

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.

June 9, 2016 – 2:00 P.M., E.D.S.T.

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

Members Absent: None

Staff Present: Messrs. Cummings, Short, Kaminski, Link, Pawlak, Hobbes, Clark, Thomas, Barry, Copeland, Alcorn, Sandoval, Mmes. Straussman, Saladna, Madden, Mitchell, Reiser, Ellerbee, McDonough, Meiers, Mitchell, Smith Perry, Schenck, 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 May 12, 2016 were approved as written and previously distributed.

2. Karen Abrams

Mr. Acklin recognized Karen Abrams, who is the Manager of Diversity and Community Outreach for the Authority, was accepted into a ten-month Fellowship program at Harvard University.

Mr. Acklin stated that he appreciates the efforts of the Authority staff. He said that the Board has been more engaged in neighborhood projects throughout the City, and is working more closely with Council members on development projects in their districts. He recognized Councilwoman Theresa Kail Smith's hard work and personal interest in activities happening in her community. He is pleased to see two agenda items that are a direct result of Councilwoman Smith's hard work. He mentioned also working with Richard Butler of the South West Pittsburgh Community Development Corporation.

3. Fairywood - Chartiers Valley Industrial Park

- a. Proposal and form of contract for the sale of Block 70-E, part of Lot 325, and Block 107-H, part of Lot 100, in the 28th Ward to Burns & Scalo Equities, LLC, and Franklin Interiors, or a related entity to be formed, for \$821,600.00.

Mr. Rubinstein requested Board approval of the above item.

Robert Rubinstein, Acting Executive Director 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.

Authorization is now requested to accept Burns & Scalo's Redevelopment Proposal and enter into a disposition contract with them, or a related entity, for the conveyance of approximately one-half of the 25.28-acre Chartiers Valley property. Prior to closing, the property will be subjected to a subdivision, with each half conveyed to a Redeveloper and the URA having no remaining ownership. The sale price is based on \$65,000 per acre and is subject to adjustment based upon changes in the final division of the acreage between the two prospective developers.

After working with the URA's affiliated Pittsburgh Economic & Industrial Development Corporation towards it first preparing the site, a decision was reached that with two similarly sized buildings to be developed the developers were willing to divide the site work between them and move forward with the project. Burns & Scalo and Franklin Interiors has proposed a 150,000 square foot warehouse/flex building on the north side of the site with Franklin Interiors leasing one-third of the space. Total project costs are \$11,250,000 (\$10,428,400 net of site acquisition), with an anticipated October 2016 closing and completion of construction in November of 2017. The total job creation for this building is expected to be 30 to 45.

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 the to be formed entity, 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.

Theresa Kail Smith, of the Pittsburgh City Council, was present. Ms. Smith wanted to thank the Board and Authority staff for their investments in these projects.

Mr. Jim Scalo, President of Burns & Scalo Equities, LLC, was present. Mr. Scalo stated they are excited about the capital investments coming to the West End. He stated there was an article in the Pittsburgh Post-Gazette yesterday in which he was quoted, and said that the article had really nailed his comments about this project being superior for industrial development. He said that this is one of the best in-built sites that he has ever seen. He said that they had their eye on this site for years. He said they were waiting for the RFP to come through. He said that Ralph Dallier, of Franklin Interiors, is already established in the City of Pittsburgh, and continues to expand. He said that Franklin Interiors already occupies possibly 1/3 of this building, and is planning on leasing the other 2/3 in the open market where there has been substantial growth. He told Theresa Kail Smith that they would like to attend a community meeting within her district. He said that they are very anxious to get started on this project this year in order to meet the occupancy needs of Franklin Interiors.

Ralph Dallier, of Franklin Interiors, was present. Mr. Dallier stated that their goal is to be operational by the fourth quarter of next year. He stated that they would like to stay on track. He said that this site is his company's central warehousing facility, and has been a part of the Pittsburgh community now for sixty years. He said that he had bought this company back in 1992, and kept the original business name. He said that his business has expanded to different parts of the City. He said this is a very important project for them and thanked the Authority for its support.

Jim Scalo stated that this project has come at a good time for Franklin Interiors. He said that all the industrial growth is happening out by the airport. He said that the projects they have developed by the airport were a natural migration by default, because people are moving out of the City. He said that with this site becoming available there will be jobs creation in the City with a lot of credit going to the URA. He feels that Felix Cardella, from TKA Architects, Inc., who will be the architect on this project is the right fit, because his company comes with a lot of experience in the City and understands the permitting process, which is good for this unique project.

Mr. Ferlo wanted to recognize Burns and Scalo as a reputable developer, and the great work they have done in the City. He recognized Franklin Interiors who remains committed to the City of Pittsburgh. He said that this is one half of a larger site, and he highly recommends that they develop the whole site. Mr. Rubinstein stated that the Board will have the opportunity to weigh in on the rest of this site next month.

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

RESOLUTION NO. 192 (2016)

RESOLVED: That the Redevelopment Proposal submitted by Burns & Scalo Equities, LLC for Block 70-E, part of Lot 325, and Block 107-H, part of Lot 100, in the 28th Ward, and execution of a disposition contract by sale for \$821,600.00 are hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute 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.

4. Elliott and Fairywood – Former School Sites

- a. Authorization to amend Resolution No. 48 (2016) to include a purchase price of \$415,000.00 for the acquisition of Block 19-C, Lot 166, in the 20th Ward from the Board of Education of the School District of Pittsburgh.
- b. Authorization to acquire Block 70-E, Lots 185 and 241, in the 28th Ward for \$200,000.00 from the Board of Education of the School District of Pittsburgh.

Mr. Rubinstein requested Board approval of the above items.

Ms. Kyra Straussman, Director of Real Estate stated that at its meeting of February 11, 2016, the Board of this Authority authorized the acquisition of the former Stevens School, a vacant school building on a 1.48-acre site at 822 Crucible Street in the 20th Ward in Elliott that the Authority now intends to market for redevelopment. At that time, the price was to be negotiated.

As negotiations progressed, the transaction evolved to include the former Fairywood School site located at 1865 Broadhead Fording Road in the 28th Ward in Fairywood. This property is a vacant parcel containing approximately 3.723 acres that the Authority intends to market for redevelopment.

Authorization is requested to amend the prior Resolution regarding the former Stevens School to include a purchase price of \$415,000.00 and to acquire the former Fairywood School site for \$200,000.00.

The funding source is City Bond and/or City PayGo.

Mr. Acklin thanked Councilwoman Theresa Kail Smith for her leadership with this project. He said that the residents in Elliott are anticipating this project. He said that there have been negotiations with the School Board, which resulted in a breakthrough last week. He said that with respect to the parcel in Fairywood, this project will allow the community to have an influence over the outcome of this site. He acknowledges the Authority and some strong leaders in City Council for this community driven development.

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

RESOLUTION NO. 193 (2016)

RESOLVED: That Resolution No. 48 (2016) is hereby amended to include a purchase price of \$415,000.00 for the acquisition of Block 19-C, Lot 166, in the 20th Ward, from the Board of Education of the School District of Pittsburgh.

