

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.

May 12, 2016 – 2:00 P.M., E.D.S.T

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

Members Absent: None

Staff Present: Messrs. Cummings, Short, Kaminski, Howe, Link, Pawlak, and Deshler
Mmes. Straussman, Saladna, Akrie, Ellerbee, Cooper, Meier, Madden, Fitzgibbons, Smith Perry, Davidson-Wagner, Schenck, McPhee, Thomas, Segal and Schacht.

1. Human Resources Manager
Mr. Cummings welcomed Columbus Brooks as the Authority's new Human Resources Manager.
2. General
The Minutes of the Regular Board Meeting of April 14, 2016 were approved as written and previously distributed.

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

3. East Liberty – Mellon's Orchard South
 - a. Authorization to enter into exclusive negotiations with TREK Development Group, for a period of 90 days, for the sale of Block 83-P, Lots 60, 165 and 225, in the 11th Ward, with an option to extend the exclusive negotiation period upon approval of the Executive Director.

Mr. Cummings requested Board approval of the above item.

Mr. Tom Cummings, Director of Housing stated that authorization is requested to enter into exclusive negotiations with TREK Development Group for the sale of properties located at the corner of North Euclid and Station Street, Block 83-P, Lots 60, 165 and 225 East Liberty. The project will be known as Mellon's Orchard South. The properties are vacant lots containing a total of approximately 2.96 total acres. In a response to a Request for Proposals dated December 22, 2015, TREK Development Corporation was selected by a Review Committee comprised of community representatives, URA staff, as well as staff from Councilman Rev. Burgess's office and the Mayor's office.

Trek Development Group intends to pursue 9% Low Income Housing Tax Credits for a project that will include these lots for 104 mixed-income housing units, with a total estimated project cost of \$25,502,936. Of this 104 total units, 56 (54% of the projected units) will be affordable housing

available to persons with a household of 4 and an Average Median Income (AMI) of up to \$41,820; while 48 of the units (or 46% of the projected units) will be market rate units.

The proposal includes the reconnection of the street grid with Harvard Street and Beatty Street through the site. North Beatty Street will be a pedestrian-oriented, tree-lined "Market Mall" that is a year round public square and parklet, and is intended to be the seasonal home of the East Liberty Farmer's Market. Approximately 6,000 square feet is intended for retail and community space. While this is primarily a residential development, the Market Mall will be lined on both sides with storefronts containing a mix of retail, live/work and community spaces to activate the mall and serve the residents of the neighborhood at large. When the mall is occupied by the Farmer's Market, the 2 block length of North Beatty Street would be closed and market stalls would occupy the parklet and street.

TREK Development Group is currently engaged with the Triple Aim Impact Consultation Group, which is a joint venture between the National Initiative on Mixed-Income Communities at Case Western Reserve University and Trusted Space Partners. Together, they help cities, housing authorities, private developers, and local leaders promote more successful mixed-income transformation. The Triple Aim Impact focuses on community transformation, individual transformation and the operating efficiency of mixed-income developments. Their practices create opportunities for the entire community to work together across lines of difference. TREK will engage East Liberty stakeholders including ELDI, East Liberty Chamber of Commerce, East Liberty Farmer's Market, City of Pittsburgh, Penn Plaza Tenants Council, Bike Pittsburgh, Green Building Alliance and other local community organizations.

Construction is slated for spring, 2018 with the 9% Low Income Housing Tax Credit (LIHTC) application submitted in March 2017, real estate transfer tax submission in spring 2017/2018, and a closing scheduled in spring 2018.

TREK Development Group is a for profit corporation with a mailing address at 130 7th Street, Suite 300, Pittsburgh, PA 15222. Bill Gatti is the President.

Bill Gatti, of TREK Development Group, was present. Mr. Gatti stated that they were very excited to be a part of this project. He said that they had developed affordable senior housing a few hundred yards away from this development in 2001, and with community cooperation from what was the Emery United Methodist Church. He stated that since then they had been watching other sites in the East End for more opportunities for development. He said that they are looking forward to working with the community on this mixed housing development.

Ms. Hall-Russell stated that she would like to hear from Lillian Grate, of the Penn Plaza Tenants Council, about the community process involving this development and their thoughts. Ms. Grate stated that this was a hard selection process for the Penn Plaza Tenant Council, but as a representative, she had taken this development plan back to the Tenant Council, and she found that this development was exactly what the Council had been looking for in terms of mixed use

and affordable housing. She said that there will be a social worker on staff to integrate tenants into this development and make a home for the residents. She believes this is a great proposal.

Mr. Acklin stated that this was a long process that had started with site assembly, multiple agencies and community input. He said that if this process had not been pushed, the development could have ended up being market rate housing in the middle of an area of the City where affordability is trying to be preserved. He stated that Lillian Grate was a part of the Penn Plaza negotiations, and with the rest of the community pushing for affordability, the market responded. He said that there are five people who gave great proposals through the process, and TREK Development was the most successful. He stated that with site control and working with the community, the Authority was able to make this development a model for future projects in other neighborhoods, rather than leaving it up to the market.

Mr. Gaaney asked Ms. Grate if the fifty-six affordable housing units that are currently being offered is ok with the community. Ms. Grate answered that it was, adding that the market rate is still affordable. Mr. Gaaney asked Mr. Gatti from TREK Development how the fifty-six affordable units were decided upon. Mr. Gatti responded that the decision was made through past developments with a similar model to this development, and through learning about financial structuring. He said he believes the market is calling for a 50/50 affordability mix.

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

RESOLUTION NO. 147 (2016)

RESOLVED: That exclusive negotiations with TREK Development Group for the sale of Block 83-P, Lots 60, 165 and 225, in the 11th Ward, for a period of 90 days, with a possible extension at the discretion of the Executive Director or Acting Executive Director, is hereby approved.

4. Beechview

- a. Authorization to enter into exclusive negotiations with Atlas Development Company or an entity to be formed for a period of 90 days, for the sale of Block 35-F, Lots 266 and 267, and Block 35-G, Lot 216, in the 19th Ward.

Mr. Cummings requested Board approval of the above item.

Ms. Kyra Straussman, the Director of Real Estate stated that the URA owns four properties in the neighborhood of Beechview on Broadway Avenue. Atlas Development Company (formerly Warrior Capital, LP) was approved for exclusive negotiations to purchase one of these properties (1601 Broadway Avenue) located at Block 35-G, Lot 24, at the May 14, 2015, URA Board of Directors Meeting, Resolution No. 142 (2015). At its January 14, 2016, meeting, the Board authorized acceptance of Atlas Development's proposal (Resolution No. 3 (2016)), and the building is currently slated for renovation and commercial use.

