

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

June 11, 2015 – 2:00 P.M., E.D.S.T.

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

Members Absent: Mr. Gainey.

Staff Present: Messrs. Rubinstein, Cummings, Short, Kaminski, Thomas, White, E. Miller, Link, Williams, Barry; Mmes. Ellerbee, O'Leary, Mitchell, Nemani-Stanger, Tkachik, Aston, Segal, Straussman, Manison, Akrie, Smith-Perry.

Mr. Kevin Acklin reported the Board just completed an Executive Session regarding personnel matters for the Authority.

Mr. Robert Rubinstein noted that Heinz Endowments and others hosted a conference of P4, focusing on people, planet, place and performance. Mr. Rubinstein stated that considering our investments and our work here at the Authority, we want to acknowledge these four principles. Planet, being sustainable is very important to core values here at the URA. Mr. Rubinstein acknowledged six employees who recently went through training and passed the test to become Lead Green Associates: Jeni Cooper, Emily Mitchell, Rebecca Schenck, Kryn Hoyer-Winfield, Jerry Williams, and Kenny Barry. Mr. Rubinstein stated we now have six employees who are embedded and who will think in terms of sustainability. He further stated we will continue this eco mantra.

Mr. Rubinstein thanked the participants and proceeded to take a photograph of these employees.

Mr. Acklin stated as for the P4 elements, they are already underway. These principles are making their way through all of city government, already underway and will become part of our engagement with developers and will be part of URA investments.

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

1. General

The Minutes of the Regular Board Meeting of May 14, 2015 were approved as written and previously distributed.

which will be affordable to households at or below 60% of the AMI. The four (4) four bedroom units will be affordable to households earning at or below 60% of the AMI.

Garfield Glen Phase II is part of a comprehensive community plan in which BGC is coordinating both 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. These efforts will undo remnants of urban renewal and alleviate urban decay so Garfield will be able to remain a mixed income residential community for the long term.

Details of the development are as follows:

Developer:	Garfield Glen Phase II, L.P.
Partners:	Bloomfield Garfield Corporation Rick Swartz Executive Director 5149 Penn Ave Pittsburgh, PA 15224 S & A Homes Andrew Haines, Vice President 2121 Old Gatesburg Road State College, PA 16803
Location:	Scattered-sites along Kincaid, Broad, and Dearborn Streets in Garfield.
Ward:	10 th Ward
Description:	Nineteen (19) scattered site new construction affordable rental housing units. This project will complement Garfield Glen Phase (45 scattered site new affordable housing units) and the BGC Homeownership Choice program (50 unit for-sale project).
Architect:	Lami Grubb Susan Lami, Principal 100 East Swissvale Ave Pittsburgh, PA 15218
General Contractor:	Mistick Construction Robert Mistick, principal 1300 Brighton Road Pittsburgh, PA 15233

RESOLUTION NO. 160 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Loan Agreement between the Authority and Garfield Glen Phase II, L.P. in the amount of up to \$670,000, payable from UDAG Program Income Fund (UPIF), to be used for Garfield Glen Phase II Development, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 161 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Loan Agreement between the Authority and Garfield Glen Phase II, L.P. in the amount of up to \$548,000, payable from the Rental Housing Development and Improvement Program, to be used for Garfield Glen Phase II Development, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 162 (2015)

RESOLVED: That the final drawings, evidence of financing and execution of deed for the sale of Block 50-K, Lot 51, in the 10th Ward, to Garfield Glen Phase II, L.P. for \$1,500, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

2. Housing

b. Garfield Tiny House – 223 N. Atlantic Avenue:

1. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with cityLAB, Inc. in the amount of \$49,000 and a waiver of administrative guidelines.

Mr. Rubinstein requested authorization to approve the above items.

Mr. Rubinstein stated authorization is requested to approve the above action for the new construction of one (1) single-family for sale home in the 200 block of N. Atlantic Avenue in the Garfield neighborhood of the City. The project will be the first of several planned "Tiny Houses" that will be developed in Garfield. This infill project will complement the ongoing development efforts currently underway in Garfield.

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Mr. Robert Rubinstein noted that Heinz Endowments and others hosted a conference of P4, focusing on people, planet, place and performance. Mr. Rubinstein stated that considering our investments and our work here at the Authority, we want to acknowledge these four principles. Planet, being sustainable is very important to core values here at the URA. Mr. Rubinstein acknowledged six employees who recently went through training and passed the test to become Lead Green Associates: Jeni Cooper, Emily Mitchell, Rebecca Schenck, Kryn Hoyer-Winfield, Jerry Williams, and Kenny Barry. Mr. Rubinstein stated we now have six employees who are embedded and who will think in terms of sustainability. He further stated we will continue this eco mantra.

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Mr. Acklin stated as for the P4 elements, they are already underway. These principles are making their way through all of city government, already underway and will become part of our engagement with developers and will be part of URA investments.

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

1. General

The Minutes of the Regular Board Meeting of May 14, 2015 were approved as written and previously distributed.

2. Housing

a. Garfield Glen Phase II:

1. UDAG Program Income Fund (UPIF) loan agreement with Garfield Glen Phase II, L.P. in the amount of up to \$670,000.
2. Rental Housing Development and Improvement Program (RHDIP) loan agreement with Garfield Glen Phase II, L.P. in the amount of up to \$548,000.
3. Final drawings, evidence of financing and execution of deed for the sale of Block 50-K, Lot 51, in the 10th Ward, to Garfield Glen Phase II, L.P. for \$1,500.

Mr. Rubinstein requested authorization to approve the above item.

Mr. Rubinstein stated authorization is requested to enter into the above loan agreements with and to sell one URA parcel to Garfield Glen Phase II, L.P., for the Garfield Glen Phase II Development. This project entails the new construction of nineteen (19) scattered site affordable rental housing units in the Garfield neighborhood. The development has received a 2014 Low Income Housing Tax Credits (LIHTC) award through the Pennsylvania Housing Finance Agency (PHFA).