RESOLUTION NO. 194 (2016)

RESOLVED: That the acquisition of Block 70-E, Lots 185 and 241, in the 28th Ward, for \$200,000.00 plus costs, from the Board of Education of the School District of Pittsburgh 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 to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Executive Session

Mr. Acklin stated that an Executive Session was held on June 9, 2016, at 12:00 P.M. at the Rivers Club located at 301 Grant Street One Oxford Centre Suite 411 Pittsburgh, PA 15219 regarding the 2015 audit, and review the Hays agenda item.

Mr. Acklin stated that early in the administration he had gotten a call from Chuck Betters, who is a developer in and around the City, and proceeded to have discussions with the Mayor about a 660-acre parcel in Hays he wanted to donate to the City for the development of a potential park. He said that after two years of negotiations, this proposal being presented to the Board today was the result. He said that this would potentially result in the largest park in the City. He said this would be the largest donation to the residents of the City of Pittsburgh through the Authority in over 100 years. He said there are similar donations made by Mary Schenley in 1889 as well as Henry Clay Frick. He said that the discussion today will be about the acquisition, financing and how this all came together, as well as what the next steps will be. He said that part of this parcel is in Baldwin Borough, and they have been in discussions with the leadership of Baldwin Borough about the ownership process. He said that they have also been in discussions with the foundation community and non-profits in the City who have the ability to preserve and retain this site for environmental and enjoyment purposes.

6. Hays

- a. Authorization to acquire, via purchase and donation, and execute deeds for the following property from Pittsburgh Development Group II, L.P., for \$5,000,000.00 plus applicable closing costs:

	<u>Block/Lot</u>	<u>Address</u>	<u>Acres</u>
31st	31-G-200	Agnew Road	634.33
Baldwin	31-G-200-1	Becks Run Road	0.2960
Baldwin	31-J-44	Becks Run Road	1.8800
Baldwin	31-J-75	Somerset Street	3.6930
Baldwin	31-K-2	Somerset Street	0.1377
Baldwin	31-K-25	Somerset Street	0.6629
Baldwin	31-K-35	Omert Street	8.8630
Baldwin	31-K-55	Susquehanna Street	0.9063
16th	32-H-100	Parkwood Road	7.6500

- b. Authorization for an internal loan from the Pittsburgh Development Fund, and waiver of fund guidelines, in an amount not to exceed \$5,300,000.00 to fund acquisition, due diligence, and holding and related costs.
- c. Authorization to use City Bond and/or PayGo funds in an amount not to exceed \$500,000.00 to fund acquisition, due diligence, and holding and related costs.

- d. Authorization to amend the Agreement with Fox Rothschild LLP for legal services pertaining to environmental and other due diligence related to the property, to increase the amount by \$10,000.00, for a total amount not to exceed \$15,000.00.
- e. Authorization to amend the Agreement with Dickie, McCamey & Chilcote, P.C. for legal services pertaining to title for the acquisition of the property, to increase the amount by \$45,000.00, for a total amount not to exceed \$50,000.00.
- f. Authorization to enter into an agreement with Emissary Settlement, LLC for escrow services and title insurance policy issuance in an amount not to exceed \$20,000.00.
- g. Authorization to amend the Agreement with Chester Engineers for environmental due diligence, including a Phase I evaluation, to increase the amount by \$15,000.00, for a total amount not to exceed \$20,000.00.
- h. Authorization to file an application and enter into a contract with the Commonwealth of Pennsylvania Department of Conservation and Natural Resources (DCNR) for a Community Conservation Partnerships Program (C2P2) grant in an amount up to \$5,000,000.00, for the acquisition of the property and related due diligence and maintenance costs.
- i. Authorization to enter into a cooperation agreement with the City of Pittsburgh for lease/license of the above-referenced property.
- j. Authorization to apply for grants to reimburse the URA for acquisition, due diligence, and holding and related costs.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein stated that the parcels above contain a total of approximately 660 acres and include Hays Woods, the largest undeveloped site remaining in Pittsburgh. The parcels were acquired in 2003 by Pittsburgh Development Group II, L.P., and Block 31-G, Lot 200, was approved as Pittsburgh Specially Planned District SP-6, Palisades Park. The site was originally proposed for strip mining and then, once mining was completed, for development with a thoroughbred racetrack, commercial retail, and housing centered on a traditional town square. However, the project failed to receive necessary EPA and Pennsylvania Gaming Control Board approvals and never moved forward. Challenging topographical conditions and significant undermining of the site have also inhibited development.

Hays Woods' steep, hilly, and heavily forested terrain includes six streams and a waterfall. Its importance as an environmental resource was underscored in 2013, when two bald eagles nested there. The eagles and their eaglet offspring are featured on live webcam and have attracted a national following.

Given the desire to return the site to public ownership, the seller has agreed to convey the property in fee simple, including all mineral rights, to the URA. The transaction is structured as a combination purchase and donation. The seller will receive a payment of \$5,000,000.00 and will donate the balance of the property's appraised value, allowing the URA to acquire the site at a cost significantly below market value.

We are now requesting authorization to acquire the property for \$5,000,000.00 plus closing, due diligence, and holding and related costs. The funding sources will be Pittsburgh Development Fund, City Bond, and/or PayGo.

Mr. Acklin stated that the history of this site included help received from Senator Ferlo, and Councilman Peduto, who was a part of the discussions, and Chuck Betters, who came with his partners to the table with his generosity that will leave a legacy for the City. He acknowledged the advocacy community, Allegheny Land Trust, and the Western Pennsylvania Conservancy. He said the structure of this action will be to approve a donation agreement and payment the Authority is making for the transaction to acquire this property. He said there will be an acquisition closing in the next few weeks. He said that discussions have started with the non-profit and foundation communities about post-closing, and finalizing a conveyance of a permanent conservation easement in perpetuity. He said that included with this conveyance are subsurface, gas and oil, and mineral rights that will never be extracted. He said that in exchange for future grants, which will require future Board action, there have been discussions about the Authority recovering a portion of the \$5,000,000.00 that we are investing into this transaction. He said there was no commitment in the conversation at the Executive Session earlier today, but there will be in depth discussions about the investment and compensation the Authority is looking for in making a long-term permanent easement, which involves the grant that is being authorized today. He said that they have utilized experts to investigate whether a portion of this site can be used for housing, which would expand the tax base for the City, but only a small portion of this site could potentially be assessed. He said this whole site would probably be zoned as a park. He acknowledged Jason Hobbes and Nathan Clark, the Authority's Counsel for their hard work on this proposal. He stated that a lot of people have been involved in this project for a long time, and on behalf of the Mayor and the residents of the City, he wanted to acknowledge Mr. Betters for this generous donation to the City.

Mr. Ferlo wanted to thank the Mayor, Chairman, and the Authority for their hard work on this project. He wanted to honor Mr. Betters for his donation. He is excited about the transition the City of Pittsburgh has made in the last 100 years, and the diversity that this land represents, and feels that this is a great opportunity for all involved.

Michael Knoop, of the Western Pennsylvania Conservancy, was present. Mr. Knoop stated that they are very excited to work with the City of Pittsburgh on the permanent conservation of this property. He said that there are so many individuals from outside of the Western Pennsylvania Conservancy and Allegheny Land Trust that are interested in this property. He said they have been looking at this site as a possible park for about 15 to 20 years, and it is gratifying to know this land is one step closer to that goal.

