a list of names from the neighborhood business districts and other organizations. He thinks that they can put on a great show, and are expecting about 1500 people. He said that they have a lot to learn from folks that have ideas they have not tried before. Ms. Straussman said that if anyone wants more information, they should contact her, Josette Fitzgibbons or Henry Pyatt.

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

RESOLUTION NO. 254 (2016)

RESOLVED: That sponsorship of the 2017 National Main Street Now Conference to be held in Pittsburgh from April 30 - May 3, 2017, for an amount not to exceed \$20,000.00, payable from 2009 City Bond funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

13. Administrative – Pittsburgh Housing Development Corporation

- a. Reappointment of Aggie Brose to the Board of Pittsburgh Housing Development Corporation (3 year term).
- b. Reappointment of Andrew Dash to the Board of Pittsburgh Housing Development Corporation (3 year term).

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Director of Housing stated that Pittsburgh Housing Development Corporation (PHDC) is the not-for-profit 501 (c) 3 housing development affiliate of the Authority. PHDC is governed by a Board of Directors appointed by the Authority Board. Authorization is requested to make the following reappointments:

Appointment: Aggie Brose
 Deputy Director

Bloomfield Garfield Corporation
(3 year term)

Andrew Dash
Assistant Director
Department of City Planning – City of Pittsburgh
(3 year term)

There was no discussion among the Members.

Upon motion made by Mr. Lavelle, seconded by Ms. Hall-Russell, the following resolutions were adopted.

RESOLUTION NO. 255 (2016)

RESOLVED: That the reappointment of Aggie Brose to the Board of Pittsburgh Housing Development Corporation for an additional 3-year term is hereby approved.

RESOLUTION NO. 256 (2016)

RESOLVED: That the reappointment of Andrew Dash to the Board of Pittsburgh Housing Development Corporation for an additional 3-year term is hereby approved.

14. Real Estate Loan Review Committee Member – Appointment of new member

a. Approval is requested to add the following member to the Authority Real Estate Loan Review Committee:

l. Steve Novotny, Director of Programs, Pittsburgh Community Reinvestment Group

Mr. Rubinstein requested Board approval of the above item.

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

Steve Novotny is the Director of Programs at Pittsburgh Community Reinvestment Group (PCRG).

There was no discussion among the Members

Upon motion made by Mr. Lavelle, seconded by Mr. Ferlo, the following resolution was adopted.

RESOLUTION NO. 257 (2016)

RESOLVED: That the appointment of Steve Novotny, Director of Programs of the Pittsburgh Community Reinvestment Group, to the Authority's Real Estate Loan Review Committee is hereby approved.

15. Summerset at Frick Park – Frick Park Trail Grant

- a. Authorization to ratify an Application with and enter into a Contract with the Pennsylvania Department of Community and Economic Development and/or the Commonwealth Financing Authority for a Greenways, Trails, and Recreation Program grant of up to \$250,000 for the construction of a walking path leading from the Summerset at Frick Development to Frick Park.
- b. Cooperation Agreement with the City of Pittsburgh for the administration of the funds.
- c. Authorization to allocate up to \$110,000.00 as matching funds to a Pennsylvania Department of Community & Economic Development Greenways Trails & Recreation Program application for the Frick Park Trail.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein stated that authorization is requested to ratify an application that the URA submitted to the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Finance Authority (CFA) for a Greenways, Trails, and Recreation Program (GTRP) grant in the amount of \$250,000 to support construction of trail into Frick Park that will connect the Phase I and Phase 2 development to Frick Park as well as the proposed bridge leading to the future Phase 3 development. Residents currently have to walk down an existing water diversion channel. The solution to this problem is to build a proper trail in place of this water diversion channel and provide direct trail access to Frick Park for residents and the general population that will link up via the Nine Mile Run Trail with the extensive trail system within Frick Park.

The URA has been a partner in the Summerset at Frick Development since 1995 when the URA acquired the land. The land had been a former slag heap. Since 1997, the URA has worked with the private developer Summerset Land Development Associates (SLDA) to bring residential development to the site. The URA has been responsible for much of the site preparation, remediation and public infrastructure, while private infrastructure and residential housing construction has been done by SLDA. This collaboration resulted in a total of about 361 single

family units and 132 apartments completed to date along with all the necessary road and water and sewer infrastructure.

Authorization is also requested to enter into a cooperation agreement with the City of Pittsburgh for the administration of the funds and to commit up to \$110,000.00 of Summerset at Frick TIF funds to serve as the required match.