The URA issued a Request for Proposals (“RFP”) for its additional properties located at 1600, 1602, and 1619 Broadway Avenue, Block 35-F, Lots 266 and 267, and Block 35-G, Lot 216, on March 22, 2016. Proposals were due on Monday, April 25, 2016, with Atlas being the only respondent.

Authorization is being requested to enter into a 90-day period of exclusive negotiations with Atlas Development Company or an entity to be formed. This action would prevent the URA from entertaining other offers on the property while Atlas puts together their proposal package.

Atlas Development Company is a new management company specifically formed for the development of Beechview. Daniel Berkowitz and Ben Samson are the partners. 1601 Broadway Ave., LP, a registered Delaware Limited Partnership, will be the owner entity of 1600, 1602, and 1619 Broadway Avenue. 1601 Broadway Ave. GP, LLC, a registered Delaware Limited Liability Company, will serve as the entity’s General Partner and is owned and controlled 100% by the developers Daniel Berkowitz and Ben Samson.

Atlas Development Company’s plan includes two developments: a.) the assembly of the 1600-1602 Broadway parcels into a larger mixed-use development that would include ground floor and basement retail with either a microtel or apartments above, and b.) renovation of 1619 Broadway into commercial property offices for three separate businesses. Timeline for construction is estimated to begin in late June or early July 2016.

Atlas Development Company has a mailing address at 1500 Broadway Avenue, Suite 100, Pittsburgh, PA 15216. Daniel Berkowitz is the managing partner.

Ms. Kyra Straussman thanked Councilwoman Rudiak and Senator Fontana from this district for their active involvement with the Beechview Area Concerned Citizens Group, and the Beechview Merchants Association. She said that Mr. Berkowitz and the Atlas team had presented this proposal in several community sessions.

Daniel Berkowitz, of Atlas Development Company, was present. Mr. Berkowitz wanted to echo Ms. Straussman’s comments by thanking Councilwoman Rudiak, Senator Fontana, and the Mayor’s office, who assisted in building a team to react to the needs of this neighborhood. He wanted to also thank Phyllis DiDiano who has been one community member that has helped by meeting with past developers to address any issues with developments.

Councilwoman Natalia Rudiak was present. Ms. Rudiak stated that Mr. Berkowitz has integrated into this community by attending meetings and working out of coffee shops on a regular basis, sharing ideas and future plans. She noted that one of the community discussions involved canvassing nearby neighborhoods to inform them of potential plans being discussed, and getting their input as well. She wanted to also thank Phyllis DiDiano for all she has done.

Mr. Acklin stated that he echoes the statement about Ms. DiDiano. He stated that the development of these four buildings has been a long time coming, and there will be more buildings added moving forward. He said that with the ongoing construction, this business district will be the next hot thing.

Mr. Ferlo asked if these four properties have clear title. Ms. Straussman answered that they do.

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

RESOLUTION NO. 148 (2016)

RESOLVED: That exclusive negotiations with Atlas Development Company, or an entity to be formed, for the sale of Block 35-F, Lots 266 and 267, and Block 35-G, Lot 216, in the 10th Ward, for a period of 90 days, is hereby approved.

5. Uptown – District Energy Plant

- a. Proposal and form of contract for the sale of Block 2-G, Lot 92 (part), in the 4th Ward (also known as Lot E), to NRG DG Development LLC for \$390,175.00.

Mr. Cummings requested Board approval of the above item.

Mr. Straussman stated that at its meeting of September 10, 2015, the Board of this Authority authorized exclusive negotiations with NRG DB Development LLC for the redevelopment of a portion of Block 2-G, Lot 92 (also known as Lot E), located along Colwell Street, Stevenson Street, and Our Way in the 4th Ward. Authorization is now requested to accept the Proposal and enter into a Disposition Contract with NRG DG Development LLC for the conveyance of a portion of the property for construction of a district energy plant that will be used to provide heating and cooling to various customers in the vicinity, potentially including UPMC Mercy Hospital, the Lower Hill Redevelopment Site, and Chatham Center Two.

District energy plants are more efficient and less fuel-intensive than traditional generation technologies. This plant will reduce the electricity costs to its customers, minimize the carbon footprint, and allow for the real-time sale of excess power back to the electric grid. Since NRG will own and operate the plant, the upfront and maintenance costs for customers will be significantly less than if customers were to own and operate their own plants. NRG already operates a successful plant on Pittsburgh's Northside which serves 30 clients including PNC Park, Allegheny General Hospital, and the Carnegie Science Center.

The portion of the property that has been identified for the redevelopment project contains 15,607 square feet, and the purchase price is \$25.00 per square foot, or \$390,175. The development costs are estimated at \$36.9 million. 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 the deed.

NRG DG Development LLC is a wholly-owned subsidiary of NRG Energy, Inc., a publicly traded corporation. It has a mailing address at 211 Carnegie Center, Princeton, NJ 08540. Del Dausman is Vice President.

Dell Dausman, of NRG DG Development LLC, was present. Mr. Dausman stated that they are very excited about surveying this part of the City with District Energy Services. He said that District Energy typically has a lower carbon footprint for the cities they survey. He said that they have been working on this initiative since 2012, and are excited about the prospect of this project happening. He thanked the Mayor and Authority staff for helping to move this project forward. He said that District Energy is a good platform for applying heat and power so they are going to be developing combined heat and power in concert with the initiative doing micro-grids in Pittsburgh, which is a key initiative that the City is working on with the Department of Energy.

Mr. Acklin stated that the City and other entities have been working on this project for awhile. He said that this is much more than just social equity elements in terms of the environment. He stated that this would be a long term solution for a conversion to a micro-grid that might be an efficient and cheaper source of electricity for the entire Hill District. He stated that this is what the Mayor's vision is for extending District Energy and comports with PACT, which is the Downtown combined heat and power organizations. He said that the City has a partnership with the Department of Energy that was announced last year, and this is our first step in moving forward with this initiative.

Mr. Ferlo asked if this project will affect PACT's existing customers or will be geared toward a new customer base. Mr. Acklin answered that this project will be complementary in terms of capital expenditures, and connecting the Allegheny Riverfront plant of PACT to this site would be prohibited. Mr. Acklin stated that this will allow Mercy Hospital to connect through UPMC and other sites as the eco innovation district through Uptown, which includes this 28 acre site. He said that the Pittsburgh Penguins have a commitment to any future development that happens on this 28 acre site, and would have to connect to this initiative. Mr. Ferlo is worried that we are taking service based clients away from Allegheny PACT. Mr. Acklin stated that there is no competition, and believes that District Energy is the actual operator. Mr. Dausman stated that they are developing a plan for PACT as they help develop their system, but are a separate district entirely. Mr. Acklin stated that there have been conversations regarding this for the long term, and welcomes Mr. Ferlo's input. Mr. Ferlo asked about the permitting process. Ms. Straussman stated that they are moving forward with an RFP for parking capacity on the adjacent lot, which is Lot F. Mr. Ferlo asked if we were going to hold the rest of the lot just in case this would become a bigger project. Ms. Straussman answered that the lot is being held for that reason.