Mr. Acklin stated that if this proposal is successful today, there will be discussions about a process for post-closing, and additional investments. He said that legally this property is being used as a park. He said that there are trails for walking and biking that are already being used.

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

RESOLUTION NO. 195 (2016)

RESOLVED: That the acquisition of the following parcels, collectively known as Hays Woods ("Hays Woods"), for \$5,000,000.00 plus costs, from the Pittsburgh Development Group II, L.P., 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 to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto:

<u>Ward/Borough</u>	<u>Block/Lot</u>	<u>Address</u>	<u>Acres</u>
31st	31-G-200	Agnew Road	634.33
Baldwin	31-G-200-1	Becks Run Road	0.2960
Baldwin	31-J-44	Becks Run Road	1.8800
Baldwin	31-J-75	Somerset Street	3.6930
Baldwin	31-K-2	Somerset Street	0.1377
Baldwin	31-K-25	Somerset Street	0.6629
Baldwin	31-K-35	Omert Street	8.8630
Baldwin	31-K-55	Susquehanna Street	0.9063
16th	32-H-100	Parkwood Road	7.6500

RESOLUTION NO. 196 (2016)

RESOLVED: That a loan to the Authority for an amount not to exceed \$5,300,000.00, payable from the Pittsburgh Development Fund, to fund the acquisition of Hays Woods and related due diligence, holding, and other costs, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a 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; and it is

RESOLUTION NO. 197 (2016)

FURTHER RESOLVED: That a waiver of the Pittsburgh Development Fund guidelines to fund the acquisition of Hays Woods and related due diligence, holding, and other costs is hereby approved.

RESOLUTION NO. 198 (2016)

RESOLVED: That the use of City Bond and/or PayGo funds in an amount not to exceed \$500,000.00 to fund the acquisition of Hays Woods and related due diligence, holding, and other costs is hereby approved.

RESOLUTION NO. 199 (2016)

RESOLVED: That amendment of the Professional Services Agreement between the Authority and Fox Rothchild LLP, dated May 1, 2016, for an increase of \$10,000.00, payable from the Pittsburgh Development Fund, City Bond, and/or PayGo funds, for a total agreement amount not to exceed \$15,000.00, for legal services pertaining to environmental and other due diligence 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 to said agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 200 (2016)

RESOLVED: That amendment of the Professional Services Agreement between the Authority and Dickie, McCamey & Chilcote, P.C., dated May 27, 2016, for an increase of \$45,000.00, payable from the Pittsburgh Development Fund, City Bond, and/or PayGo funds, for a total agreement amount not to exceed \$50,000.00, 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 to said agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 201 (2016)

RESOLVED: That the engagement of Emissary Settlement, LLC for escrow services and title insurance for the Hays Woods acquisition, for an amount not to exceed \$20,000.00, payable from the Pittsburgh Development Fund, City Bond, and/or 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 an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 202 (2016)

RESOLVED: That amendment of the Professional Services Agreement with Chester Engineers dated May 4, 2016, for an increase of \$15,000.00, payable from the Pittsburgh Development Fund, City Bond, and/or PayGo funds, for a total agreement amount not to exceed \$20,000.00, for environmental due diligence for the Hays Woods acquisition, including a Phase I evaluation, 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. 203 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Department of Conservation and Natural Resources (DCNR) for a Community Conservation Partnerships Program (C2P2) grant for an amount not to exceed \$5,000,000.00, to reimburse the URA for the acquisition of Hays Woods and for related due diligence holding, and related 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 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 Community Conservation Partnerships Program (C2P2) grant from the Commonwealth of Pennsylvania Department of Conservation and Natural Resources (DCNR) for an amount not to exceed \$5,000,000.00, to be used for the acquisition of Hays Woods and for related due diligence holding, and related costs, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a 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. 204 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the lease/license of Hays Woods 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. 205 (2016)

RESOLVED: That the application for grants to reimburse the URA for the acquisition of Hays Woods and for related due diligence, holding, and other costs is hereby approved.

7. East Ohio Street – Request for Proposals
 - a. Authorization to issue a Request for Proposals for the sale of Block 24-N, Lot 118, and Block 24-N, Lot 120, in the 23rd Ward.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that the Urban Redevelopment Authority of Pittsburgh, in partnership with Historic Deutschtown Development Corporation ("HDDC"), is asking for authorization to issue a Request for Proposals ("RFP"). Through a Memorandum of Understanding to be executed between the URA and HDDC, the RFP will include two properties currently owned by the URA and a block of three buildings in the East Ohio Street Business District in the East Allegheny neighborhood of Deutschtown that are currently owned by HDDC. The URA owned properties are located at 624 and 628 East Ohio Street, and known as Block 24-N, Lots 118 and 120. The HDDC owned properties are located at 620 East Ohio Street, and are known as Block 24-N, Lot 115.

The goal of the RFP is to seek a developer to purchase the properties and complete a distinctive mixed-use redevelopment of 620, 624, and 628 East Ohio Street. Historic preservation of 628 East Ohio Street is imperative. Residing in the heart of Deutschtown's commercial district, these properties have sat vacant for many years, interrupting the business district. Along with the construction of a hotel and restaurant on the opposite side of Interstate 279, this project is seen as key to the resurgence of an East Ohio retail corridor that connects the East Allegheny neighborhood with Deutschtown.

Mark Fatla, of NSLC, representing HDDC, was present. Mr. Fatla stated that Barbara Burns, former Councilwoman and State Representative, strongly urges approval of this project. He thanked the staff for issuing an RFP through the Memorandum of Understanding. He said that this is a good time to put out an RFP because of the changes that have been made on East Ohio Street in recent years that have attracted new residents to the neighborhood. He said that over the last several years they have acquired and renovated 632 East Ohio Street, 502 East Ohio Street, and 431 and 433 East Ohio Street, which now house a floral shop, gallery and some apartments. He said a future hotel will be developed across the highway by October Development, with a construction start date later this year. He said that an allocation of New Market Tax Credits from the Authority will be imposed for that project. He feels that through the process it has been shown that there is a good market for this project.

Ms. Hall-Russell asked if the Authority owns any other properties along East Ohio Street. Ms. Straussman answered that the Authority did not.

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

RESOLUTION NO. 206 (2016)

RESOLVED: That the issuance of a request for proposals for the sale of Block 24-N, Lot 118, and Block 24-N, Lot 120, in the 23rd Ward, is hereby approved.

6. Larimer/East Liberty Choice Neighborhood Implementation (CNIG)

1. i. Authorization to file an Application with and enter into a Contract

with the Commonwealth of Pennsylvania Department of Community and Economic Development and/or the Commonwealth Financing Authority for a Watershed Restoration and Protection Program (WRPP) grant of up to \$300,000.00 for the construction of a new park near the intersection of Larimer Avenue and Station Street.

- ii. Cooperation Agreement with the City of Pittsburgh for the administration of the WRPP funds.
 - iii. Authorization to commit \$45,000 of Larimer Choice Neighborhood Project funds as the required match for the WRPP application.
2. Contract Amendment with Xia, LLC (Christopher Shea, principal) in the aggregate amount of up to \$245,000 (up to \$160,000 increase).