Mr. Ferlo asked why these houses are so underassessed, and what can be done correct this. He does not think we should wait for a reassessment that may never happen. He said that the City wants to raise the realty transfer tax, and he does not agree. Mr. Acklin is concerned about spot reassessments, which is an issue. Mr. Ferlo thinks that significant developments in the last ten years have not had reassessments. Mr. Acklin said that this will be looked into, and the subject has been brought up in the past about speeding up the assessment process. Mr. Ferlo said that the City and School Board operating budget should get money out of all these projects. He said that we should have the right to challenge assessments. Mr. Rubinstein said that the City has the right to challenge the assessments, not the URA.

Upon motion made by Mr. Lavelle, seconded by Mr. Ferlo, the following resolutions were adopted.

RESOLUTION NO. 258 (2016)

RESOLVED: That the submission of an application to the Pennsylvania Department of Community and Economic Development and/or the Commonwealth Financing Authority for a Greenways, Trails and Recreation Program grant, for an amount up to \$250,000.00, for the construction of a walking path leading from the Summerset at Frick Development to Frick Park is hereby ratified; and it is

RESOLVED FURTHER: That the acceptance of a Greenways, Trails and Recreation Program grant from the Pennsylvania Department of Community and Economic Development and/or the Commonwealth Financing Authority for an amount up to \$250,000.00 for the construction of a walking path leading from the Summerset at Frick Development to Frick Park is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 259 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for administration of the Greenways, Trails, and Recreation Program grant funds is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 260 (2016)

RESOLVED: That the allocation of funds of up to \$110,000.00 as matching funds for a Pennsylvania Department of Community & Economic Development Greenways Trails & Recreation Program application for the Frick Park Trail is hereby approved.

16. Neighborhood Allies Sponsorship

- a. Authorization to enter into a Grant Agreement with Neighborhood Allies in the amount of up to \$20,000.00 toward sponsorship of their Real Estate Empowerment Series.

Mr. Rubinstein requested Board approval of the above item.

From Project Abstract

Neighborhood Allies is a multifaceted community development catalyst leveraging its resources, expertise, and technical assistance to support the equitable revitalization of distressed neighborhoods. Neighborhood Allies is seeking a grant in the amount of \$260,000.00, over two years, to fund the planning the implementation of the Neighborhood Allies Real Estate Empowerment Series (Series). The series is an augmented approach to community leadership investment and neighborhood revitalization through sustained technical assistance delivery, coaching/mentorship, and cross neighborhood linkage. The program will focus on community based organizations in burgeoning markets that are on the verge on of experiencing rapid outside investment. Neighborhood Allies will leverage the existing REAL Network, Local Initiatives Support Corporation (LISC) and other partners to staff coaching positions and create ongoing mentor/mentee relationships between members of the Network and program participants. Participants will be CBO leaders with varying levels of exposure to the real estate discipline. The Series will include 3 months of instruction specifically geared toward the participants' projects. Each session will be a learning circle/workshop environment with the assistance of technical experts, where the fundamentals learned become immediately applicable to the participants' day-to-day leadership activities. The goal of the program is to create effective community building partnerships by decreasing the technical proficiency gap of community based organizations, and increasing opportunities to build meaningful relationships with the private sector.

The program will be evaluated through pre and post assessments of the classroom instruction and the coaching portion of the program. The quantitative analysis will include a comparison of pre and post levels of funding, and progression of construction documentation. Feedback will also be gathered from coaches on their clients as well as external parties who have interacted with the community leader pre and post Series attendance.

Audience: The program will target CBO leaders of the following organizations: Schenley Heights CDC, Larimer Consensus Group, Focus Pittsburgh, Oakland Planning and Development Corporation, Hill CDC, Hilltop CDC, Hosanna House, Wilksburg CDC, Operation Better Block, Mt. Washington CDC, McKees Rocks CDC.

Purpose: The goal of the program is to create effective community building partnerships by decreasing the technical proficiency gap of community based organizations, and increasing opportunities to build meaningful relationships with the private sector.

Goals – CBO Leaders will:

1. Be able to evaluate deals and negotiate based on market realities, and for the benefit of residents;
2. Improve their ability to articulate community vision and expected outcomes utilizing the language of development;
3. Identify creative ways to participate financially in development opportunities;
4. Develop adaptive leadership skills/learning opportunities.