Mr. Cummings stated that the limited partnership developing the project was formed by the community development corporation, Bloomfield Garfield Corporation (BGC) (5149 Penn Avenue, Pittsburgh, PA 15224); Rick Swartz, Executive Director, and a private developer S & A Homes (2121 Old Gatesburg Road, State College, PA 16803); Andrew Haines, Vice President. This same team developed 45 scattered site affordable housing units in the neighborhood with Garfield Glen Phase I several years ago.

S & A Homes has also participated in other Pittsburgh area housing projects including Federal Hill in Central Northside and Negley Neighbors and Excellence in Design Initiative in East Liberty. Bloomfield Garfield Corporation (BGC) and S&A Homes will jointly redevelop 36 vacant or abandoned properties into 19 new units on Kincaid, Broad and Dearborn Streets in the Garfield neighborhood in the City of Pittsburgh. All utilities will be separately metered and basements will be in all homes. The homes will be available for purchase by the tenant after the end of the 15-year LIHTC compliance period, for a value less than market rate and affordable to the tenant. Supportive services will be provided by BGC, a proven provider with over 24 years' experience serving area tenants.

Garfield Glen Phase II will provide two (2) two bedroom units that are affordable to households at or below 20% area median income (AMI), six (6) two bedroom units affordable to households who earn at or below 50% of the AMI, and five (5) three bedroom units affordable to households who earn at or below 50% of the AMI. There will be two (2) three bedroom units

which will be affordable to households at or below 60% of the AMI. The four (4) four bedroom units will be affordable to households earning at or below 60% of the AMI.

Garfield Glen Phase II is part of a comprehensive community plan in which BGC is coordinating both 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. These efforts will undo remnants of urban renewal and alleviate urban decay so Garfield will be able to remain a mixed income residential community for the long term.

Details of the development are as follows:

Developer:	Garfield Glen Phase II, L.P.
Partners:	Bloomfield Garfield Corporation Rick Swartz Executive Director 5149 Penn Ave Pittsburgh, PA 15224 S & A Homes Andrew Haines, Vice President 2121 Old Gatesburg Road State College, PA 16803
Location:	Scattered-sites along Kincaid, Broad, and Dearborn Streets in Garfield.
Ward:	10 th Ward
Description:	Nineteen (19) scattered site new construction affordable rental housing units. This project will complement Garfield Glen Phase (45 scattered site new affordable housing units) and the BGC Homeownership Choice program (50 unit for-sale project).
Architect:	Lami Grubb Susan Lami, Principal 100 East Swissvale Ave Pittsburgh, PA 15218
General Contractor:	Mistick Construction Robert Mistick, principal 1300 Brighton Road Pittsburgh, PA 15233

Total Development Costs:	\$ 5,924,895
<u>URA Financing Sources:</u>	
UPIF Loan (Permanent)	\$ 175,000 (2% int.; 18 year term; 30 year amort.)
URA UPIF Bridge Loan	\$ 495,000 (3% int.; 3 year term)
URA RHDIP loan	\$ 548,000 (0% int; 30-year term)
Total URA Financing	\$ 1,218,000

<u>Other Financing Sources:</u>	
LIHTC Equity	\$ 4,044,272
Bridgeway Capital	\$ 200,000
Anonymous Foundation	\$ 200,000
FHLB AHP/Deferred Fee	\$ 200,000
Deferred Fee	\$ 62,623
Total Other Financing	\$ 4,706,895

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 June 10, 2015 Real Estate Loan Review Committee.

M/WBE Review Committee: To be presented at a future M/WBE Review Commission meeting.

Mr. Ferlo asked about total project cost and housing. Mr. Ferlo also asked about the comparison to the Tiny House project. He stated he is supportive of this project, but there are some markets not being met.

Mr. Tom Cummings stated after a minimum of fifteen years, the homes would have to be priced to retire any of the subordinate debt.

Rick Swartz, Executive Director of the Bloomfield-Garfield Corp. was present. Mr. Swartz agreed with Mr. Cummings and advised that will not be an issue.

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

RESOLUTION NO. 160 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Loan Agreement between the Authority and Garfield Glen Phase II, L.P. in the amount of up to \$670,000, payable from UDAG Program Income Fund (UPIF), to be used for Garfield Glen Phase II Development, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 161 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Loan Agreement between the Authority and Garfield Glen Phase II, L.P. in the amount of up to \$548,000, payable from the Rental Housing Development and Improvement Program, to be used for Garfield Glen Phase II Development, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 162 (2015)

RESOLVED: That the final drawings, evidence of financing and execution of deed for the sale of Block 50-K, Lot 51, in the 10th Ward, to Garfield Glen Phase II, L.P. for \$1,500, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

2. Housing

b. Garfield Tiny House – 223 N. Atlantic Avenue:

1. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with cityLAB, Inc. in the amount of \$49,000 and a waiver of administrative guidelines.

Mr. Rubinstein requested authorization to approve the above items.

Mr. Rubinstein stated authorization is requested to approve the above action for the new construction of one (1) single-family for sale home in the 200 block of N. Atlantic Avenue in the Garfield neighborhood of the City. The project will be the first of several planned "Tiny Houses" that will be developed in Garfield. This infill project will complement the ongoing development efforts currently underway in Garfield.

Mr. Cummings stated that the house at 223 N. Atlantic Avenue will be a tiny, 330 square foot house constructed on a small vacant lot. The site will receive new utility tie-ins and the home will include a porch and pergola as well as a flat roof for green planting trays. An open kitchen, bathroom and main living space will fit into a small area in this development. The projected home sales price is \$99,500 and will be sold to an owner occupant. The developer of the project is cityLAB, Inc. Its principal is Eve Picker (945 Liberty Avenue, Pittsburgh, PA 15222). The developer will act as the general contractor for the project.