Ms. Hall-Russell asked if the commitments with Mercy, the Pittsburgh Penguins, and others are already in writing. Mr. Dausman answered that they have letters of intent from UPMC and Chatham Center, and also a letter of support from the Pittsburgh Penguins. Mr. Ferlo asked who

would regulate and review this. Mr. Dausman answered that the PUC would regulate this project. Mr. Ferlo asked if this would be eligible for a DSIC capital long range plan that was approved in the legislature. Mr. Dausman answered that he was not sure, but would be interested. Mr. Ferlo thought there was a DOE grant for this project. Mr. Dausman stated that this project would be privately funded by NRG. Mr. Acklin stated that the partnership with DOE is the framework that will create an opportunity to pull this off in a city like Pittsburgh. Mr. Dausman stated that the DOE has a program to guaranty a loan, so they could assist. Mr. Ferlo is in favor of this project because of the customer base size, but at some point there are people working on systems City-wide in terms of group co-ops, and he hopes that we have a program broad enough to include bigger projects like this. Mr. Ferlo asked how long this project will take. Mr. Dausman answered stating that they already have the permitting process started with City Planning and are looking to have a permit by November 1, 2016. He stated that this will be in the ground by July of 2017.

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

RESOLUTION NO. 149 (2016)

RESOLVED: That the Redevelopment Proposal submitted by NRG DG Development, LLC, for Block 2-G, Lot 92 (part), in the 4th Ward, and execution of a disposition contract by sale for \$390,175.00 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.

6. Executive

a. Community & Diversity Affairs

1. Authorization to enter into an agreement with Exstare Federal Services Group, LLC for consulting services relating to the restructuring of the URA's Division of Community and Diversity Affairs and MWBE Program for an amount not to exceed \$50,000.00.

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that authorization is requested to enter into an agreement with Exstare Federal Services Group, LLC, to complete a study and produce a report with recommendations to restructure the URA's Division of Community and Diversity Affairs, including recommendations for new policies and processes that reflect national best practices in the administration of Minority and Women Owned Business Enterprise (MWBE) programs.

In February the Board ratified an application to the Heinz Endowments for a grant to fund this study, which was approved by the Heinz Endowments in the amount of \$50,000.00. The URA issued a request for proposals and fifteen (15) responses were received. A Steering Committee

comprised of ten (10) URA staff, two (2) URA Board Members, and a representative of the Mayor's office reviewed the proposals, interviewed several respondents, and is recommending that the Board accept the proposal submitted by Exstare Federal Services Group, LLC.

The first phase of this work will include:

1. Interviews with certified MWBE firms and large construction, real estate, architecture and engineering firms in the region.
2. A scan of best practices of similar departments throughout the country.
3. Identifying successful local hiring practices around the region and the state.
4. Recommendations to restructure MWBE and Compliance programs.

The second phase of work will include:

1. A mission and vision for the URA's MWBE and Compliance programs.
2. A new set of policies to reflect the mission and vision.
3. The creation of a job description for a new staff member to oversee the programs.
4. A national search for the new position.

Exstare Federal Services Group, LLC, is located at 6915 Stoneybrooke Lane, Alexandria, VA 22306. Ms. Nancy K. West is Managing Member.

Mr. Cummings thanked The Heinz Endowments for funding this activity. He also thanked the Board representation who lead this process.

Ms. Nancy West, of Exstare Federal Services Group, LLC, was present. Ms. West stated that she is very excited and appreciative for the opportunity to take on this project. She stated that will have so much involved in the community economic development arm and they really want to take an in-depth look at the Authority's programs policies and practices to see how they can enhance things.

Mr. Acklin thanked the Board members who participated in this project, Councilman Lavelle and Ms. Hall-Russell. He stated that from his perspective, this is some of the most important work we have before us as a City. He stated that our City is far behind, and we need to catch up. He stated that we have commitments in place to women and minority owed contractors who cannot obtain work in the City and have to go outside, which is personally offensive to all of us. He said that when public money is spent on projects, a social equity return is required to know that we are building equity in neighborhoods invested in by people who went out on their own. The commitments that we are looking at will translate throughout the City and to all of the Authorities, not only in terms of numbers, but in making sure the developers and the unions are held accountable. We must make sure we are doing everything we can to build equity among women and minority owned businesses here in the City. He stated that from his perspective, there is a lot of hard work ahead that will be accomplished with the passion and leadership at the table.

Mr. Gainey wanted to congratulate Mr. Lavelle and Ms. Hall-Russell and look forward to reading about how we can grow with MWBEs, and how we can evaluate success.

Ms. Hall-Russell stated that she felt that the clarity piece of this is what grabbed her. She stated that we are doing ok but can do a whole of a lot better, and feels that a lot of this is about transparency and the process that people understand why they did or did not obtain bids. She feels that this organization will get the opportunity to model what we should be doing City-wide, which was critical when looking at the qualifications and presentation and they will have the capacity to show us how to do it well.

Ms. West stated that she is from New Castle, Lawrence County, but spent lots of time in Pittsburgh, and it is nice to be back home.

Mr. Lavelle stated that there was much discussion about promoting this project locally, but feels they have extensive knowledge in this field, and it is worth having a fresh set of eyes that were not tangled in the mess we have now. He feels they are coming in with the best practices from across the country, which gives the perspective as to what you could be doing differently, and with no bias.

Mr. Ferlo stated that although they are always trying to promote local vendors, he feels one of the big problems is the relationship with the City process or lack thereof. He stated that another concern is the issue of bonding, and until we have individuals that can complete a bid properly and have proper bonding, regardless of union issues, and apprenticeship programs, we are not going to make the progress that is needed. He stated that this has been a 20 year struggle that we have been dealing with. He feels that not only the dollar of the contract should be looked at, but what the employment profile looks like on these jobs. He feels that the trade centers should get credit and should be a part of this process.

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

RESOLUTION NO. 150 (2016)

RESOLVED: That the engagement of Exstare Federal Services Group, LLC for consulting services relating to the restructuring of the URA's Division of Community and Diversity Affairs and the MWBE Program, for an amount not to exceed \$50,000.00, payable from The Heinz Endowments 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.