Outcomes – Improved Capital Absorption:

1. Projects with community approval happen more quickly with more efficient use of financial and human capital and the quality of projects increases;
2. Resource providers (such as banks, CDFIs) have quicker access to qualified and ready projects;
3. More CBOs have access to community-centered real estate development expertise;
4. More CBOs and community groups are able to work productively with banks, URA, developers; and add value, clear barriers, etc.;
5. Increased skills, knowledge, will, action for citizen-led community will move towards a platform for equitable development.

The source of funding is CLRA, CDBG - Program Income and/or City PayGo.

Mr. Ferlo asked if they are doing this with a budget. Mr. Rubinstein answered saying they are recruiting coaches and mentors. Mr. Ferlo asked what exactly is involved. Mr. Rubinstein said that the budget is about \$130,000.00. Mr. Ferlo would like to see more of a movement south or west, and north, and with a better understanding of community development leadership. Mr. Rubinstein said that the Hilltop CDC, Mt Washington CDC are involved.

Upon motion made by Mr. Lavelle, seconded by Mr. Ferlo, the following resolution was adopted.

RESOLUTION NO. 261 (2016)

RESOLVED: That a grant to Neighborhood Allies for sponsorship of its Real Estate Empowerment Series, for an amount not to exceed \$20,000.00, payable from CLRA, CDBG - Program Income and/or City PayGo funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

17. Title VI Program

- a. Authorization to adopt an updated Title VI Program, which is a requirement to receive funding from the U.S Department of Transportation (DOT).

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that the focal point of the Civil Rights Title VI Program nondiscrimination law is Title VI of the Civil Rights Act of 1964, which prohibits discrimination on the basis of race, color or national origin. Related statutes, which prohibit sex, disability and age discrimination in the Department's programs, activities and services also fall within the purview of the Civil Rights Title VI Program.

The intent of Title VI is to eliminate barriers that prevent under-represented groups from receiving access and benefits from the transportation planning and project development processes and transportation system as a whole. Hereinafter "Title VI of the Civil Rights Act of 1964, related statutes and executive orders," shall be referred to as "Title VI."

The Federal Government, through FTA, provides financial assistance to develop new transit systems and improve, maintain, and operate existing systems. FTA oversees thousands of grants to hundreds of State and local transit providers, primarily through its ten regional offices. These grant recipients are responsible for managing their programs in accordance with Federal requirements, and FTA is responsible for ensuring that recipients follow Federal statutory and administrative requirements.

The URA's Title VI Program includes the following basic requirements:

- (1) A copy of the URA's Title VI notice to the public that indicates the recipient complies with Title VI, and informs members of the public of the protections against discrimination afforded to them by Title VI. Include a list of locations where the notice is posted.
- (2) A copy of the URA's instructions to the public regarding how to file a Title VI discrimination complaint, including a copy of the complaint form.

- (3) A list of any public transportation-related Title VI investigations, complaints, or lawsuits filed with the recipient since the time of the last submission.
- (4) A public participation plan that includes an outreach plan to engage minority and limited English proficient populations.
- (5) A copy of the URA's plan for providing language assistance to persons with limited English proficiency, based on the DOT LEP Guidance.
- (6) A narrative or description of efforts the primary recipient uses to ensure sub-recipients are complying with Title VI, as well as a schedule of sub-recipient Title VI program submissions.

There was no discussion among the Members.

Upon motion made by Mr. Ferlo, seconded by Mr. Lavelle, the following resolution was adopted.

RESOLUTION 262 (2016)

RESOLVED: That adoption of an updated Title VI Program, which is a requirement to receive funding from the U.S Department of Transportation (DOT), is hereby approved.

18. Multimodal Transportation Grant Application

- a. Authorization to file a grant application for Multimodal Transportation Funding, and to enter into Contract with the Commonwealth of Pennsylvania's Department of Community & Economic Development (DCED) for:
 - I. Penn Circle Two-Way Conversion project, in the amount of \$3,000,000.00, for the conversion of the former Penn Circle North and West in the East Liberty neighborhood.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that the URA will apply for a \$3,000,000 DCED multi-modal grant for the former Penn Circle Two-Way Conversion project in East Liberty. The East Liberty TRID will allocate the required 30% (\$900,000) matching funds to the project. An additional \$5 million in funding will be required from another sources.

Penn Circle was originally built as a series of one-way high speed thoroughfares around a central business district in East Liberty. DCED funding will be used to convert the remaining two sections of the former Penn Circle to two-way traffic, now called Station Street and South Euclid, completing the entire conversion of Penn Circle from a one-way thoroughfare. In addition, three smart traffic signals will be installed on this route and bicycle lanes will be accommodated. These

change will provide a safer environment for automobiles, pedestrians, and cyclists in East Liberty. Costs associated with this project include design, engineering, and construction of the roadway.