The requested URA Pittsburgh Housing Construction Fund (PHCF) grant in the amount of \$49,000 will be used to pay for soft costs. A waiver of the PHCF administrative guidelines is needed to provide a grant of more than \$30,000 per unit. In addition, cityLAB has secured a \$27,500 site work grant from the Bloomfield Garfield Corporation and an \$11,000 grant from Neighborhood Allies (formally Pittsburgh Partnership for Neighborhood Development) to bring this idea to fruition. IKEA has also pledged \$3,905 in merchandise for the kitchen and bathroom. The Bloomfield-Garfield Corporation (BGC) owns the vacant lot and will be selling it to the developer for \$3,050. Site development costs are higher than expected due to building code requirements and zoning issues.

The idea of Tiny Houses came from a community planning process for creating a neighborhood welcoming to creative residents. Through this process over the past two years, cityLAB and the Bloomfield-Garfield Corporation, have found that the Tiny House concept responds to several issues identified in improving the community. They believe that Tiny Houses will help to fill the vacant lots in the neighborhood more quickly than conventional houses and will help to create an entry market of inexpensive, new for-sale homes in Garfield. Additionally, these houses will help the community become a destination for a type of housing that people cannot find anywhere else. The house has an innovative design and has been receiving media attention due to how new this product is for Pittsburgh. The size of the house, at 330 square feet will lead to low utility bills and provide residents a minimalistic lifestyle. A tiny house is well suited for this small vacant lot, on which it would be difficult to build a full sized single family house.

Details of the development are as follows:

Developer:	cityLAB, Inc. Eve Picker, 945 Liberty Ave., Unit 610 Pittsburgh, PA 15222
Location:	223 N. Atlantic Avenue, Garfield
Ward:	10 th Ward
Description:	New construction of a 330 square foot "Tiny House" for sale to owner occupant.

Total Development Costs: \$ 190,905

Projected Sales Price: \$ 99,500

URA Financing for Review:

PHCF Grant \$ 49,000

Total URA Financing \$ 49,000

Other Financing Sources:

Small Change Equity Fund \$ 97,510

Bloomfield Garfield Corporation \$ 27,500

Neighborhood Allies \$ 11,000

IKEA Merchandise Donation \$ 3,905

Deferred Costs \$ 1,990

Total Other Financing \$ 141,905

Program Benefit:

This infill project will complement the ongoing efforts of development currently underway in Garfield. A tiny house is well suited for this small vacant lot and will provide a different housing product to the neighborhood.

Real Estate Loan

Review Committee:

To be presented at the June 10, 2015 Real Estate Loan Review Committee.

Mr. Cummings stated that cityLAB will use some type of auction process to sell for a higher amount, in which case, the URA would be able to recoup a portion of that grant. Also, the developer intends to raise the private funding for the project through the Small Change Equity Fund, another innovative process.

Ms. Eve Picker of cityLAB, Inc. added that one of the issues was the cost of repairing the site, in the range of \$65,000 to \$75,000. Site prep will involve trenching 12 feet deep all around the house, to city standards. These are high costs for one little house. She is planning for six tiny house and looking to consolidate them. Also, the purpose of this house is to help re-brand Garfield to have it seen as an asset.

Ms. Hall-Russell asked to whom are the houses marketed?

Ms. Picker responded they are not sure what the market is, but they are convinced that they can sell the houses for \$100,000. She is looking to sell to a single individual or a couple. The homes are comparable to those just a mile away, but will sell for much less.

Mr. Acklin added this project is an investment to improve the concept and perhaps we can learn from the progress of this project. Mr. Acklin stated that the URA appreciates the return in capital.

Mr. Lavelle stated he has had a chance to talk with people about this project and its issues. He thinks it is a good idea to move forward with a consultant.

Mr. Ferlo asked if the houses have basements. Ms. Picker responded the houses do have full basements. It is a full basement. There is no car pad. Mr. Ferlo also stated concerns for the subsidy, but he said given the nature of the project, it will help the area. Mr. Ferlo further stated that he would like a follow-up report on progress of the project.

Mr. Swartz replied that the site costs are well worth it and will only improve the area.

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

RESOLUTION NO. 163 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Grant Agreement between the Authority and cityLAB, Inc. in the amount of \$49,000 payable from the Pittsburgh Housing Construction Fund, to be used to pay for soft costs regarding the construction of the Garfield Tiny House, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That a waiver of the Pittsburgh Housing Construction Fund Administrative Guidelines to provide said grant in excess of \$30,000, is hereby approved.

2. Housing

c. Lawrenceville Historic District Nomination:

1. Agreement with the City of Pittsburgh in the amount of up to \$25,000 to pay for a portion of the costs associated with hiring a consultant to plan for the Lawrenceville Historic District Nomination.

There has been interest from the City of Pittsburgh, Pittsburgh History and Landmarks Foundation ("PHLF"), the State Historic Preservation Office ("SHPO") and the Lawrenceville community in the establishment of a National Register Historic district for a portion of the Lawrenceville neighborhood.

Mr. Rubinstein stated authorization is requested to enter into an agreement with the City of Pittsburgh in an amount up to \$25,000. The City of Pittsburgh's Planning Department plans to

hire a consultant to perform a property inventory which is required as part of the process for considering a portion of the Lawrenceville neighborhood for National Historic District nomination. The property inventory and related planning work is anticipated to cost approximately \$75,000. The City of Pittsburgh is applying to the Pennsylvania Historic Preservation Office (SHPO) for a grant to fund the remainder of the planning costs.

Mr. Cummings stated that the Authority is being asked to fund a portion of this work as part of its plan to mitigate the potential adverse historic effects of the new construction of two mixed-use developments in the Doughboy Square Area – the Doughboy Square Apartments and the Squareview Apartments. The Authority is in the process of entering into a Memorandum of Agreement (MOA) with the SHPO to describe its plan to mitigate the adverse effects of these two projects by participating in the Lawrenceville historic district nomination and planning study.

The source of funds for this agreement will be Lawrenceville Project (City and/or Community Development Block Grant) funds.

Mr. Ferlo thanked the staff for meeting with the community groups. He further stated his concerns for project aesthetics, and wants to be sure the community has all the information they need.

Bill Callahan of PHMC replied that we have excellent marketing opportunities. He further stated the historic designation has no bearing at all.