7. Northside

- a. Proposal and form of disposition contract by sale for Block 9-A, Lots 176, 178, 179, 182, 183, 184, 185, 186, 188, 189, 190, 191, 191-A, 192, 192-A, 193A, 194 and 194A (Part of Disposition Parcel 3 – North Shore Project), in the 23rd Ward, to Light of Life Mission, or an entity to be formed, for \$196,560.00.

Mr. Cummings requested Board approval of the above item.

Ms. Straussman stated that at its meeting of January 14, 2016, the Board of this Authority authorized exclusive negotiations with the Light of Life Mission for the sale of property located on Madison Avenue and Voegtly Street on the Northside. At this time, we are requesting authorization to accept the Proposal and enter into a Disposition Contract with Light of Life Mission, or an entity to be formed, for the sale of these properties. The assembled site consists of vacant land containing approximately 18,800 square feet. The Light of Life Mission proposes to use this site for construction of a new facility into which they can relocate their existing rescue mission on the Northside.

Light of Life currently operates out of a facility on North Avenue near the Federal and North business district. This location does not have adequate amenities and space for the before-opening queue of folks seeking services at the facility and/or for the number of individuals seeking assistance. Light of Life will be opening two facilities to replace their current location, both on the Northside. One will be at Ridge Avenue and the other will be the location that this disposition is facilitating.

The new facilities will allow more room for clients, as well as better security for women and children. In addition, the facility will aid Light of life in providing longer term residential options and intensive counseling to those individuals who are ready and willing to work with Light of Life on longer term strategies to address their housing issues and related issues.

The transaction will be contingent on Light of Life's disposition for redevelopment of their existing facility along North Avenue.

Light of Life Mission is a nonprofit corporation with a mailing address at 913 Western Avenue, Pittsburgh, PA 15233. Craig Schweiger is the Executive Director.

Bill Sittig, attorney for Light of Life, was present. Mr. Sittig stated that this has been one of the most exciting projects that he has ever worked on. He stated that it has been a 20-year endeavor, and that Craig Schweiger, who was not present, has built good relationships in the community. He said that the City is not as progressed as they would like it to be, and especially in this area historically. He stated that he does not know anywhere in the country where this has happened; the designing and planning with cooperation of the greater North Side community, the City administration and City Planning to provide the best services for those most in need, which are the homeless and disabled, and to provide ways that work best for the community, which is the

first step. He said that this is a small satellite facility, which will be an emergency shelter. This will allow the emergency services not to be concentrated at the North Avenue facility, with the goal of ultimately moving off North Avenue, to free up and enhance that development. He said this is the first part of a three-part development process, which he believes is unprecedented in the country.

Glenn Graner, Chair of the Board of Light of Life, was present. Mr. Graner stated that they are very excited about this project. He said this has been a 20-year journey to try and find an alternative solution from their current location. He said that they are very inefficient at the current location. He wanted to thank the City and the Authority for their help with this project.

Mark Fatla, of the Northside Leadership Conference, was present. He stated that talking with neighborhood residents about locating a homeless services program was not an easy task. He said that the neighborhoods were looking to find a better balance between services that are needed for the homeless and other needs of the community. He said that they have been working for some time with community groups that are the closest to this location. He said that the conference and these communities gave support to this project. He said that the old location did not have a balance of their needs, and this new location does.

Mr. Ferlo is pleased to see this project move forward. He expressed concern about the number of units of residential opportunity that will be at this facility, and the type of occupancy these units will have. Mr. Graner stated that this facility will be a gateway for emergency services; however, there will be separate quarters for men, women and children for overnight stays. Mr. Ferlo is worried about the public safety of this location. Mr. Sittig stated that the neighborhood weighed that concern and is in support of this project.

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

RESOLUTION NO. 151 (2016)

RESOLVED: That the Redevelopment Proposal submitted by Light of Life Mission, or an entity to be formed, for Block 9-A, Lots 176, 178, 179, 182, 183, 184, 185, 186, 188, 189, 190, 191, 191-A, 192, 192-A, 193A, 194 and 194A (Part of Disposition Parcel 3 – North Shore Project), in the 23rd Ward, and execution of a disposition contract by sale for \$196,560.00 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 to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

8. Central Business District – Sports & Exhibition Authority “Cap”

- a. Authorization of the execution of a deed for the sale of the Authority’s interest in Block 2-B, Lots 104, 107, 257, in the 2nd Ward to the Sports & Exhibition Authority of Pittsburgh and Allegheny County for \$1.00.

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the “SEA”) has initiated planning and fund raising activities for the construction of a “cap” structure spanning over the I-579 Crosstown Boulevard in the 2nd Ward. The URA has an ownership interest in three parcels, located along I-579, Chatham Street, Bigelow Boulevard, and the 7th Avenue/Bigelow Boulevard Ramp, that will be included in the “cap” project. These parcels currently contain green space, and a paved walkway that leads under Bigelow Boulevard. At this time we are requesting authorization to execute a quit claim deed for the conveyance of any interest the URA may have in Block 2-B, Lots 104, 107, and 257 to the SEA for \$1.00. This authorization is contingent upon the SEA obtaining financing, satisfactory to URA staff, for the completion of the “cap” project.

There was no discussion among the Members.

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

RESOLUTION NO. 152 (2016)

RESOLVED: That the sale of Block 2-B, Lots 104,107 and 257 in the 2nd Ward to the Sports & Exhibition Authority of Pittsburgh and Allegheny County, for the sum of \$1.00 is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

9. Chateau – Chateau Landing

- a. Authorization to enter into exclusive negotiations for a period of six (6) months with a development group including Peter Smerd, Greg Stein, and Millcraft Industries, Inc., or entities to be formed, for the sale of Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward.

Mr. Cummings requested Board approval of the above item.

Authorization is requested to enter into exclusive negotiations with Peter Smerd, Greg Stein, and Lucas Piatt, or entities to be formed for the sale of the former J Allan Steel property and the

former Eles Concrete Facility property located at 829 Beaver Avenue and 801 Kroll Drive along the Ohio River in Chateau for redevelopment with a mix of residential and commercial uses. The parcels contain a total of approximately six acres of vacant land, with the exception of a small structure along the river that is currently vacant.

The exclusive negotiation period would be for six (6) months.

Peter Smerd and Greg Stein own adjacent properties totaling seven acres and plan to combine these with the URA's property to create a 13-acre riverfront development site. With amenities including views and proximity to the Three Rivers Heritage Trail and recreational boating opportunities, the site would be suitable for a variety of uses, and, as of 2011, when the team originally responded to a request for qualifications, they proposed a mixed-use residential, hotel, and office project called Chateau Landing.