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Director of Housing stated that the neighborhoods of Larimer and East Liberty are the site of a Federal Choice Neighborhoods Implementation Grant (CNIG) award in the amount of \$30 million for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment will focus on three core goals/components: housing, people, and neighborhood.

Park Development

Parks planning and development is a key strategy in the neighborhood component, which seeks to address issues of vacant land, public infrastructure needs, and greening/park goals. As part of the planning process for CNIG a network of parks was recommended as a strategy. A robust community and stakeholder process led by Wallace Roberts & Todd (WRT) is underway to design this parks and open space system and is now in conceptual design. The conceptual park design evokes themes of Nature, Water, and Play with a focus on equitable and sustainable design.

The first park phase, or Zone A, has been identified as the three-acre site at the corner of Larimer Avenue and Station Street in the East Liberty neighborhood. This site is currently owned by the Authority and is adjacent to the McCormack Baron Salazar (MBS) 85-unit phase 1 mixed income development currently under construction.

The Authority is seeking authorization to apply to the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Finance Authority (CFA) for a Watershed Restoration and Protection Program (WRPP) grant of up to \$300,000 for construction of the Zone A park.

Authorization is also requested to enter into a cooperation agreement with the City of Pittsburgh for the administration of the funds and to commit \$45,000.00 of Larimer Choice Neighborhood Project funds to serve as the required match.

Choice Neighborhood Project Director

Authorization is requested to enter into an agreement to pay for a Larimer / East Liberty Choice Neighborhoods Project Director (CNPD). The scope of work for the CNPD is for the executive management of the Larimer CNI Plan as approved by the U.S. Department of Housing and Urban Development (HUD). CNI supports the transformation of a distressed neighborhood into a viable and sustainable mixed-income community characterized by improved housing values, increased employment and income and improvements in the perception of personal safety.

The CNPD will lead a multidisciplinary team of governmental agencies (URA, Housing Authority of the City of Pittsburgh (HACP), City of Pittsburgh) housing developers, community stakeholders and other partners, identify strategies and develop and support public-private partnerships toward a successful CNI implementation to benefit the entire Larimer community. The CNPD will report to the Mayor of the City of Pittsburgh (or his designee) and is empowered through a Cooperation Agreement with the City and HACP, (both co-grantees under the HUD CNI grant) and the URA.

Xia, LLC (Christopher Shea, principal) has been selected as the CNPD. Mr. Shea is highly recommended for this work based on his long history of managing federally assisted programs and projects for HACP and the City of Baltimore, his experience with comprehensive transformational neighborhood development and his positive relationships with HUD, the foundation community and other local stakeholders. Mr. Shea is the president and sole owner of Xia, llc which has an address of 1720 Monkton Farms Drive, Monkton, MD 21111.

Authorization is requested to amend an existing contract dated December 16, 2015 with Xia, llc from \$85,000 (an increase of up to \$160,000) to pay for this position for an approximate 12-month period through March 1, 2017. Private foundations paid \$65,000 of the original \$85,000 contract and the Authority paid the \$20,000 balance. The \$85,000 contract paid for work performed through February, 2016. The requested contract amendment will be funded with Larimer Choice Neighborhood Project funds.

Ms. Hall-Russell asked if Mr. Shea lived in the area. Mr. Cummings said that Mr. Shea owns a house locally, but his permanent residence is in Maryland.

Mr. Ferlo thought that there was a three party agreement for reimbursement. He thought that the City Housing Authority was to contribute to this item. Mr. Cummings said that the longer term financing strategy still remains, and there are options for future funding out of that agreement. He said that the agreement is in the final stages of being executed with the City Housing Authority. Mr. Ferlo said that if this was not the case the URA expenditures would be off

by \$245,000.00. Mr. Cummings said that the foundations have already contributed \$65,000.00 of that amount which previously has been extended out of the \$245,000.00.

Upon approval by Ms. Hall-Russell, seconded by Mr. Gainey and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 207 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Department of Community and Economic Development and/or the Commonwealth Financing Authority for a Watershed Restoration and Protection Program (WRPP) grant for an amount not to exceed \$300,000.00, to be used for the construction of a new park near the intersection of Larimer Avenue and Station Street, 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 Watershed Restoration and Protection Program (WRPP) grant from the Commonwealth of Pennsylvania Department of Community and Economic Development and/or the Commonwealth Financing Authority for an amount not to exceed \$300,000.00, to be used for the construction of a new park near the intersection of Larimer Avenue and Station Street, 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. 208 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the administration of the Watershed Restoration and Protection Program (WRPP) grant funds in an amount up to \$300,000.00 is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 209 (2016)

RESOLVED: That the commission of \$45,000.00 of Larimer Choice Neighborhood funds as the required match for the (WRPP) grant application is hereby approved.

RESOLUTION NO. 210 (2016)

RESOLVED: That amendment of the Professional Services Agreement with Xia, LLC dated December 16, 2015, for managing federally assisted programs, for an increase of \$160,000.00 payable from the Larimer Choice Neighborhood Project funds, for a total agreement amount not to exceed \$245,000.00, 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.

7. Central Downtown Business District – 604 Liberty Avenue
 - a. Authorization to reject all proposals for Block 1-D, Lot 183 in the 2nd Ward.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that the URA issued a rolling Request for Proposals (RFP) on June 25, 2015, requesting that developers and/or development teams submit proposals for the purchase and redevelopment of 604 Liberty Avenue in the Central Downtown Business District of the City of Pittsburgh. Proposals were due on September 14, 2015, and the URA received four proposals. The URA entered into exclusive negotiations with McKnight Realty on December 10, 2015, such exclusive negotiation period has now expired, and the URA has determined that it will not proceed through the disposition process with McKnight Realty for this parcel. After careful evaluation, it is recommended that this Board reject all proposals.

Mr. Ferlo objected to this motion. He asked why this property has not been sold and said that it has been owned by the Authority for too many years. He asked about the two other bidders on the property who are not known to him, one being a popcorn company, and the other a bar that exists in Market Place. He said that the CDC or the Pittsburgh Downtown Partnership should be allowed to bid and purchase the property if they are interested. Ms. Straussman stated that the real challenge, particularly with smaller properties, is that the Authority must follow the Redevelopment Law in reviewing proposals. She said that the Authority cannot just sell a property without a redevelopment purpose. She said that one of the challenges of this project is financing, and the costs have been estimated to be three to four hundred dollars per square foot, and filling that gap can be challenging. She said that the Authority has to put the whole development package together, and assure the Board that it can actually take place. Mr. Acklin asked how we took ownership of this property. Mr. Rubinstein said that it was acquired during the Fifth and Forbes Redevelopment Project of the late 1990's/early 2000's. Mr. Acklin asked if the Authority has the ability to negotiate a sale to the highest bidder. Mr. Rubinstein stated there has to be evidence of financing, and proven ability to complete the project. Mr. Rubinstein stated that the Authority is trying to cooperate with community organizations. He said that it is important to the downtown community organizations what happens to properties in the area.

Mr. Acklin asked if the action today is not to authorize engagement but to reject prior proposal and come back with a new one. Ms. Straussman said yes.