Mr. Ferlo said that he thought the Target TIF was to allocate some portion for a two-way conversion. Mr. Rubinstein answered that there was a two-way conversion in prior phases, and that what had been converted was largely funded with the Bakery Square TIF and the East Liberty Gateway TIF.

Upon motion made by Mr. Ferlo, seconded by Mr. Lavelle, the following resolution was adopted.

RESOLUTION NO. 263 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania's Department of Community and Economic Development (DCED) for a Multimodal Transportation grant for an amount not to exceed \$3,000,000.00, to be used for the conversion of the former Penn Circle North and West in the East Liberty 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 an application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Multimodal Transportation grant from the Commonwealth of Pennsylvania's Department of Community and Economic Development (DCED), for an amount not to exceed \$3,000,000.00, to be used for the conversion of the former Penn Circle North and West in the East Liberty 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 grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

19. Consultant Support – Steel City Codefest

- a. Authorization to release a request for proposals to procure a coordinator for the Steel City Codefest.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that The Steel City Codefest is an annual city-wide software application development competition that creates custom apps for nonprofits and government that solve critical operational and stakeholder challenges. Over the last four years, the Codefest has grown to be a signature event for City and the software development community, engaging over 350 developers and more than twenty local nonprofit organizations. The four Codefest events have resulted in the completion of six software applications, with four more currently underway.

Due to the success and growth of the event, additional capacity is now required. Engaging with a consultant to provide coordination support for the event will help ensure its continued success and impact. The RFP will allow us to solicit potential consultants that could take on the coordination role for a limited engagement.

The funding source will be Entrepreneur Support and a grant from The Forbes Funds.

Mr. Acklin thanked Jennifer Wilhelm for her hard work on this project.

Jennifer Wilhelm, of the Authority's Center For Innovation and Entrepreneurship, was present. Ms. Wilhelm said that she is happy to entertain any individual organization to take on this project. Mr. Ferlo asked what the total RFP is. Mr. Rubinstein answered saying that he does not know at this time, and will develop a scope of services, and obtain the best price.

Upon motion made by Mr. Ferlo, seconded by Mr. Lavelle, the following resolution was adopted.

RESOLUTION NO. 264 (2016)

RESOLVED: That the issuance of a request for proposals to procure a coordinator for the Steel City Codefest is hereby approved.

20. Strip District – Smallman Street Schematic Design and Preliminary Engineering

- a. Authorization to enter into an agreement with Stoss, Inc., d/b/a Stoss Landscape Urbanism, for an amount not to exceed \$150,000.00, to advance schematic design services for Smallman Street between 16th and 21st Streets.
- b. Authorization to enter into a grant agreement with Pittsburgh Gateways Corporation to receive an amount of up to \$100,000.00, to be used to pay Stoss, Inc., d/b/a Stoss Landscape Urbanism, for schematic design services for Smallman Street between 16th and 21st Streets.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein stated that authorization is requested to enter into a professional services agreement, in an amount not to exceed \$150,000.00 with Stoss in order to advance landscape architecture and public participation services related to the schematic design development. Stoss will lead a team consisting of Antunovich Associates to advance urban design services, Sam Schwartz to advance traffic engineering, and expertise related to civil engineering and cost estimating.

These authorizations will allow the URA to engage Stoss, and their sub consultants, who will develop a series of design schemes to improve Smallman Street adjacent to the Produce

Terminal. The design process, which will be directed and managed by Pittsburgh City Planning staff, will include participants from DPW, PWSA, URA, McCaffery Interests, adjacent property owners, residents and others. These design schemes will enable Pittsburgh City Planning to lead a thoughtful public engagement and design process for the proposed roadway and public space improvements.

Authorization is requested to enter into an agreement, in the amount up to \$100,000.00, with Pittsburgh Gateways in order to accept funding for the design development of Smallman Street and related public spaces, between 16th and 21st Street, adjacent to the Produce Terminal. Funding sources will also include: City Bond/Paygo Fund or other related Smallman Street project funds.

Principals:

Christopher Reed
Stoss, Inc., d/b/a Stoss Landscape Urbanism
54 Old Colony Ave., Third Floor
Boston, MA 02127
Phone 617-464-1140

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

Mr. Acklin stated that the community input regarding what Smallman Street will look like is as important as what will be done inside the building. He said that the challenge is to maintain the integrity and grittiness of that street, while also allowing development to occur.