Mr. Acklin stated it is eligible whether it is designated or not, using state funds.

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

RESOLUTION NO. 164 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into an Agreement between the Authority and The City of Pittsburgh in an amount up to \$25,000 payable from Lawrenceville Project (City and/or Community Development Block Grant) funds, to be used to pay for a portion of the costs associated with hiring a consultant to plan for the Lawrenceville Historic District Nomination and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

2. Housing

d. Hill District

1. Application to the PNC Foundation for a Program Related Investment Loan in the amount of up to \$500,000.

Mr. Rubinstein requested authorization to approve the above item.

Mr. Rubinstein stated authorization is requested for the Authority to submit an application to the PNC Foundation for a Program Related Investment (PRI) loan of up to \$500,000 in support of Hill District activities. The loan will have a below market interest rate and a relatively short term (approximately three years).

Mr. Cummings stated that if the loan is approved the Authority may use such proceeds to advance pre-development activities on the Lower Hill development site and to advance early stage initiatives intended to be financed with the Hill District Reinvestment Fund once repayment streams are in place.

Mr. Ferlo asked why we are borrowing money not knowing what the income source for the revenue is going to be.

Mr. Acklin asked if this was an inbound process.

Mr. Cummings replied that this action is only to seek allocation of the funds.

Mr. Cummings replied that we know for sure there will be revenue in the reinvestment fund a year or two from now.

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

RESOLUTION NO. 165 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file an Application with the PNC Foundation for a Program Related Investment Loan in the amount of up to \$500,000 to support Hill District activities, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

3. Economic Development

a. University Commons - \$1 Million RACP:

1. Authorization to file an Application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program (RACP) grant of up to \$1,000,000.00.
2. Authorization to enter into a sub-grant agreement for the RACP grant with Carlow University and to Contract for an Administrative Fee.
3. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.

Mr. Rubinstein requested authorization to approve the above items.

Mr. Rubinstein stated that Carlow University is undertaking a \$12 Million University Commons project that will renovate the Library building in the 1960s into an environment equipped with interactive learning environments. Amenities will include three computer labs, a center to assist faculty in developing online programming, state of the art classroom and study spaces, and informal shared work spaces for students.

SPONSOR:

\$250,000 – 12/17/08 – Dem. Caucus

\$250,000 – 12/17/08 – Rep. Caucus

\$250,000 – 5/4/09 – Gov. Rendell

\$250,000 – 5/4/09 – Gov. Rendell

Principal:

Patrick J. Cunningham

Vice President

Finance & Administrative Services

Carlow University

3333 Fifth Avenue

Pittsburgh, PA 15213

Pat Cunningham of Carlow University was present.

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

RESOLUTION NO. 166 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file an Application with the State Budget Office for a Redevelopment Assistance Capital Program grant in an amount not to exceed \$1,000,000.00 to be used toward the renovation costs of the Library Building at Carlow University and to execute any other assurances or requirements necessary in connection with said Application, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Contract with the State Budget Office for a Redevelopment Assistance Capital Program grant in an amount not to exceed \$1,000,000.00 to be used toward the renovation costs of the Library Building at Carlow University and to execute any other assurances or requirements necessary in connection with said Contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 167 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Sub-grant Agreement between the Authority and Carlow University, in an amount not to exceed \$1,000,000.00 of Redevelopment Assistance Capital Program grant funds to be used toward the renovation costs of the Library Building at Carlow University and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a Contract for Administrative Fee between the Authority and Carlow University and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 168 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Cooperation Agreement with the City of Pittsburgh in order for the City to reimburse the Commonwealth of Pennsylvania for any expenditure of Redevelopment Assistance Capital Program grant funds determined by the Commonwealth to be ineligible regarding the renovation of the Library Building at Carlow University and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

4. Real Estate

a. North Side:

1. Final drawings, evidence of financing and execution of deed for the sale of Block 23-F, Lot 135, in the 25th Ward, to R H Factor LLC, for \$1,500.00.

Mr. Rubinstein requested authorization to approve the above items.

Ms. Straussman stated that at its meeting of May 14, 2015, the Board of this Authority accepted the Proposal and authorized execution of a Disposition Contract with R H Factor LLC for the sale of property located at 230 Carrington Street on the North Side. At this time, we are requesting authorization to execute a deed for the conveyance of this property, subject to staff review and approval of the redeveloper's final working drawings and evidence of financing.

The property is a small vacant lot, containing approximately 1,500 square feet, which is adjoined by land owned by Roger and Regina Humphries, the officers of R H Factor LLC. The Humphries have assembled this site for construction of six (6) townhouse units. Total development costs are estimated at \$1,729,000.00.

R H Factor LLC is a Pennsylvania limited liability company having a mailing address at 226 East Jefferson Street, Pittsburgh, PA 15212. Roger and Regina Humphries are the LLC President and Vice-President, respectively.

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

RESOLUTION NO. 169 (2015)

RESOLVED: That the final drawings, evidence of financing and execution of deed for the sale of Block 23-F, Lot 135, in the 25th Ward, to R H Factor LLC, for \$1,500.00, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

4. Real Estate

b. Hill District/Miller-Reed For Sale:

1. Rescission of Resolution Nos. 324 and 325 (2014).
2. Proposal and form of contract for the sale of Block 2-H, Lots 301, 302, 336, 337, 340 and Block 11-E, Lots 312, 313, 314, 315, in the 3rd Ward, to TREK Development Group, Inc., or an entity to be formed, for \$28,911.48.
3. Authorization to enter into exclusive negotiations with TREK Development Group, Inc., for a period of up to one year, on the sale of thirty-two (32) properties in the 3rd Ward.

Mr. Rubinstein requested authorization to approve the above items.

Mr. Cummings stated at its meeting of October 9, 2014, the Board of this Authority authorized acceptance of a Proposal for the purchase of properties needed for the first phase of a for-sale housing development proposed to be undertaken by TREK Development Group, Inc., in the South Crawford Area of the Hill District. At that time, the Board also authorized exclusive negotiations with TREK Development Group, Inc., on properties needed for future phases of the proposed development.