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

RESOLUTION NO. 211 (2016)

RESOLVED: That the rejection of all proposals for Block 1-D, Lot 183, in the 2nd Ward, is hereby approved.

8. South Side Slopes

- a. Proposal and form of contract 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 July 9, 2015, the Board of this Authority authorized exclusive negotiations with J. Poli, Inc. for the conveyance of property in the South Side Slopes neighborhood located near the intersection of the Josephine Street and S. 21st Street.

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 accept the Proposal and enter into a Disposition Contract with Milan Enterprises, LP, for the sale of these properties for \$125,000. Development costs, excluding site acquisition, are budgeted at \$33,000.

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.

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.

Peter Milan, of Milan Enterprises, LP, was present. Mr. Milan stated that this property was probably part of the overall parcel, and somehow fell through the cracks, and went to the Authority. He said this parcel is a natural extension of the overall property. He said that the buildings on this property have garage doors that open up on the Authority's lot for access and egress. He said that his company has a proven track record of renovation and maintaining fairly pristine properties on the Southside. Mr. Acklin asked if improvements are required, or will they only obtain site control post-acquisition. Mr. Milan said that in post-acquisition they are going to do both. He said that the requirements are mainly for access and egress to the other properties, but before the closing they will have the improvements completed. Mr. Acklin asked if there is a lease in place right now for this lot. Ms. Straussman said that there is not, but are moving forward on the license agreement. She said that they may have to implement improvements to meet code obligations, which is why there is only one item being presented today. She said that this will come back to the Board with the final design including improvements that have already been completed. Mr. Acklin asked what will happen to the greenspace on this property. Ms. Straussman said that the greenspace is deeply sloped and will remain undeveloped.

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

RESOLUTION NO. 212 (2016)

RESOLVED: That the Redevelopment Proposal submitted by Milan Enterprises, LP, for the acquisition of Block 12-P, Lots 92, 96, and 106, in the 17th Ward, for \$125,000.00, and execution of a disposition contract by sale 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.

9. Industrial Sites Reuse (ISR) Program Grant Application

- a. Ratification of filing Applications and entering into Contracts with the Department of Community & Economic Development (DCED) for an Industrial Sites Reuse (ISR) program grant for the Lower Hill Redevelopment project in the amount of \$83,378.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that the Department of Community and Economic Development (DCED) administers the Industrial Sites Reuse (ISR) Program which provides grants for environmental assessments for industrial sites throughout the Commonwealth of Pennsylvania. Ratification is now being requested for the submission of an environment assessment grant application for the Lower Hill Redevelopment project.

Funds will help fund in part the cost of the environmental assessment necessary to position the 28-acre former Civic Arena site for redevelopment. This grant will leverage a \$444 million mixed-use development that will include 1,200 units of housing. The Lower Hill Redevelopment project is located in in the Central Business District neighborhood of the City of Pittsburgh.

There was no discussion among the Members.

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

RESOLUTION NO. 213 (2016)

RESOLVED: That the submission of an application to the Department of Community and Economic Development (DCED) for the Industrial Sites Reuse (ISR) program grant for an amount up to \$83,378.00 for the Lower Hill Redevelopment project is hereby ratified; and it is

RESOLVED FURTHER: That the acceptance of Industrial Sites Reuse (ISR) program grant funds from the Department of Community and Economic Development (DCED) for an amount up to \$83,378.00 for the Lower Hill Redevelopment project 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.

10. Homewood Comprehensive Community Plan RFP

- a. Authorization to issue a Request for Proposals (RFP) for professional planning services for the Homewood Comprehensive Community Plan.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that authorization is requested to issue a RFP for planning services related to a comprehensive community plan for the Homewood Neighborhoods.

The Homewood Comprehensive Community Plan shall serve as the basis for future planning activities, neighborhood design, and a framework for investment within the Homewood neighborhoods. It is intended that the plan will be formally adopted by the City Planning Commission and incorporated into the City's Comprehensive Plan. The scope for the comprehensive plan will include planning gap analysis, an inventory of community assets, the development of community goals and objectives, and an implementation plan and metric evaluation system. The planning process will be led and managed by the Department of City Planning in partnership with the Homewood Community Development Collaborative (HCDC).

Funding source: 2012-13 CDBG Funds - Homewood Brushton.

Cherylie Fuller, Executive Director of the Homewood Concerned Citizens Council, was present. Ms. Fuller said that they are one of the seven founding organizations of the Homewood Community Development Collaborative. She said that they were here today to discuss the draft of the comprehensive plan that was before the Board. She said that this plan will be in draft form, and they will be making updates prior to the RFP being submitted, because there were changes they wanted to make. She said that Michael Smith, of City Planning, is going to make sure that the changes that the Collaborative wants are made and will present the RFP. Mr. Gainey asked Ms. Fuller if she was ok with this item. Ms. Fuller stated yes, provided that the plan is not submitted in the draft form, and the Collaborative reviews it before it is sent out as the RFP. Mr. Gainey asked Ms. Fuller what she recommended be imputed into the draft. Ms. Fuller said she recommends that the submitted changes for the first bid be imputed into the draft, so they can be reviewed.

Andrew Dash, of City Planning, was present. Mr. Dash said that Michael Smith, of City Planning, has worked with the Collaborative on the development of the RFP for this project. He said that City Planning is fully aware that the plan is in draft form, and will be finalizing the RFP in the next few weeks with Collaborative input. Mr. Acklin wanted to clarify that City Planning is working on the substance of the RFP with the community, and the Authority will then proceed to issue the RFP. Mr. Dash agreed with the clarification. Mr. Gainey said that they have been working together for quite a while, and he would like to see something that says pending the approval of the group. Mr. Acklin would like to see that the issuance of the RFP be subject to the review of Vice Chairman Gainey. Mr. Gainey said that they had the conversation with the Mayor's Office about community approval on this pending item.

Ms. Fuller stated that she did not see an amount on the RFP. Ms. Hall-Russell said that it will be up to \$150,000.00.

Mr. Ferlo's concern is what are we buying into. He said that he has heard other comments that a new CDC would be created, and that it would involve Larimer. He said that he is all for the master planning within Homewood, but he does not want to see us supporting another unnecessary CDC. Mr. Gainey stated that he was clear with everyone at the table about this subject. Mr. Ferlo stated that City Planning should have the understanding that we agreed to this CDC for Homewood.

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

RESOLUTION NO. 214 (2016)

RESOLVED: That the issuance of a request for proposals for professional planning services for the Homewood Comprehensive Community Plan pending final approval by the Acting Executive Director at the consultation of Representative Gainey is hereby approved.

11. Enterprise Zone Revolving Loan Fund: Max Auto Real Estate, LLC/W&S Vehicles, LLC.

- a. Approval of an Enterprise Zone Revolving Loan Fund loan of \$429,095 to Max Auto Real Estate, LLC and W&S Vehicles, LLC.