Mr. Ferlo is confused about the payment of this item. Mr. Rubinstein said that the \$100,000.00 is being received from Pittsburgh Gateways Corporation, and Item b is not a cost but a revenue source to the Authority to help pay for Item a. Mr. Rubinstein said that Stoss and Sam Schwartz are both consultants that are currently working on the eco innovation district, and are really world class experts in their fields. Mr. Ferlo asked if they will be working with McCaffery. Mr. Rubinstein answered that they are working for the Authority, City Planning and the City of Pittsburgh, and McCaffery is part of the team that is managing this, and their architect is being engaged as part of this team for the urban design. Mr. Ferlo asked if the former Neighbors in the Strip are reorganized. Mr. Rubinstein answered that the Authority has not met with them yet. Mr. Ferlo asked where Stoss Landscape is located. Mr. Rubinstein answered that it is based in Boston.

Upon motion made by Mr. Lavelle, seconded by Mr. Ferlo, the following resolutions were adopted.

RESOLUTION NO. 265 (2016)

RESOLVED: That the engagement of Stoss, Inc., d/b/a Stoss Landscape Urbanism, to advance schematic design services for Smallman Street between 16th and 21st Streets, for an amount not to exceed \$150,000.00, payable from City Bond/Paygo funds or other related Smallman Street project funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 266 (2016)

RESOLVED: That the receipt of a grant from Pittsburgh Gateways Corporation, in an amount up to \$100,000.00, to be used to pay Stoss, Inc., d/b/a Stoss Landscape Urbanism, for schematic design services for Smallman Street between 16th and 21st Streets, 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.

21. Federal North

- a. Authorization to enter into an agreement with Franjo Construction Corporation for temporary pedestrian improvements along North Avenue for an amount not to exceed \$43,500.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that the work under this Agreement will provide a temporary passage for pedestrians to walk along the parking lane of North Avenue from the corner of Federal and North Avenue to a point approximately 75 feet from the corner of Reddour Street and North Avenue.

Currently the sidewalk is fenced off due to a number of factors, including, the condition of the URA owned building(s) fronting North Avenue, lack of a paved sidewalk, and delays in the timeline for development in that area.

The Masonic Hall which is located on North Avenue between Federal and Reddour Streets is scheduled to open in August of 2016. It is anticipated that the opening will generate increased pedestrian traffic in the area. Temporarily diverting pedestrians to the parking lane will provide for better pedestrian safety in the area and allow pedestrians to walk between Federal and Reddour Streets along the northern side of North Avenue.

Work under this Agreement will include relocation of the existing chain link fence that is currently in place to prevent pedestrian access to the sidewalk area, furnishing and placing approximately 180 linear feet of concrete Jersey barrier and construction of a bituminous ramp to transition pedestrians from the street to the sidewalk. Bids were solicited for this work from seven contractors and no bids were received. Consequently, Franjo Construction Corporation, who is presently working near this project area, was contacted to provide a bid for this work.

Franjo Construction Corporation is located at 335 E. 7th Avenue, Homestead, PA 15120 and Mr. Frank Leonello is the President.

Funding source: Federal North TIF Funds.

There was no discussion among the Members.

Upon motion made by Mr. Ferlo, seconded by Mr. Lavelle, the following resolutions were adopted.

RESOLUTION NO. 267 (2016)

RESOLVED: That the engagement of Franjo Construction Corporation for temporary pedestrian improvements along North Avenue, for an amount not to exceed \$43,500.00, payable from Federal North TIF Funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

22. East Liberty

- a. Agreement with Dynotec, Inc. for construction management/construction inspection services for East Liberty Site Preparation Contract No. 3 – North Highland Avenue and East Liberty Boulevard intersection improvements for an amount not to exceed \$110,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Marty Kaminski, Director of Engineering and Construction stated that authorization is requested to enter into an Agreement with Dynotec, Inc. for construction management and inspections services for East Liberty Site Preparation Contract No. 3 – North Highland Avenue and East Liberty Boulevard intersection improvements. Work under this contract will improve pedestrian safety adjacent to Obama Academy. The URA solicited proposals from five firms: CDR Maguire; Cosmos Technologies; McTish, Kunkle and Associates; Multi-Lynx Companies; and

Dynotec, Inc. Three firms submitted proposals for the project. Dynotec, Inc. submitted the best proposal for the project.