The proposal identified access—the current network of one-way roads along State Route 65 makes access to property in this area circuitous and confusing—as an obstacle to development. The URA agreed to assist redevelopment efforts by commissioning a study directed towards identifying feasible access solutions. In its meeting of October 8, 2015, the Board authorized advertising a request for letters of interest for the design of the Beaver Avenue two-way conversion project. The project was advertised online using PennDOT's Engineering and Construction Management System (ECMS) and twelve letters of interest were received. The letters of interest have been ranked in order of preference and upon receiving PennDOT's concurrence, a price proposal will be solicited from the top ranked firm.

As their planning has progressed, Messrs. Smerd and Stein brought Millcraft Industries, Inc., in as a development partner and have also begun negotiations to acquire an additional parcel for the project. If access issues can be resolved, the 13+-acre scale of the project offers the potential to be a catalyst for further development along this stretch of the river north of Rivers Casino.

Peter Smerd is President of Smerd Group, a for-profit developer with a mailing address at 401 Bingham Street, Pittsburgh, PA 15203. Greg Stein is President of Detroit Switch, Inc., a privately owned manufacturing company with a mailing address at 1025 Beaver Avenue, #9, Pittsburgh, PA 15233. Millcraft Investments, Inc., is a for-profit developer with a mailing address at 95 West Beau Street, Suite 600, Washington, PA 15301. Lucas Piatt is President and CEO.

Brian Walker, of Millcraft Investments, Inc., was present. Mr. Walker stated that they have only been involved with this project for two weeks with a due diligence perspective. He stated that Mr. Stein and Mr. Smerd had more time invested in this project, and the 180 days will give them the opportunity to really get into the due diligence process, and to assess the best use of this location. He is excited about the residential, commercial and community benefits which are being evaluated right now. He stated that in the short period of time they have had some great meetings that gave them a great feeling about New Markets Tax Credit investment capabilities for this site. He stated that they have already spoken with groups who are interested in equity, as well as with institutional investors in Pittsburgh. He said they have met with the Riverlife Task

Force, and the Army Corp of Engineers about the major project coming from Heinz Field and further down the river, and reached out to the individuals who own the barge connection, to identify ways to fix the assessment issues.

Mr. Ferlo stated that this has been a long term project that has great potential, and has envisioned the development of this site. He feels that the politics of this site are difficult. He stated that there are number of issues working with the entities such as PennDot and the Army Corp of Engineers. He stated that there needs to be a bigger player involved. He is pleased to see the Authority's staff being aggressive in working out issues with adjacent properties. Ms. Straussman stated that this property was a part of Manchester historically. She has been working with the Manchester Citizens Corporation, who have been active participants in the planning and design of the two-way traffic conversion. She said that the Manchester Citizens Corporation helped work out a way to tie this site back to their neighborhood, which will become a neighborhood development.

Mr. Walker stated that they have reached out to community groups. He said they are heading out to Vancouver, Seattle and Portland to study their riverfront developments. He said they have hired an architect who will be a consultant working with a to-be-named architect. He said that they are anticipating a marina as an option and want to bring the water inland to create a cultural feel. He said that the Manchester and Chateau community groups, and Casino have an interest in this project.

Mr. Lavelle asked what can be expected after the six month exclusive negotiations period. Ms. Straussman answered that a development proposal is expected. She said that in six months, there will be time spent with the community talking about design issues. Mr. Lavelle feels that six months is a long time, but considering all the facets needed to get to this point, he asked if six months was a fair amount of time. Mr. Walker stated that environmental issues will be pursued.

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

RESOLUTION NO. 153 (2016)

RESOLVED: That exclusive negotiations with a development group to include Peter Smerd, Greg Stein, and Millcraft Industries, Inc., or an entity or entities to be formed, for the sale of Block 7-E, Lot 30 and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward, for a period of six (6) months, with a possible extension at the discretion of the Executive Director or Acting Executive Director, is hereby approved.

10. Homewood

- a. Authorization to enter into exclusive negotiations for a period of one (1) year with Operation Better Block for the sale of Block 174-N, Lots 190, 192, 296 and 298, in the 13th Ward.

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that authorization is requested to enter into exclusive negotiations, for a period of one (1) year, with Operation Better Block (OBB) for the sale of property located at 536 North Homewood Avenue and 7213-7215 Susquehanna Street in Homewood. The properties are vacant land containing a total of approximately 14,800 square feet. OBB plans to construct a two-story building with 4,400 square feet of commercial space on the first floor, seven affordable one-bedroom apartments on the second floor, and nine parking spaces at the back side of the building.

OBB has received funding from the Pennsylvania Housing Finance Agency (PHFA) under the Revised Community Leveraging Assistance Initiative Mortgage (ReCLAIM), with RK Mellon matching those funds. OBB is now seeking additional funds from the Heinz Endowment and GEDF Funds from the Redevelopment Authority of Allegheny County for this mixed-use development, which will address community needs for affordable housing and help to reestablish the business corridor.

Operation Better Block is a nonprofit corporation with a mailing address at 801 N. Homewood Avenue, Pittsburgh, PA 15208. Jerome Jackson is the Executive Director.

Ahmed Martin, of Operation Better Block, was present. Mr. Martin stated that he views this project as an extension of the Homewood Senior Station project. Mr. Ferlo asked if there would be any retail opportunities available along North Homewood Avenue. Mr. Cummings answered that there would be retail spaces on the first floor. Mr. Ferlo asked where the Oxford housing is located. Mr. Cummings showed Mr. Ferlo on the map, and said that the Oxford development should complement this project, which will close later this year. Mr. Ferlo stated that he supports this project, but hopes that the players involved are communicating properly with each other. Mr. Cummings stated that Operation Better Block has had team meetings with Oxford and SMA, and looks to close that development within two to three months, and will be back to the Board looking for final approvals, hopefully in June, for the financing of 36 more affordable units. He said that at the next Board meeting he can show how all of these developments fit together.

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

RESOLUTION NO. 154 (2016)

RESOLVED: That exclusive negotiations with Operation Better Block for the sale of Block 174-N, Lots 190, 192, 296, and 298, in the 13th Ward, for a period of one (1) year is hereby approved.

11. Hill District

- a. Authorization to acquire City-owned parcels known as Block 2-D, Lots 368 and 371; and Block 2-H, Lots 284, 285, 287, in the 3rd Ward, for \$1.00 plus costs.

Mr. Cummings requested Board approval of the above item.

Ms. Straussman stated that we are herein requesting authorization to acquire publicly-owned property located at 35-37-39 Vine Street and 1610 Foreside Place in the Hill District for future redevelopment.

The requested properties contain a total of approximately 15,683 square feet. The properties at 39 Vine Street and 1610 Foreside Place currently house a City lot known as the Al "Turk" Graham Parklet. The properties will be acquired from the City of Pittsburgh for \$1.00, plus costs, using Hill District Project Funds.