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that Max Auto Real Estate, LLC purchased and plans to renovate 801 Gross Street in Bloomfield to house the car service center for W&S Vehicles, LLC (dealership for BMW and MiniCooper on Baum Blvd). The relocation of the service center from Baum Blvd. to 801 Gross Street will expand the number of bays from 17 to 34, create as many as 25 additional jobs as technicians, parts department personnel and lot attendants, generating nearly \$1.2mm in additional wages, and alleviate traffic on Baum Blvd. Max Auto Real Estate, LLC and W&S Vehicles, LLC are African American owned entities.

Principals: Tracy Foster
Max Starks
Daniel White

Location: 801 Gross Street, Pittsburgh PA, 15224
(Bloomfield)

Description: Business expansion.

Total Project Costs: \$3,694,095

SOURCES AND USES OF FUNDS

	<u>TOTAL</u>	<u>Equity</u>	<u>First National Bank</u>	<u>URA</u>
Acquisition	\$1,620,595	\$ 60,000	\$1,131,500	\$429,095
Renovations	\$2,073,500	\$325,000	\$1,748,500	\$0
Total	\$3,694,095	\$385,000	\$2,880,000	\$429,095
	100%	10.4%	78.0%	11.6%

Authority Loan Financing
Enterprise Zone Revolving Loan Fund Loan: \$429,095.00

Interest Rate: 4.5%

Term:	Ten (10) year term
Loan Review Committee:	Approved at May 18, 2016 Business LRC meeting
M/WBE Review Committee:	To be reviewed
Program Benefit:	Community/neighborhood investment. New taxes (real estate and business). New job creation. Renovation of a long underutilized property in Bloomfield. Support of African American owned business.
Jobs:	25

Tracy Foster, of Max Auto Real Estate, LLC and W&S Vehicles, LLC, was present. Mr. Foster thanked the Authority and the support on this project. He said that when he had first bought this dealership in 2000 the Authority helped him purchase the dealership. He said they are really excited about this project, and with so many requirements of the growth of his business in the City and some of the requirements BMW have for the dealers this project is helping them become more accommodating. He said that they will continue to work with all of the neighborhoods associated with the dealership.

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

RESOLUTION NO. 215 (2016)

RESOLVED: That a loan to Max Auto Real Estate, LLC and W&S Vehicles, LLC for an amount not to exceed \$429,095.00, payable from the Enterprise Revolving Loan Fund, to renovate 801 Gross Street in Bloomfield to house the car service center for W&S Vehicles, LLC, 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.

12. East Liberty Transit Revitalization Investment District Revitalization Authority (ELTRIDRA)
 - a. Approval of a Pittsburgh Development Fund of an Urban Development Fund (UDF) loan or Pittsburgh Development Fund (PDF) of up to \$350,000.00 to the

East Liberty Transit Revitalization Investment District Revitalization Authority
(ELTRIDRA)

- b. Disclosure – The URA is a member of ELTRIDRA, and Robert Rubinstein serves as chair of the ELTRIDRA Board of Directors.
- c. Authorization to issue a Request for Proposals (RFP) for engineering design services to improve pedestrian safety adjacent to Lincoln Elementary School.

Mr. Rubinstein requested Board approval of the above items.

Mr. Link stated that the URA has implemented a Transit Revitalization Investment District (“TRID”) in the neighborhood of East Liberty. This district allows for public infrastructure Transit Oriented Development (“TOD”) to be financed by future increased real estate tax revenue generated by private development projects in the defined TRID. TRID creates a public-private synergy in which public TOD projects may be financed by increased tax revenue from private developments, while the same private developments benefit from the enhanced public infrastructure.

ELTRIDRA is the municipal authority that is responsible for administration of the East Liberty Transit Revitalization Investment District that will finance the pedestrian improvements to the area around Lincoln School in the Larimer neighborhood.

The URA successfully implemented and financed the first phase of the ELTRIDRA in 2013. Phase I TOD improvements include busway improvements, a 2-way conversion of Penn Circle, pedestrian improvements, and public art and fountains. These projects were financed by 6 private development projects in the surrounding area including office, multifamily, hospitality and retail projects.

This authorization seeks to implement Phase II of the ETRIDRA. The estimated uses of the funds are outlined below.

TRID Phase II will begin with improvements to the infrastructure surrounding the Lincoln Elementary Pre-k through 5 School. Marked crosswalks will be installed at approximately 6 locations surrounding the school. Additionally, stop signs and school zone crossing signage will be installed. Finally, a sidewalk along Putnam is being considered along with new lighting.

The loan funds will be applied to the pedestrian improvements.

Loan Amount: up to \$350,000

Interest Rate: 4.5%

Term: 20 year amortization

Loan Review Committee: to be reviewed at the June 8, 2016 real estate loan review committee

M/WBE Review Committee: To be reviewed

Program Benefit: Community/neighborhood investment. This project includes the renovation of a property that has been inactive for a number of years. All improvements have been deemed appropriate by the State Historic Preservation Office.

Jobs: For the duration of the TRID, applicants receiving proceeds for private development must submit an annual update on jobs within the development and must provide up to date job information upon the Management Entity at the URA's request. Upon the completion of the project, the applicant will have five years to meet its pre-development employment goals. If TRID funds are used in the private development, any shortfall in actual versus estimated jobs may result in monetary damages that would be specified in the Funding Agreement. Significant jobs will be created by the TOD project.

SOURCES AND USES OF FUNDS

	<u>TOTAL</u>	<u>URA</u>
Lincoln School Pedestrian Infrastructure	350,000	350,000
Total	350,000	350,000
	100%	100%

The URA is a member of ELTRIDRA and Robert Rubinstein is the Chair of ELTRDRA's Board of Directors.

Phase II of the Transit Revitalization Investment

District will include improvements to the infrastructure around Lincoln Elementary School. Anticipated work includes marked crosswalks at approximately six locations, as well as stop signs and school zone crossing signals. A sidewalk with new lighting is also being considered along Putnam Street.

Authorization is requested to issue an RFP for the engineering design of the referenced work.

Firms will be selected to receive the RFP based upon their qualifications that were previously submitted to the URA Engineering and Contraction Department, via a Request for Qualifications that was issued in March of 2014.

There was no discussion among the Members.

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

RESOLUTION NO. 216 (2016)

RESOLVED: That a loan to the East Liberty Transit Revitalization Investment District Revitalization Authority (ELTRIDRA) for an amount not to exceed \$350,000.00, payable from the Pittsburgh Development Fund of Urban Development Fund (UDF), to implement Phase II of the ELTRIDRA, 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; and it is

FURTHER RESOLVED: That it is disclosed that the URA is a member of ELTRIDRA, and that Robert Rubinstein, the Authority's Acting Executive Director, serves as Chair of the ELTRIDRA Board of Directors.

RESOLUTION NO. 217 (2016)

RESOLVED: That the issuance of a request for proposals for engineering design services to improve pedestrian safety adjacent to Lincoln Elementary School is hereby approved.

13. PGH Lab

- a. Authorization to participate in the newly developed PGH Lab program.

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that PGH Lab is a program, developed between the URA and the City, which provides a framework for local early-stage startup companies to pilot their products and services inside the government.

Participating companies will be chosen for the pilot program through a competitive selection process that will identify products and services that best match the URA or the City's needs. The program is a limited engagement, lasting three months. Companies receive no payment but are instead given the opportunity to build their client portfolio by receiving real world client experience in the government.