Dynotec, Inc. is located at One Oxford Centre, 301 Grant Street, Suite 4300, Pittsburgh, PA 15219 and Mr. Tobias A. Iloka is the President & CEO.

Funding will be from the East Liberty Transit Revitalization District Phase 1 account and/or other East Liberty sources.

There was no discussion among the Members.

Upon motion made by Mr. Ferlo, seconded by Mr. Lavelle, the following resolutions were adopted.

RESOLUTION NO. 268 (2016)

RESOLVED: That the engagement of Dynotec, Inc. for construction, management/construction and inspection services for the East Liberty Site Preparation Contract No. 3 – North Highland Avenue and East Liberty Boulevard intersection improvements, for an amount not to exceed \$110,000.00, payable from the East Liberty Transit Revitalization District Phase 1 account and/or other East Liberty funding sources, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

23. Scattered Sites

- a. Amendment to the existing Agreement for \$75,000.00 with AECOM for civil engineering services for various projects throughout the City of Pittsburgh for an increase of an amount not to exceed \$225,000.00.
- b. Amendment to the existing Agreement for \$50,000.00 with Mackin Engineering Company (Mackin) for professional land surveying services for an increase of an amount not to exceed \$125,000.00.

Mr. Rubinstein requested Board approval of the above items.

a. Mr. Kaminski stated that authorization is requested to amend the July 15, 2015 Agreement between AECOM and the URA for civil engineering services. AECOM has provided as-needed engineering design services for a variety of projects, including work at the South Shore Riverfront Park, Mellon Park, Brighton Heights, The Pittsburgh Technology Center and the URA restrooms at 200 Ross Street. AECOM has been very responsive and has performed well on these projects for the URA. The URA would like to continue working with AECOM to provide design

services as projects are identified. The work will also include services during construction for projects in the construction phase designed by AECOM.

The amended Agreement amount, if authorized, would be for an amount not to exceed \$225,000.00.

AECOM is located at 707 Grant Street, Fifth Floor, Pittsburgh, PA 15219 and Mr. Keith Sala is the Associate Vice President, Transportation.

b. Authorization is requested to amend the September 19, 2011 Agreement between Mackin and the URA for professional land surveying services for various properties located throughout the City of Pittsburgh.

Mackin has provided as-needed survey services for a variety of projects, including work in the Fairywood, Larimer, South Side, North Side and Beechview sections of the City. Mackin has been very responsive and has performed well on these projects for the URA. The URA would like to continue working with Mackin to provide professional surveying services as projects are identified.

The amended Agreement amount, if authorized, would be for an amount not to exceed \$125,000.00.

Mackin Engineering Company is located at RIDC Park West, 117 Industry Drive, Pittsburgh, PA 15275 and Mr. Dean Mackin is Chief Executive Officer.

Mr. Acklin asked when the last time we bidded these companies out. Mr. Kaminski answered that the agreement with Mackin was in 2011, and the agreement with AECOM was 2015.

There was no discussion among the Members.

Upon motion made by Mr. Ferlo, seconded by Mr. Lavelle, the following resolutions were adopted.

RESOLUTION NO. 269 (2016)

RESOLVED: That amendment of the Agreement with AECOM, dated July 15, 2015, for civil engineering services for various projects throughout the City of Pittsburgh, for an increase of \$75,000.00, payable from various sources, for a total Agreement amount not to exceed \$225,000.00, 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.

RESOLUTION NO. 270 (2016)

RESOLVED: That amendment of the Agreement with Mackin Engineering Company, dated September 19, 2011, for professional land surveying services, for an increase of \$50,000.00, payable from various sources, for a total Agreement amount not to exceed \$125,000.00, 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.

24. Shadyside

- a. Agreement with Piccolomini Contractors, Inc. for the proposed Mellon Park trail extension and renovation - \$64,350.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to enter into an Agreement with Piccolomini Contractors, Inc. for Mellon Park proposed trail extension and renovation. The project was publically bid by the URA and six bids were received and opened on June 29, 2016. Piccolomini Contractors, Inc. submitted the lowest responsible bid for this project.

The proposed work includes construction of a new link of trail constructed of pervious pavement and reconstruction of a deteriorated portion of the existing trail with bituminous pavement in Mellon Park.

Piccolomini Contractors, Inc. is located at 1790 Pittsburgh Road, Waltersburg, PA 15488 and Mr. Richard Piccolomini is President.