Since the October 2014 Board action, TREK Development Group, Inc., has revised their plans and has submitted a revised Proposal to Purchase. We are now requesting authorization to rescind the prior Board action and to accept the revised Proposal and enter into a Disposition Contract with TREK Development Group, Inc., or an entity to be formed, for the sale of vacant land located at 44 and 46 Reed Street and 42, 44, 50, 63, 65, 67, 69 Miller Street. These lots, which contain a total of approximately 17,835 square feet, will be combined with an additional lot that the redeveloper is acquiring privately (Block/Lot 2-H-339), to be used for construction of five (5) for-sale housing units. The estimated cost for this first phase of construction is \$1,700,000.00. Prior to the sale of the property, the proposed development will again be presented to the Board of this Authority for approval of final working drawings and evidence of financing and for authorization to execute a deed.

Authorization is also requested to rescind prior Board action approving exclusive negotiations relative to this proposed project. At this time, authorization is requested to enter into exclusive negotiations with TREK Development Group, Inc., for a period of one (1) year, for the sale of the following properties that will be needed for future phases of the Miller-Reed for-sale housing development:

<u>Ward</u>	<u>Address</u>	<u>Block/Lot</u>
3 rd	50 Reed Street	2-H-298
3 rd	42 Reed Street	2-H-303

3 rd	40 Reed Street	2-H-304
3 rd	Reed Street	2-H-305
3 rd	34 Reed Street	2-H-307
3 rd	32 Reed Street	2-H-309
3 rd	28 Vine Street	2-H-312
3 rd	24 Vine Street	2-H-314
3 rd	Vine Street	2-H-316
3 rd	1607 Colwell Street	2-H-318
3 rd	Colwell Street	2-H-319
3 rd	1613 Colwell Street	2-H-321
3 rd	Covington Street	2-H-322
3 rd	Covington Street	2-H-323
3 rd	9 Covington Street	2-H-324
3 rd	10 Covington Street	2-H-324-A
3 rd	822 Wood Street	2-H-325
3 rd	Covington Street	2-H-327
3 rd	1615 Colwell Street	2-H-328
3 rd	Covington Street	2-H-330-1
3 rd	Colwell Street	2-H-330-2
3 rd	83 Miller Street	11-E-305
3 rd	81 Miller Street	11-E-306
3 rd	79 Miller Street	11-E-307
3 rd	77 Miller Street	11-E-308
3 rd	75 Miller Street	11-E-309
3 rd	73 Miller Street	11-E-310
3 rd	71 Miller Street	11-E-311
3 rd	52 Miller Street	11-E-358
3 rd	54 Miller Street	11-E-359
3 rd	68 Miller Street	11-E-360
3 rd	70 Miller Street	11-E-361

TREK Development Group, Inc., is a Pennsylvania corporation with a mailing address at 130 Seventh Street, Century Building Suite 300, Pittsburgh, Pennsylvania 15222. William J. Gatti is President of this corporation.

Mr. Cummings stated the sale price is somewhere in the \$250,000 range.

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

RESOLUTION NO. 170 (2015)

RESOLVED: That Resolution No. 324 (2014) which approved the Proposal and form of Disposition Contract for the sale of Block 2-H, Lots 301, 302, 336, 337, 340, and Block 11-E, Lots 314, 315, 318, 319, in the 3rd Ward, to TREK Development Group, Inc., or an entity to be formed, for \$28,743.00, is hereby rescinded.

RESOLUTION NO. 171 (2015)

RESOLVED: That Resolution No. 354 (2013), as amended by Resolution No. 325 (2014), which extended the exclusive negotiation period with Trek Development Group, Inc., or an entity to be formed, for a period of up to one year for the sale of certain properties in the 3rd Ward of the City of Pittsburgh, is hereby rescinded.

RESOLUTION NO. 172 (2015)

RESOLVED: That the Proposal and form of Disposition Contract for the sale of Block 2-H, Lots 301, 302, 336, 337, 340 and Block 11-E, Lots 312, 313, 314, 315, in the 3rd Ward, to TREK Development Group, Inc., or an entity to be formed, for \$28,911.48, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 173 (2015)

RESOLVED: That the entering into of exclusive negotiations with Trek Development Group, Inc., or an entity to be formed, for a period of up to one year for the sale of thirty-two properties in the 3rd Ward of the City of Pittsburgh, listed below, is hereby approved:

<u>Ward</u>	<u>Address</u>	<u>Block/Lot</u>
3 rd	50 Reed Street	2-H-298
3 rd	42 Reed Street	2-H-303
3 rd	40 Reed Street	2-H-304
3 rd	Reed Street	2-H-305
3 rd	34 Reed Street	2-H-307
3 rd	32 Reed Street	2-H-309
3 rd	28 Vine Street	2-H-312
3 rd	24 Vine Street	2-H-314
3 rd	Vine Street	2-H-316
3 rd	1607 Colwell Street	2-H-318
3 rd	Colwell Street	2-H-319
3 rd	1613 Colwell Street	2-H-321

3 rd	Covington Street	2-H-322
3 rd	Covington Street	2-H-323
3 rd	9 Covington Street	2-H-324
3 rd	10 Covington Street	2-H-324-A
3 rd	822 Wood Street	2-H-325
3 rd	Covington Street	2-H-327
3 rd	1615 Colwell Street	2-H-328
3 rd	Covington Street	2-H-330-1
3 rd	Colwell Street	2-H-330-2
3 rd	83 Miller Street	11-E-305
3 rd	81 Miller Street	11-E-306
3 rd	79 Miller Street	11-E-307
3 rd	77 Miller Street	11-E-308
3 rd	75 Miller Street	11-E-309
3 rd	73 Miller Street	11-E-310
3 rd	71 Miller Street	11-E-311
3 rd	52 Miller Street	11-E-358
3 rd	54 Miller Street	11-E-359
3 rd	68 Miller Street	11-E-360
3 rd	70 Miller Street	11-E-361

4. Real Estate

c. East Liberty:

1. Proposal and form of contract for the sale of Block 83-P, Lot 249, in the 11th Ward, to 2414 Morgan Development, LLC., for \$1.00, plus costs.