As part of the program, each accepted company will receive a desk at the City, a dedicated program liaison, mentorship and the opportunity to meet with representatives of the business funding community. Companies are invited to apply in one of the following areas: Citizen Engagement, Operations, Climate Change & the Environment or Other. The first cycle of the program is expected to commence at the end of June and engage 2-3 companies between the City and the URA.

By participating, the URA will receive a framework to connect with local startup companies to explore new ways to use technology and new services to make government more efficient, transparent, sustainable and inclusive. It will also provide the URA an avenue to further strengthen its relationship with the innovation community.

Mr. Acklin asked if there was a financial commitment tied to this item. Mr. Link answered no.

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

RESOLUTION 218 (2016)

RESOLVED: That the Authority's participation in the newly developed PGH Lab program is hereby approved.

14. East Liberty

- a. Authorization to enter into an agreement with the Pittsburgh Water and Sewer Authority for the relocation of a fire hydrant required to complete the North Highland Avenue at East Liberty Boulevard Intersection Improvements project.
- b. Authorization to issue a Request for Proposals (RFP) for Construction Management/Construction Inspection (CM/CI) services for the North Highland Avenue at East Liberty Boulevard intersection improvements.
- c. Authorization to enter into an Agreement with Parsons Brinckerhoff for engineering design services for the conversion of Station Street/Euclid Avenue to two-way traffic conversion for an amount not to exceed \$800,000.00.

Mr. Rubinstein requested Board approval of the above items.

1. Mr. Marty Kaminski, Director of Engineering and Construction stated that the Highland Avenue and East Liberty Boulevard Intersection Improvements project will improve pedestrian safety adjacent to Obama Academy as well as bicycle and vehicular movements.

During the design process, it was determined that it will be necessary to relocate an existing fire hydrant that is owned by the PWSA. Authorization is requested to enter into an Agreement to

establish the responsibilities of the URA and the PWSA, with regard to the construction and maintenance associated with the fire hydrant. Under the terms of this proposed Agreement, the material costs of a new hydrant will be paid for by the PWSA, the removal of the existing hydrant and all other costs associated with the removal of the old hydrant and installation of a new hydrant will be paid for by the URA, and the PWSA will assume maintenance responsibilities for the new hydrant.

2. Authorization is requested to use an RFP for CM/CI services for the North Highland Avenue at East Liberty Boulevard intersection improvement project, located adjacent to the Obama Academy.

Firms will be selected to receive the RFP based upon their qualifications that were previously submitted to the URA Engineering and Construction Department, via a Request For Qualifications that was issued in March of 2014.

3. Authorization is requested to enter into an Agreement with Parsons Brinckerhoff (PB) for the Preliminary Engineering design for the Station Street/Euclid Avenue Two Way Traffic Conversion project. Converting the remaining one-way portion of former Penn Circle from one-way to two-way traffic will change and improve the traffic circulation that was created by the urban-renewal of the 1970's and 1980's, which left key land areas in East Liberty isolated from surrounding residential markets by wide, one-way roadways. The design will include former Penn Circle North and Penn Circle West between Collins Avenue and Baum Blvd. In addition, streetscaping, sidewalk and crosswalk improvements will create a pedestrian-friendly environment for the remainder of the former circle

PB was selected based on their response to a Request for Letters of Interest (RFLOI). Eight firms responded to the RFLOI. Technical proposals were requested from the top three firms, out of eight that responded to the RFLOI. PB was determined to be the most qualified firm. A price proposal was submitted by and negotiated with PB following the PennDOT format, that was acceptable to the URA.

Parsons Brinckerhoff is located at Four Gateway Center, Suite 1305, Pittsburgh PA 15222 and Mr. David Lowdermilk is the Senior Area Manager, Pennsylvania Operations.

The funding source for this agreement is TRID proceeds.

Mr. Acklin asked why the Authority is taking on these projects. Mr. Kaminski stated that these are being done for the school district in their work, which is part of the ELTRIDRA district.

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

RESOLUTION NO. 219 (2016)

RESOLVED: That the Authority's relocation of a fire hydrant to complete the North Highland Avenue at East Liberty Boulevard intersection improvements project is hereby approved.

RESOLUTION NO. 220 (2016)

RESOLVED: That the issuance of a request for proposals for construction management/construction inspection (CM/CI) services for the North Highland Avenue at East Liberty Boulevard intersection improvements is hereby approved.

RESOLUTION NO. 221 (2016)

RESOLVED: That the engagement of Parsons Brinckerhoff for engineering design services for the conversion of Station Street/Euclid Avenue to two-way traffic conversion, for an amount not to exceed \$800,000.00, payable from Transit Revitalization Investment Districts (TRID) proceeds, 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.

15. Property Maintenance

- a. Amendatory Agreement with City Source Associates, Inc., to provide property maintenance – increase of an amount not to exceed \$65,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to amend an Agreement with City Source Associates, Inc. (City Source) to provide property maintenance on URA owned property throughout the City of Pittsburgh. It is projected that the money in the current Agreement will be expended by approximately mid-July of 2016. The URA is currently working with GTECH Strategies to develop request for proposal/bid documents to engage additional firms/organizations to become involved with public lot maintenance. It is anticipated that documents will be ready for issuance of the Request For Proposals/Bids in late June or early July, with successful firms/organizations starting work in September. In the interim, there is and will be, a need to maintain the URA's lots until such time that such firms and organizations are under contract to assist with/take on lot maintenance responsibilities. This requested increase in the Agreement should allow City Source to provide services on URA properties until approximately mid-September of 2016.

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

Funding for this Amendatory Agreement will be from City Bond and/or City PAYGO Funds.

Mr. Ferlo stated that we are limited to our 1400-1600 lots, but how do we guarantee the diversity of the geography of the lots that we have in terms of the six or seven companies that may receive work. Mr. Kaminski said that the RFP is structured so these companies can submit an application for one or all of the bundled properties, which will be grouped into seven different bundles; however, companies can only obtain one of the seven bundles. He said that the assignment of the bundles will be based on the URA's review of the proposals, submitted in response to the RFP. Mr. Ferlo asked if there will be competitive bids. Mr. Kaminski stated that the price is only a part of the selection process, among other factors such as location of business. Mr. Ferlo asked Mr. Kaminski for a copy of the RFP. Mr. Kaminski said that he would.

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

RESOLUTION NO. 222 (2016)

RESOLVED: That amendment of the Construction Agreement between the Authority and City Source Associates, Inc., for property maintenance, dated April 16, 2015, for an increase of \$65,000.00 payable from City Bond and/or City PAYGO Funds, for a total agreement amount not to exceed \$625,000.00, 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.

16. South Side Works

- a. Authorization to issue a Request for Proposals (RFP) for construction management/construction inspection (CM/CI) services for the repair of the riverbank at the South Shore Riverfront Park.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to issue an RFP for CM/CI services for the repair of the bank of the Monongahela River, west of the South Shore Riverfront Park dock.

Presently, the URA's engineering design consultant is preparing construction documents that will be used to bid the work associated with the repair of the eroding riverbank, which was the result of water and ice scour in 2014-2015.