City Bond Funds, PA Greenways, Trails and Recreation Program Grant Funds and/or other sources will be used for this work.

There was no discussion among the Members.

Upon motion made by Mr. Ferlo, seconded by Mr. Lavelle, the following resolution was adopted.

RESOLUTION NO. 271 (2016)

RESOLVED: That the engagement of Piccolomini Contractors, Inc. for the proposed Mellon Park trail extension and renovation, for an amount not to exceed \$64,350.00, payable from City Bond funds, Pennsylvania Greenways, Trails and Recreation Program Grant funds and/or other sources, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

25. Property Maintenance

- a. Agreements with seven firms/organizations (detailed below) for property maintenance services in an amount that will collectively not exceed \$250,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that the URA worked with its consultant, GTECH Strategies (GTECH), to develop a Request for Proposals to engage firms/organizations to become involved with lot maintenance of URA owned properties. To that end, a new approach to property maintenance was developed, for maintenance of URA owned lots. Under the new plan, multiple "bundles" of URA owned properties were grouped together, based upon size, topography and geographic location. A total of seven separate bundles (consisting of approximately 50 parcels per bundle) were assembled and made available to the public, for submission of proposals for year-long lot maintenance.

A total of seven firms/organizations submitted proposals for the work. Proposals were evaluated using the selection criteria outlined in the RFP. Based upon this evaluation, the proposals submitted by the firms listed below were determined to be the best, for the respective property bundles.

The seven selected firms/organizations and their organizational structure are as follows:

- Amani Christian Community Development Corporation, located at 733 Clarissa Street, Pittsburgh, PA 15213 - (501(c)(3) non-profit);
- Ervin Home Beautification, located at 133 Rochelle Street, Pittsburgh, PA 15210 - (for-profit);
- Hilltop Rising, LLC, located at 827 E. Warrington Avenue, Pittsburgh, PA 15210 - (for-profit);
- KRJ Enterprises, Inc (d/b/a Kipp Jackson), located at PO Box 5392, Pittsburgh, PA 15206 - (for-profit);
- Pittsburgh Community Corps (d/b/a LandForce), located at 2 South Sixth Street, Pittsburgh, PA 15203 - (501(c)(3) non-profit);
- Premier Touch Cleaning, Inc., located at 1821 Brighton Road, Pittsburgh, PA 15212 - (for-profit); and

- YouthPlaces, located at 711 West Commons, Pittsburgh, PA 15212 - (501(c)(3) non-profit).

Funding for this work will be from 2016 Paygo – Major Projects and/or Leased Land funds.

Mr. Acklin said that a lot of hard work has been put into this project, and he is excited about it. He thanked the staff for their efforts. He said that the goal is about creation of neighborhoods and making sure that residents, companies and non-profits have the ability to work with the Authority on maintenance of those neighborhoods. He said this is a model that the City wants to replicate.

Mr. Lavelle wanted to thank Mr. Acklin, the Authority and Mr. Butcher, for the hard work on this process.

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

RESOLUTION NO. 272 (2016)

RESOLVED: That the engagement of the following seven entities for property maintenance services, for a total amount not to exceed \$250,000.00 (amount per agreement to be determined on a square footage basis), payable from 2016 Paygo – Major Projects and/or Leased Land funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute the agreements therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto:

- Amani Christian Community Development Corporation, located at 733 Clarissa Street. Pittsburgh, PA 15213 - (501(c)(3) non-profit);
- Ervin Home Beautification, located at 133 Rochelle Street, Pittsburgh, PA 15210 - (for-profit);
- Hilltop Rising, LLC, located at 827 E. Warrington Avenue, Pittsburgh, PA 15210 - (for-profit);
- KRJ Enterprises, Inc (d/b/a Kipp Jackson), located at PO Box 5392, Pittsburgh, PA 15206 - (for-profit);
- Pittsburgh Community Corps (d/b/a LandForce), located at 2 South Sixth Street, Pittsburgh, PA 15203 - (501(c)(3) non-profit);
- Premier Touch Cleaning, Inc., located at 1821 Brighton Road, Pittsburgh, PA

15212 - (for-profit); and

- YouthPlaces, located at 711 West Commons, Pittsburgh, PA 15212 - (501(c)(3) non-profit).