Mr. Rubinstein requested authorization to approve the above items.

Ms. Straussman stated that authorization is requested to accept the Proposal and enter into a Disposition Contract with 2414 Morgan Development, LLC, for the sale of land located on Broad Street in East Liberty commonly known as "Tree Plaza". The redeveloper plans to open a new Hotel Indigo in the structure that they own across Broad Street and intends to maintain Tree Plaza as a hotel amenity which will also be open to the public. The cost of redeveloping the plaza is estimated at \$970,000.00.

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

2414 Morgan Development, LLC, is a limited liability company with a mailing address at 3905 Perry Street, Brentwood, Maryland 20722. Nigel Parkinson is the Managing Member of this company.

Ms. Straussman stated approval is conditioned upon Redeveloper satisfying the following provisions, which include but are not limited to:

1. Hotel Indigo development must be complete as verified by occupancy permit.
2. Redeveloper must be compliant with terms and conditions of existing URA loan to Governor's Hotel Company.
3. Redeveloper must be a qualified buyer as defined by URA Real Estate Department.
4. Verification of satisfaction of terms and conditions of the License Agreement between Governor's Hotel Company and Holiday Hospitality Franchising, LLC and the Management Agreement between Governor's Hotel Company and IHG Management, LLC, required for the opening of Hotel Indigo.

Mr. Ferlo stated that this project is a wonderful addition to the area. He further stated he wants to be sure that there must be evidence of financing in place for a park.

Ms. Straussman replied that is understood.

Mr. Ferlo asked if the project will still be eligible for foundation grants to help build the plaza.

Mr. Rubinstein responded and stated that he does not know whether foundation grants will be available.

Mr. Ferlo wanted to know before transferring, is it better for the URA to hold it to raise funds or to transfer it if privately owned.

Ms. Straussman replied the program has been approved by City Planning. The budgeted amount is \$970,000.

Mr. Blydon Terry was present and stated that Mr. Nigel Parkinson extends his appreciation to the URA staff for all their help.

Mr. Joe Preston, retired State Representative, thanked the URA and its staff for handling the issues.

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

RESOLUTION NO. 174 (2015)

RESOLVED: That the Proposal and form of Disposition Contract for the sale of Block 83-P, Lot 249, in the 11th Ward, to 2414 Morgan Development, LLC., for \$1.00, plus costs, is hereby approved, conditioned upon the Redeveloper (2414 Morgan Development, LLC) satisfying certain provisions as identified in the Director's report and that the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

4. Real Estate

d. Hill District:

1. Authorization to enter into Exclusive Negotiations with ACH Clear Pathways or an entity to be formed, for a period of 6 months, for the sale of Block 10-P, Lot 128 in the 5th Ward.

Mr. Rubinstein requested authorization to approve the above item.

Ms. Straussman stated that authorization is requested to enter into exclusive negotiations with ACH Clear Pathways or an entity to be formed, for the conveyance of 2239 Centre Avenue located the Hill District neighborhood. The exclusive negotiation period would be for 6 months with the option of extending this period for an additional 30 day periods at the discretion of the Acting Executive Director.

Ms. Straussman stated that the development site is 5,760 square feet. The developer proposes to build a recreation center which will serve as their permanent location for their organization. ACH Clear Pathways provides after school and summer programming for neighborhood youth.

ACH Clear Pathways, is a nonprofit, with a mailing address at 710 Fifth Avenue, Pittsburgh, PA 15219.

Ms. Hall-Russell stated she is impressed with the amount of work that has been done on the project. There are challenges ahead, but the work is very diligent. Ms. Hall-Russell looks forward to this project coming to fruition.

Ms. Tyiane Battle of ACH Clear Pathways stated that we are now trying to expand and offer more quality art programming and hopefully with the help of Kyra Straussman and her department we can move forward and raise the funds necessary for the program.

Mr. Acklin stated Tyiane Battle and her program are a tremendous asset to the community. Mr. Acklin thanked Ms. Battle for her efforts.

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

RESOLUTION NO. 175 (2015)

RESOLVED: That the entering into of exclusive negotiations with ACH Clear Pathways or an entity to be formed, for a period of 6 months, for the sale of Block 10-P, Lot 128 in the 5th Ward, is hereby approved

4. Real Estate

e. Hill District:

1. Authorization to enter into Exclusive Negotiations with Hill Community Development Corporation or an entity to be formed, for a period of 6 months, for the sale of certain properties in the 5th Ward.

Mr. Rubinstein requested authorization to approve the above items.

Ms. Straussman stated that authorization is requested to enter into exclusive negotiations with Hill CDC or an entity to be formed, for the conveyance of parcels located on Wylie Avenue, Centre Avenue, and Erin Street located the Hill District neighborhood. The exclusive negotiation period would be for 6 months with the option of extending this period for an additional 30 day periods at the discretion of the Acting Executive Director. The development site contains approximately 28,787 square feet. The developer proposes a comprehensive redevelopment of the New Granada Theater block. Hill CDC intends to release an RFP to identify a development partner who would then propose the redevelopment consistent with the Hill Master plan tenants.

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

Properties are listed below:

Ward	Block & Lot	Address
05	0010-N-00255-0000-00	2001 Centre Avenue
05	0010-N-00257-0000-00	2000 Wylie Avenue
05	0010-N-00258-0000-00	2004 Wylie Avenue
05	0010-N-00258-0000-0A	2002 Wylie Avenue
05	0010-N-00267-0000-00	2016 Wylie Avenue
05	0010-N-00268-0000-00	2023 Centre Avenue
05	0010-N-00269-0000-00	2025 Centre Avenue
05	0010-N-00270-0000-00	2027 Centre Avenue

05	0010-N-00274-0000-00	2031 Centre Avenue
05	0010-N-00275-0000-00	2032 Wylie Avenue
05	0010-N-00276-0000-00	2036 Wylie Avenue
05	0010-N-00278-0000-00	2033 Centre Avenue
05	0010-N-00279-0000-00	2035 Centre Avenue
05	0010-N-00280-0000-00	2038 Wylie Avenue
05	0010-N-00287-0000-00	2041 Centre Avenue
05	0010-N-00289-0000-00	5 Erin Street
05	0010-N-00290-0000-00	0 Erin Street

Mr. Rubinstein stated we are looking for a form of proposal within that 30 day time period from the CDC.