There was no discussion among the Members.

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

RESOLUTION NO. 155 (2016)

RESOLVED: That the acquisition of City-owned parcels known as Block 2-D, Lots 368 and 371, and Block 2-H, Lots 284, 285, 287 in the 3rd Ward for \$1.00 plus costs, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute all documents required to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

12. Neighborhood Business Districts

- a. Authorization to enter into grant agreements with the following groups to conduct their business district activities, as specified in the 2015-16 DCED Keystone Communities planning and development grant awards to URA:

- | | |
|------------------------------------|-------------|
| 1. Hilltop Alliance | \$37,200.00 |
| 2. Northside Leadership Conference | \$10,000.00 |
| 3. Oakland BID | \$35,000.00 |
| 4. Design Center of Pittsburgh | \$75,000.00 |
- (projects in Sheraden, Knoxville/Mt. Oliver and East Ohio Street business districts @\$25,000 each)

Mr. Cummings requested Board approval of the above items.

Ms. Straussman stated that in July, 2015, the URA board of directors passed a resolution authorizing an application of up to \$400,000 to the DCED Keystone Communities Program for planning and development activities. In August, 2015, URA staff distributed an RFP to business district groups throughout the City. Proposals were received for projects in 11 neighborhood business districts. A review committee, including representatives from the URA, Neighborhood Allies, City Planning, the Mayor's Office and DCED, met several times to vet and discuss the proposals, and determine which activities would be included in a funding request.

In November, 2015, two applications were submitted. In the Keystone Communities Planning category, the URA requested \$105,000 for: physical property assessments, data collection and business district planning, conducted by the Design Center in cooperation with local business district groups, in the Sheraden, Knoxville/Mt. Oliver and East Ohio Street business districts; the development of updated design guidelines for Butler Street in Lawrenceville; and the development of an ADA accessibility plan for the Fifth/Forbes corridor in Oakland.

In the Keystone Communities Development category, the URA requested \$263,000 for: rent abatement and sign and light grants for the Warrington Avenue (Allentown) business district; interior renovation matching grants for businesses and property owners in the Broadway Avenue (Beechview) business district; a mural in the East Ohio Street (East Allegheny/Historic Deutschtown) business district; streetscape improvements in the 400 block of Forbes Avenue in Downtown, the purchase/rehab of a building on Second Avenue (Hazelwood); streetscape infrastructure improvements on Butler Street (Lawrenceville); accessibility matching grants to businesses in the Fifth/Forbes corridor (Oakland); and cleaning equipment and supplies for East Carson Street (South Side Flats).

In total, the URA was awarded \$157,200. Planning projects were funded in Oakland and East Allegheny, and, through the Design Center, in the Sheraden, Knoxville/Mt. Oliver and East Ohio Street business districts, for a total of \$80,000. Development projects were funded in the Warrington Avenue (Allentown), East Ohio Street (East Allegheny/Historic Deutschtown) and Fifth/Forbes (Oakland) business districts, for a total of \$77,200.

These activities are being funded with 2015-16 DCED funds.

Mr. Ferlo had mixed emotions about this allocation. He is in favor of all the allocations, but thinks these groups should be receiving twice what is being given. He feels we are losing out through the Authority's allocations process, and places such as Bloomfield are getting more money than the other groups. Ms. Straussman stated that what Senator Ferlo is referring to is that this pot of money typically would have been administered strictly by the Authority from the State's perspective. She stated that Bloomfield went in separately without going through the URA to petition for a project that they were working on, but that we had provided some support for, as well.

Mr. Acklin stated that one of the things they are trying to accomplish like with New Markets Tax Credits is to have full alignment of the process, and right now the Authority has a full vetting process within the City and groups are usually on their own regarding applications for State grants.

Georgia Petnyaros, of OBID, was present. Ms. Petnyaros stated that Oakland is making a considered effort to be a model accessible community, and will come back in six months to present updates.

Aaron Sukenik, of Hilltop Alliance, was present. Mr. Sukenik stated that the East Warrington Avenue corridor is an exciting place to be right now. He stated that the renovation program that is currently being offered has taken on minority women and owned businesses. He stated that there has been an investment of approximately \$5,000.00 grant per business, and an additional \$700,000.00 has been leveraged.

Chris Koch, CEO of the Design Center of Pittsburgh, was present. Ms. Koch thanked the Authority for the opportunity. She stated that with this funding, they are hoping to do data collection to help Economic Development South, one Northside program, and the Southwest Pittsburgh CDC to understand what is happening in their communities. They want to work with property owners to get accessibility to certain buildings for placement of new businesses, if the buildings can be salvaged.

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

RESOLUTION NO. 156 (2016)

RESOLVED: That a grant to Hilltop Alliance for business district activities, as specified in the 2015-2016 DCED Keystone Communities Planning and Development Grant Agreement, for an amount not to exceed \$37,200.00, payable from the 2015-16 DCED funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 157 (2016)

RESOLVED: That a grant to the Northside Leadership Conference for business district activities, as specified in the 2015-2016 DCED Keystone Communities Planning and Development Grant Agreement, for an amount not to exceed \$10,000.00, payable from the 2015-16 DCED funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 158 (2016)

RESOLVED: That a grant to the Oakland Business District for business district activities, as specified in the 2015-2016 DCED Keystone Communities Planning and Development Grant Agreement, for an amount not to exceed \$35,000.00, payable from the 2015-16 DCED funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 159 (2016)

RESOLVED: That a grant to the Design Center of Pittsburgh for business district activities in Sheraden, Knoxville/Mt. Oliver and East Ohio Street, as specified in the 2015-2016 DCED Keystone Communities Planning and Development Grant Agreement, for an amount not to exceed \$75,000.00, payable from the 2015-16 DCED funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

13. Citywide – Comprehensive Land Recycling

- a. Authorization to amend a contract with Fourth Economy, LLC for an amount not to exceed \$30,000.00 (total contract amount not to exceed 70,000.00).
- b. Authorization to enter into a contract with Irene McLaughlin, Esq., for an amount not to exceed \$30,000.00.
- c. Authorization to release Requests for Bids to renew services for maintenance of the Authority's portfolio of vacant land.

Mr. Cummings requested Board approval of the above items.

Ms. Straussman stated that authorization is requested to extend a professional services contract with Fourth Economy, LLC, to support the work of the URA's Real Estate Department in comprehensive land recycling system reform.

At its July 9, 2015 meeting, the Board of this Authority by Resolution No. 213 (2015) authorized the execution of a \$40,000 contract with Fourth Economy, LLC, to provide business planning services for various City agencies and City of Pittsburgh departments.