26. Two-year Option Extension for audits with Maher Duessel, Certified Public Accountants.

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Short, Director of Finance stated that authorization is requested to exercise the optional two-year extension as stipulated in the original agreement with Maher Duessel for performance of the 2016 and 2017 independent financial audits for the Authority's General Purpose Financial Statements and Bond program(s), as well as to perform the Authority's Single Audit, with no increase to the present fee of \$116,820.00 per year. An additional \$9,500 will be added to the contract for the audit of the garages at Pittsburgh Technology Center and Southside Works not in the original proposal RFP submission.

Maher Duessel was selected after an RFP process through audit year 2015 with the two-year option for extension. The incumbent CPA firm is desirable at this time.

In 2013, the URA partnered with the City of Pittsburgh, Pittsburgh Water & Sewer Authority (PWSA), and the Pittsburgh Parking Authority (PPA) to solicit bids for all four entities seeking a reduction of the audit fees.

The selection by the group translated into a saving of \$11,430.00 per year for the URA and will total \$57,150.00 for the full extended term should the option extension request be approved.

Maher Duessel was the unanimous selection of all four city government related entities.

Please note that the City of Pittsburgh by Resolution 2016-0366 has reviewed the two-year option extension through City Council with all nine council members providing a yes approval vote.

The extension carries a combination fee of \$126,320.00 per year with no increase in either 2016 or 2017.

Maher Duessel, Certified Public Accountants, is a City of Pittsburgh firm located at:

503 Martindale Street, Suite 600, Pittsburgh, PA 15212
Mr. David P. Duessel, President

Mr. Ferlo asked if part of the approval is for the Board the actual audit report or was that already completed. Mr. Short answered that the Board does not typically do that. Mr. Ferlo wanted to

thank Mr. Duessel for doing a great job, for a great price, and Mr. Short and his staff for their hard work.

Mr. Short stated that this occurred through the cooperation of the Directors, the Board, and the staff.

Upon motion made by Mr. Ferlo, seconded by Mr. Lavelle, the following resolution was adopted.

RESOLUTION 273 (2016)

RESOLVED: That a two year extension of the Agreement with Maher Duessel, Certified Public Accountants, dated January 8, 2014, as amended (Resolution Nos. 158 (2015) and 132 (2016)), for financial audits for years 2016 and 2017, 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 extension therefor, 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, seconded by Mr. Lavelle and unanimously carried the following resolutions were adopted.

REAL ESTATE

RESOLUTION NO. 274 (2016)

RESOLVED: That execution of a Certificate of Completion for Max Marina, Inc. d/b/a South Side Marina for a portion of Block 29-J, Lot 193, in the 16th Ward (leased land for commercial development) and return of the Good Faith Deposit are hereby approved

RESOLUTION NO. 275 (2016)

RESOLVED: That execution of a Certificate of Completion for Collins Properties, Inc. for Block 22-N, Lot 201, in the 21st Ward (commercial construction – 1533 Metropolitan Street) and return of the Good Faith Deposit are hereby ratified.

RESOLUTION NO. 276 (2016)

RESOLVED: That the Redevelopment Proposal submitted by Edward and Ally Slayden for Block 11-A, Lot No. 1, in the 3rd Ward, and execution of a disposition contract by sale for \$500.00 are hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a disposition contract 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. 277 (2016)

RESOLVED: That Resolution No. 268 (2015), which approved the Redevelopment Proposal and form of Disposition Contract for the sale of Block 29-B, Lot 302, Pittsburgh Technology Center Parcel 4b, in the 4th Ward to the Ferchill Group, or a related entity, for \$564,000.00, is hereby rescinded.

ENGINEERING AND CONSTRUCTION

RESOLUTION NO. 278 (2016)

RESOLVED: That the amendment of the Miller/Reed Home Site Preparation Contract No. 1 with Plavchak Construction Company, Inc., dated March 10, 2016, for an increase of \$50,580.00, payable from CITF funds, for a total agreement amount not to exceed \$146,000.00 is hereby ratified.

ECONOMIC DEVELOPMENT

RESOLUTION NO. 279 (2016)

RESOLVED: That Resolution No. 180 (2016) (amending the Agreement with KU Resources) is hereby amended to change the referenced Resolution No. 12 (2015) to Resolution No. 13 (2015).

LEGAL

RESOLUTION NO. 280 (2016)

RESOLVED: That amendment of the Professional Services with Dickie, McCamey & Chilcote, P.C., dated May 27, 2016, for an increase of \$25,000.00, payable from the Pittsburgh Development Fund, City Bond, and/or PayGo funds, for a total agreement amount not to exceed \$75,000.00, for legal services pertaining to title for the Hays Woods acquisition, 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 amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

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



Assistant Secretary