Ms. Straussman stated the URA did support the planning for this plaza with a grant of \$75,000 several years ago, to prepare them for a very strong approach to the market.

Mr. Ferlo expressed concern that a lot of money has been spent on this project before. He feels that the CDC does not have a very strong track record.

Mr. Acklin stated this is a joint effort.

Mr. Lavelle stated that this was a concern that the URA brought forward. The CDC has worked with the URA to review collectively and do what was done on the North Side.

Ms. Hall-Russell asked what actually has to come back at the end of the six months to show progress? Also, are there additional lots to re-expand control, because it seems like a lot of properties listed.

Ms. Straussman stated that they are going to issue an RFP to identify a development partner. As Director Rubinstein suggested, the ultimate return to the Board would be a Form of Proposal to purchase the properties.

Mr. Acklin stated there is six month exclusivity. In order for that, we have the option to do that, but that would be conditional.

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

RESOLUTION NO. 176 (2015)

RESOLVED: That the entering into of exclusive negotiations with Hill Community Development Corporation or an entity to be formed, for a period of 6 months, with the option of extending this period for an additional 30 day period at the discretion of the Acting Executive Director or Executive Director for the sale of certain properties in the 5th Ward as listed below, is hereby approved:

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

5. Engineering and Construction

a. Scattered Sites

1. Authorization to enter into an Agreement with Baiano Construction, Inc. for miscellaneous city wide repairs and replacement of concrete pavement, curbs and sidewalks on URA owned properties - \$75,000.00.

Mr. Rubinstein requested authorization to approve the above item.

Mr. Kaminski stated that authorization is being requested to enter into an Agreement with Baiano Construction, Inc. to perform miscellaneous concrete work on URA properties as needed. The County of Allegheny, in cooperation with the City of Pittsburgh, periodically solicits public bids for various types of contractor and vendor services. The URA, at the request of its' Board, has been asked to be a part of this effort, wherever possible. The URA worked with the City to that end and the bid documents for Allegheny County Specification No. 7431, referred to as "Repair and renovations for concrete pavement, slabs, curbs, etc. at various areas (CD areas included)", included language that stated that this contract may also be utilized by

the Urban Redevelopment Authority of Pittsburgh. A contract dated April 9, 2015 was entered into between Allegheny County and Baiano Construction, Inc. for the referenced project.

As this project was bid by Allegheny County, in cooperation with the City of Pittsburgh, and the URA is able to utilize this contract and its prices, the Engineering and Construction Department requests the Board's authorization for the URA to enter into an Agreement with Baiano Construction, Inc.

Baiano Construction, Inc. is located at 4842 Streets Run Road, Pittsburgh, PA 15236 and Angelo Mancuso is Vice President.

The funding for this Agreement will be from the Industrial Land Reserve Fund (ILRF), Leased Land Fund, Downtown Sale Proceeds, and/or other sources.

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

RESOLUTION NO. 177 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into an Agreement between the Authority and Baiano Construction, Inc. for miscellaneous city wide repairs and replacement of concrete pavement, curbs and sidewalks on URA owned properties for a cost not to exceed \$75,000.00, payable from Industrial Land Reserve Fund (ILRF), Leased Land Fund, Downtown Sale Proceeds, and/or other sources, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Engineering and Construction

b. East Liberty:

1. Authorization to purchase bicycle racks from Dero Bike Rack Company for the bicycle parking garage associated with the East Liberty Transit Center. - \$52,515.60.

Mr. Rubinstein requested authorization to approve the above item.

Mr. Kaminski stated that authorization is requested to enter into an agreement with Dero Bike Rack Company (Dero) for the purchase of assisted double deck bicycle racks for the bicycle parking garage in East Liberty. The bicycle parking garage was included as part of the original TIGER IV Grant Application and is part of the scope of the project. The construction of the bicycle garage was competitively bid by Eastside III. The bicycle racks represent the URA's portion of the project.

Consistent with FTA Procurement Procedures for Small Purchases (\$3,000 - \$100,000 value), quotes for the bicycle racks were solicited from two companies, Palmer Group LLC and Dero Bike Rack Company. A third firm was also considered, but based upon a review of the company's literature, this firm's rack would not fit within the bicycle parking garage. Options for two bicycle rack systems (assisted and unassisted racking) were requested. Dero submitted the lowest responsible bid to provide the assisted bicycle racks.

Dero Bike Rack Company is located at 504 Malcolm Avenue SE, Suite 100, Minneapolis, MN 55414, and Mr. Andy Lageson is Vice President and General Manager.

The purchase is being funded by Pennsylvania Department of Transportation (PennDOT) and/or other East Liberty Transit Center funds.

Mr. Kaminski stated the rack will hold up to 80 bikes.

Mr. Rubinstein stated once the project is complete, the design will coincide with what is being constructed.

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

RESOLUTION NO. 178 (2015)

RESOLVED: That the purchasing of bicycle racks from Dero Bike Rack Company for the bicycle parking garage associated with the East Liberty Transit Center in the amount of \$52,515.60, payable from Pennsylvania Department of Transportation (PennDOT) and/or other East Liberty Transit Center funds, is hereby approved; and

RESOLVED FURTHER: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute any and all documents necessary to complete this purchase, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

6. Center for Innovation and Entrepreneurship

a. Pittsburgh Entrepreneur Fund

1. Authorization to appoint Ilana Diamond and Susan Altman to the Pittsburgh Entrepreneur Fund advisory committee. Mr. Link gave a report – update on what has been done for the last four years.