The Fourth Economy contract supports the comprehensive land recycling work being led by the URA's Real Estate Department. In April, 2016, the Department hired full-time staff to coordinate

these efforts. The analysis and recommendations produced by Fourth Economy to date have positioned the URA and City to move forward into a business planning phase. We are seeking to extend the existing \$40,000.00 contract by \$30,000.00, for a total not to exceed \$70,000.00, to support development of the business plan.

The funding source for Fourth Economy contract will be the Industrial Land Reserve Fund.

At its March 10, 2016 meeting, the Board of this Authority by Resolution No. 78 (2106) ratified the application to The Heinz Endowments for the development and implementation of comprehensive solutions for city-wide land recycling. The application proposed to use the grant funds to cover a series of professional services engagements to address the administrative, financial, and legal challenges to achieving system reform.

Irene McLaughlin will provide legal assistance to Fourth Economy, the City, and the Authority to provide guidance on achieving the legal congruence outlined in the Fourth Economy recommendations under a contract for an amount not to exceed \$30,000.00.

The funding sources for this contract will be The Heinz Endowments project funds. Authorization is requested to release a series of Requests for Bids for the maintenance of the Authority's vacant land portfolio.

At its meeting of January 14, 2016, the Board of this Authority approved a contract extension with existing contractor, City Source Associates (Resolution No. 26 (2016)), which will expire in August of this year.

Also at its January 2016 meeting, the Board of this Authority approved a contract (Resolution No. 25 (2016)) with GTECH Strategies, Inc., for professional services to provide capacity building and program design for improvements to our city wide maintenance programming.

As part of the contract with GTECH, there have been five public community meetings held throughout the city to garner feedback and input on the existing process and to seek opportunities for interested potential service providers to obtain information and provide input.

GTECH's first set of recommendations is to provide two tiers of contracts for a period of 12 months, with renewal terms. The 12-month contracts will provide the opportunity to pilot changes to the existing system.

The first Request for Bids will be for no more than eight (8) separate small bundle contracts of between 25-75 parcels each, targeted in areas where there are concentrations of URA-owned land.

The second Request for Bids will be for the remainder of the portfolio.

There will be a pre-bid meeting open to any interested respondents.

It is the intention to release the Requests for Bids in a timely manner to have contracts ready by the expiration of the current contract with City Source Associates in mid-August.

Mr. Acklin stated that this project is an opportunity to convert thousands of City properties into affordable housing, green infrastructure or market redevelopment. He said that they had been meeting at the Mayor's Office trying to create a better relationship with Jordan Tax Service. He said land use and ownership is a core asset of the City, but right now those properties are tied up. A strategic plan is needed for land use in the City. He appreciated Fourth Economy's involvement, and also believes they can get this project done. He stated that Ms. McLaughlin, with her legal expertise, will be advising what properties will come to the Authority for redevelopment, what properties will go to the Land Bank, and what properties will be used for park land restoration. He said this report will be a footprint that can be taken back to the community for the planning process.

Richard Overmoyer, of Fourth Economy, was present. Mr. Overmoyer appreciates the opportunity to support the Authority and the City with this mission. He said that the condition of some of the 24,000 parcels has made this a complicated process. He said that we are making good progress with the team in the City.

Mr. Acklin stated that although this project will end up being more than payment to City Source for their maintenance work, he believes there are people in these communities who would be qualified to perform maintenance work.

Mr. Ferlo's issues are about the allocation and the bidding process for this project. Mr. Kaminski stated that the goal is not to exclude anyone from various projects. He stated that if a person is the lowest bidder on a larger contract, they would not be able to become involved with smaller contracts, and the outcome would be the same regarding smaller contracts.

Mr. Acklin asked how the size of the contracts will be determined. Mr. Kaminski stated that they are going to group so many parcels together for each contract. He stated that the areas which have the largest concentration of vacant parcels would constitute the larger contracts, which is similar to the type of contract we have with City Source.

Mr. Lavelle asked when the RFP will be released. Mr. Kaminski answered that he was not sure. Mr. Straussman stated that they continue to raise the alarm about the funding for City Source until this project is up and running. She stated that Council has diminished the allocation for property maintenance quite significantly in the last couple of years. She said that part of that is that the funding sources that have typically gone to Council for property maintenance, which were deemed as ineligible costs under some of the supports the Authority had in the past, have no additional funds. Mr. Acklin asked to do a follow up on this item. He stated that he wants City properties to start phasing into this project. Ms. Straussman said that we need to propose what it will cost to do this efficiently. Mr. Kaminski thinks it a great idea to estimate the cost, but this is going to be a difficult guess, because the monies that we are paying currently for this work is considerably cheaper than any other bidder that the Authority has had historically do **the work**.

Mr. Acklin stated that he is willing to pay more to make sure individuals have more opportunities. Mr. Kaminiski stated that historically the last time City Sources contract had been executed, the price was lower than another bidder. He is not sure what kind of numbers will be seen with the smaller groups. Mr. Acklin stated that he would like to do a follow-up, and asked whether any Board Members were interested in participating. He stated that and this will take some time, but the long-term outcome will be determined through trial and error.

Mr. Andrew Butcher, of GTECH, was present. Mr. Butcher stated that the idea of creating work force funds into this program makes sense. He stated their plan is to start issuing an RFP in September of this year to align with the current allocation. He said that the current RFP process that is being approved today will hopefully be the design for the future. He stated that they have 135 people registered and attending different sessions, and they have consolidated feedback that people want to see. He stated that people want accessibility to information and clarification of this process. He said that current providers and staff have done a good job, but it is a matter of modernizing and updating how information is shared. He said that the feedback they received did come down to obtaining information quickly, and that is where the discussions with the URA are different from the City, in that the URA parcels are much fewer and better maintained.

Mr. Ferlo stated that he is glad that GTECH is involved because they hold a lot of expertise to take on this project. He thinks there should be a bid board, which would predetermine the description of the lots, and what the payment would be to maintain them. He thinks there should be smaller contractors, who would receive a voucher and report their supervised work and receive payment as opposed to the bigger contract held with City Source. Mr. Butcher stated that that idea has inspired what is under proposed Phase II, which includes both the stewardship component, as well as individual incentives. Mr. Ferlo feels that City Source should stay involved in order to make sure the work is done. Mr. Kaminski stated that this project will come together ideally by mid-July when everyone would have to be under contract when City Source's contract expires. Mr. Gainey stated that he would like to see the RFP when it is completed.