A CM/CI firm will be needed to monitor the repair work. Firms will be selected to receive the RFP based upon their qualifications that were previously submitted to the URA Engineering and Construction Department, via a Request for Qualifications that was issued in March of 2014.

Mr. Ferlo asked what went wrong with prior repairs on this bank. He stated that the Authority has already paid for the design elements of what this bank was supposed to be. Mr. Kaminski stated that erosion protection implemented did not work. Mr. Ferlo asked who the landscape architect was. Mr. Kaminski said that the landscape architect was Environmental Planning and Design. Mr. Ferlo feels that there should have been more effort put into this project. Mr. Kaminski said the problem is going to be corrected now.

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

RESOLUTION NO. 223 (2016)

RESOLVED: That the issuance of a request for proposals for construction management /construction inspection (CM/CI) services for the repair of the riverbank at the South Shore Riverfront Park is hereby approved.

17. a. Authorization for Redemption of Single Family Mortgage Bonds 2006 A, B, C Series -\$1,910,000.00

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Short, Director of Finance stated that authorization is requested for approval to redeem \$1,910,000.00 of Single Family Mortgage Revenue Bonds from the 2006 Series A, 2006 Series B and 2006 Series C in July of 2016.

As part of the Authority's standard bond maintenance program, the Authority has determined the amount of income from prepayments and excess revenue will be available to pay down additional future debt. In accordance with the Indenture, these receipts are to be used for the early Redemption of Bonds. The economic benefit of calling the Bonds is estimated at over \$1,082,000 in interest savings over the term of the Bonds shown below:

\$1,275,000 principal amount 2006 Series A

\$ 190,000 principal amount 2006 Series B

\$ 445,000 principal amount 2006 Series C

The payoff of debt interest rates ranges from 4.2% to 5% with a maturities ranging from 2016 to 2036.

Mr. Ferlo asked if a penalty is being charged on the bonds because they are callable. Mr. Short stated that there would be no penalty. Mr. Ferlo asked if cost of the issuance is an insignificant number. Mr. Short said that the only fee that comes with this item is payment to Caine Mitter & Associates in New York, who run cash flow reports to determine what bonds to pay down. He said that he runs what the interest savings is on the bonds. Mr. Ferlo asked if there were any

professional service fees to execute the resolution. He said that a fee of \$2,000.00 will be paid to Caine Mitter & Associates, but the rest of the work is performed by the Authority.

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

RESOLUTION 224 (2016)

Re: REDEMPTION OF
SINGLE FAMILY MORTGAGE REVENUE BONDS

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") has heretofore previously issued its Single Family Mortgage Revenue Bonds in order to carry out its Pittsburgh Home Ownership Program and Pittsburgh Housing Recovery Program (the "Program"); and

WHEREAS, in order to carry out the Programs, the Authority has determined that it will be necessary for the Authority to effect a redemption of certain Mortgage Revenue Bonds pursuant to the Special Redemption Provisions thereof and in connection therewith for the Authority to authorize such other actions in connection with the foregoing as are necessary.

NOW, THEREFORE, BE IT

RESOLVED, that the Authority hereby authorized and directs that the following series of Mortgage Revenue Bonds in the principal amounts set forth below are to be redeemed from moneys attributable to prepayments (and scheduled amortization payments on First Mortgage Loans and excess revenues).

\$1,275,000, principal amount, of Mortgage Revenue Bonds, 2006 Series A

\$190,000, principal amount, of Mortgage Revenue Bonds, 2006 Series B

\$445,000, principal amount, of Mortgage Revenue Bonds, 2006 Series C

The Board of Directors hereby authorized, ratifies, and approves all actions to be taken to accomplish such redemption. The maturities to be redeemed shall be selected by the Director of Finance.

ADOPTED by the Urban Redevelopment Authority of Pittsburgh the 9th day of June 2016, lawful session regularly assembled.

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

1. Sheraden Market

RESOLUTION NO. 225 (2016)

RESOLVED: That execution of a Certificate of Completion for CE-Sheraden, LP for Block 42-R, Lots 304, 312, and 314, in the 20th Ward, (residential construction-2912, 2918, and 2942 Sheraden Boulevard) and return of the Good Faith Deposit are hereby approved.

RESOLUTION NO. 226 (2016)

RESOLVED: That execution of a Certificate of Completion for CE-Sheraden Market, LP for Block 42-R, Lot 301, in the 20th Ward, (community lot - 640 Hillsboro Street) and return of the Good Faith Deposit is hereby approved.

2. Central Business District

RESOLUTION NO. 227 (2016)

RESOLVED: That execution of a Certificate of Completion for the Gardens at Market Square, LP, for Block 1-H, Lots 184, 197, 200, 201, 204, 205 and 207, in the 20th Ward, (commercial construction-218-249 Forbes Avenue) and return of the Good Faith Deposit are hereby approved.

3. Homewood

RESOLUTION NO. 228 (2016)

RESOLVED: That Resolution No. 47 (2016) is hereby amended to change the purchase price from \$250,000.00 to \$235,000.00 for the acquisition of Block 125-S, Lot 125, in the 13th Ward, (former Homewood School – 7100 Hamilton Avenue).

HOUSING

RESOLUTION NO. 229 (2016)

RESOLVED: That the transfer of up to \$50,000.00 of the 2015 City Bond "Rental Housing Development and Improvement Program" line item to the 2015 City Bond "Party Wall Program" line item is hereby approved.

RESOLUTION NO. 230 (2016)

RESOLVED: That the transfer of up to \$50,000.00 of the 2015 City Bond "Pittsburgh Housing Construction Fund" line item to the 2015 City Bond "Party Wall Program" line item is hereby approved.

RESOLUTION NO. 231 (2016)

RESOLVED: That Resolution No. 131 (2016) is hereby amended to increase the amount of 2016 federal HOME funds from \$1,691,816.00 to \$1,701,045.00 (\$9,229.00 increase) based on a revised U.S. Department of Housing & Urban Development (HUD) allocation.

ECONOMIC DEVELOPMENT

1. Civil Rights Compliance

RESOLUTION NO. 232 (2016)

RESOLVED: That amendment of Sections 26.1 and 26.25 of the Disadvantage Business Enterprise (DBE) Program Policy Statement to add Valerie Waters as the URA's new Liaison Officer is hereby approved.

LEGAL

1. Saul Ewing LLP

RESOLUTION NO. 233 (2016)

RESOLVED: That amendment of the Professional Service's Agreement between the Authority and Saul Ewing LLC, dated August 1, 2015, for an increase of \$40,000.00 payable from ARF for a total agreement amount not to exceed \$100,000.00, for legal services relating to general and specific labor and employment matters 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 to said agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

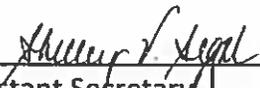
EXECUTIVE

1. Urban Matters Pilot Project

RESOLUTION NO. 234 (2016)

RESOLVED: That amendment of the Consultant Agreement between the Authority and Jamie VandeMolen, dated January 1, 2015, for an increase of \$25,000.00 payable from The Heinz Endowments Fund, for a total agreement amount not to exceed \$65,000.00, to act as Project Coordinator for the Urban Matters Pilot Project, to extend the term to July 29, 2016 is hereby ratified, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment to said agreement, 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