Mr. Rubinstein requested authorization to approve the above items.

The Pittsburgh Entrepreneur Fund (PEF) was created in 2010, and is a URA loan program that

provides access to capital for high growth technology companies through a convertible debt tool.

PEF utilizes a review committee made of up outside experts for advice and guidance and approval of financings.

Since 2010, PEF has directly invested \$2.1 million in 14 Pittsburgh fast growth technology companies. This \$2.1 million has leveraged over \$18 million in follow on investment to these companies. PEF has created and retained over 200 jobs.

Companies that have received PEF financing include ShowClix, SimCoach Games, Thread International, Treatspace, Activeaided Orthotics and others.

Mr. Link stated that two Pittsburgh Entrepreneur Fund (PEF) committee members have completed their term and resigned from the committee. This authorization will fill the vacancies with two new members: Ilana Diamond (Executive Director of AlphaLab Gear) and Susan Altman (Partner at K&L Gates).

This action fills two current committee vacancies with Ilana Diamond and Susan Altman, two very accomplished professionals who have strong experience with high growth technology companies.

Ilana Diamond – Ilana is the managing director of AlphaLab Gear, a hardware start-up accelerator which provides physical product startups with investment, mentorship and connection. Previously, she was CEO of Sima Products, an international consumer electronics accessory company that develops, manufactures and distributes products under the Sima, First Alert, Cherokee and MGM Studio brands. Ilana holds a BA in Biological Sciences and Economics from Northwestern University, and an MBA from Northwestern University's Kellogg School of Management.

Susan P. Altman – Susan is a partner at K&L Gates. She has extensive experience in intellectual property and commercialization of new technologies. In addition to assisting clients with IT and business process outsourcing activities, Susan has negotiated commercial contracts supporting the implementation of complex ERP, EMR, customer information, and smart meter systems. She has also negotiated numerous licenses of intellectual property rights in the software, medical device, and biotechnology industries. Susan is a frequent lecturer on commercial and technology issues. She holds an A.B. from Mount Holyoke College and a J.D. from The University of Chicago Law School.

PEF is part of a suite of services and tools the URA leverages in support of high technology and fast growth companies. These include Keystone Innovation Zone Tax Credits, URA asset based small business lending tools (i.e. PBGF, EZ, UDF), Riverfront Ventures VC, and support of programs and places such as the Beauty Shoppe, Start Uptown, Paramount Film Exchange, Alpha Lab Gear, Thrill Mill, Energy Innovation Center, Riverside Center for Innovation, Bridgeside Point and others.

Mr. Acklin thanked the CIE for their efforts and for supporting the budget to allow for more

projects like this.

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

RESOLUTION NO. 179 (2015)

RESOLVED: That the appointment of Ilana Diamond and Susan Altman to the Pittsburgh Entrepreneur Fund advisory committee, is hereby approved.

7. Legal

- a. Authorization to amend Agreement with Eckert Seamans – Increase from \$5,000 to \$50,000.

Mr. Rubinstein requested approval of amending the agreement with Eckert Seamans to increase the contract from \$5,000 to \$50,000.

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

RESOLUTION NO. 180 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to amend the Agreement with Eckert Seamans, dated March 25, 2015 to increase the contract from \$5,000 to \$50,000, payable from outside counsel and/or ARF – Administrative Revolving Fund, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

AGENDA "B"

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

1. Garfield

RESOLUTION NO. 181 (2015)

RESOLVED: That the acquisition of the following publicly-owned properties for \$1.00, plus costs, payable from the Residential Land Reserve Fund is hereby approved; and

RESOLVED FURTHER: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute any and all documents as

may be required to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto: Block 50-F, Lot 137, and Block 50-G Lots 4, 5, 72, 77, 80, 81, 82, in the 10th Ward, (5115, 5123, 5125, 5127, 5128, 5130, 5131, 145 Rosetta Street.

RESOLUTION NO. 182 (2015)

RESOLVED: That Resolution No. 111 (2015) is amended to delete Block 50-G, Lot 83, and to insert Block 50-G, Lot 72 for exclusive negotiations between the Authority and Andrew Moss and Michele Yanefski.

2. South Side Works

RESOLUTION NO. 183 (2015)

RESOLVED: That Resolution No. 440 (2014) which approved an exclusive negotiation period for the sale of Block 29-N, Lot 316, in the 16th Ward, to Oxford Development Company or an entity to be formed, is hereby rescinded.

3. Pittsburgh Technology Center

RESOLUTION NO. 184 (2015)

RESOLVED: That Resolution No. 219 (2014) which accepted the Proposal and authorized execution of a Disposition Contract for the sale of Block 11-S, Lot 44, in the 4th Ward, to Oxford Development Company or an entity to be formed, is hereby rescinded.

4. Nine Mile Run

RESOLUTION NO. 185 (2015)

RESOLVED: That the acceptance of the City of Pittsburgh Resolution No. 247, effective April 23, 2015, for vacating a portion of Old Brown's Hill Road in the 15th Ward, is hereby accepted.

RESOLUTION NO. 186 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to issue Certificate of Completion for MRRC Summerset II, L.P. with respect to the Improvements constructed on Lot 266 in Phase 2C (residential construction – 1763 Parkview Boulevard), and acknowledge same so that said Certificate may be recorded; and

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

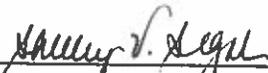
5. CDBG Reallocation of Funds

RESOLUTION NO. 187 (2015)

RESOLVED: That the reallocation of funds from CDBG Neighborhood Business and Economic Development program years as follows, is hereby approved.

- i. Reallocate \$25,000.00 from 2013 CDBG Pittsburgh Business Growth Fund program to the Pittsburgh Entrepreneur Fund program.
- ii. Reallocate \$50,000.00 of 2014 CDBG Pittsburgh Business Growth Fund program to the Pittsburgh Entrepreneur Fund program.

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



Assistant Secretary