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

RESOLUTION NO. 160 (2016)

RESOLVED: That amendment of the Agreement with Fourth Economy, LLC dated January 1, 2016, to support the work of the URA's Real Estate Department in comprehensive land recycling system reform, for an increase of \$30,000.00, payable from the Industrial Land Reserve Fund, for a total Agreement amount not to exceed \$70,000.00, is hereby approved, and the Executive Director, Acting Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 161 (2016)

RESOLVED: That the engagement of Irene McLaughlin, Esquire, to provide legal assistance to Fourth Economy, the City, and the Authority for an amount not to exceed \$30,000.00, payable from The Heinz Endowments 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. 162 (2016)

RESOLVED: That issuance of a request for bids for maintenance of the Authority's portfolio of vacant land is hereby approved.

14. Hill District - Crawford Square

- a. Official Action to Register the Intent to Issue Multifamily Debt for the Crawford Square Refinancing in an amount up to \$36 million.
- b. Authorization to issue a Request for Proposals for Bond Counsel.
- c. Authorization to issue a Request for Proposals for Bond Underwriting services.
- d. Authorization to issue a Request for Proposals for Trustee services.

Mr. Cummings requested Board approval of the above items.

Mr. Cummings stated that authorization is requested for official actions to register the Intent to Issue Multifamily Financing Bonds for the refinancing and affordable housing preservation of the three (3) rental development phases of Crawford Square. Crawford Square is a highly successful mixed income rental and for-sale housing community in the Hill District. The rental portion of the development (348 total units) is comprised of three separate phases, each owned by a separate limited partnership. Of the 348 units, 154 (44%) units are market rate units and 194 (56%) units are Low Income Housing Tax Credit ("LIHTC") units rented to households with incomes at or below 50% and 60% of area median income ("AMI"). The income restrictions for some of the LIHTC units are beginning to expire. In order to preserve the affordable units, the City of Pittsburgh, Authority and the Housing Authority of the City of Pittsburgh ("HACP") worked with McCormack Baron Salazar ("MBS") which controls the general partner of all three (3) phases to develop a financing plan to maintain the current affordability mix for the long term.

A new development entity, Crawford 123, L.P. will acquire and resyndicate all phases of the project through the use of tax exempt financing, 4% Low Income Housing Tax Credit ("LIHTC") program, and the subordination of existing debt held by the Pennsylvania Housing Finance

Agency ("PHFA"), the Authority ("URA") and an affiliate of HACP, Allies and Ross Management Development Company ("ARMDC"). This re-syndication, involving a moderate rehabilitation of the existing units is anticipated to commence in late 2016 or early 2017. The exact scope of work is not determined at this time. A physical needs assessment ("PNA") is currently being performed. The re-syndication will provide for an additional 30-years of affordability for the development. For the re-syndication, the buyer entity will be restated to admit a tax credit investor.

The estimated total redevelopment cost is \$55,000,000.00. The proposed financing plan for Crawford Square will require up to a \$36 million Federal Housing Administration ("FHA") insured first mortgage. The developer will apply for this amount in tax-exempt volume cap and 4% low income housing tax credits sufficient to raise approximately \$8,000,000.00 in low income housing tax credit equity.

The initial Tax Exempt Volume Cap and the 4% Low Income Housing Tax Credit applications are expected to be submitted to the Pennsylvania Housing Finance Agency later in 2016. Additionally, the applicant will submit an FHA mortgage insurance application to the U.S. Department of Housing and Urban development ("HUD"). A closing is expected in the fourth quarter of 2016 or early 2017. Assuming the volume cap allocation is approved by PHFA, the tax exempt bonds will be issued by the URA.

Mr. Ferlo asked how this will appear in our books, and if it was additional debt or new. Mr. Short answered that this is conduit debt. Mr. Ferlo asked if this extends the whole twenty years, and what is the term. Mr. Short answered that the term of the bonds will be determined by how much is borrowed, and prepayments can be used, which has come to the Board before. Mr. Ferlo asked if there is any change in the number of low or moderate income units that are being maintained. Mr. Cummings stated that they are currently proposing the exact same configuration which is about 56% that are affordable, and people below 50% and 60% of area mediated income is currently being contemplated. Mr. Ferlo thinks that if this project is going to be continuing for another 20 or 30 years, then the creation of more affordable or moderately affordable units should be added. Mr. Cummings stated that we could potentially revisit this. Mr. Ferlo thinks that there should be a push for more units being affordable, which was the goal when this item had first been approved 20 years ago by Council. Mr. Cummings feels currently that this is a nice healthy mix. Mr. Cummings stated that the Housing Authority will be participating in the financing, and in exchange they will be putting project based vouchers into some of the units, so that it will give lower income tenants information about renting the units. Mr. Ferlo asked who is responsible for monitoring interest rates for the next period. Mr. Cummings stated that upon approval, the underwriter will monitor the interest rate, and if an underwriter is not used, the Authority has a financial advisor under contract. Mr. Cummings stated that the refinance is not going to happen until late 2016 or early 2017. Mr. Ferlo said that there is a lot of fluctuation in the market. Mr. Cummings stated that this will likely be an FHA insured first mortgage.

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

RESOLUTION NO. 163 (2016)

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") is a body corporate and politic duly organized and existing pursuant to the constitution and the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Authority desires to finance certain capital expenditures to be located in the City of Pittsburgh, Allegheny County, Pennsylvania (the "City") relating to the acquisition and rehabilitation of a mixed income rental housing development to contain approximately 348 apartment units (of which at least 20 percent (20%) of the units will be affordable) known as Crawford Square (the "Project"); and

WHEREAS, the Developer, Crawford 123, L.P. a to be formed Limited Partnership consisting of an affiliate of McCormack Baron Salazar ("MBS") as the Managing General Partner and Allies and Ross Management Development Company ("ARMDC") as the co-General Partner and limited partner(s) (the "Investor(s)"), is applying for an allocation of 4% Low-Income Housing Tax Credits from the Pennsylvania Housing Finance Agency ("PHFA") to finance a portion of the Project; and

WHEREAS, a portion of the costs of the Project may be financed by the issuance of tax-exempt bonds or notes by the Authority issued in accordance with the Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code").

NOW, THEREFORE, the Authority hereby resolves and declares its intent under Treasury Regulation § 1.150-2 to issue its bonds or notes (the "Tax Exempt Debt") to finance the capital costs of the Project, together with costs of issuance and reasonably required reserves, subject to the following conditions:

1. The maximum principal amount of Tax Exempt Debt expected to be issued to finance the Project is \$36.0 million.

2. Pending issuance of the Tax Exempt Debt, the Authority may finance the Project with other funds which will be reimbursed with the proceeds of the Tax Exempt Debt, provided that (a) the Tax Exempt Debt shall not be used to reimburse any expenditure paid more than 60 days prior to the present date; (b) the Tax Exempt Debt shall not be issued more than 18 months after the later of (i) the date of the first expenditure to be reimbursed with the proceeds of the Tax Exempt Debt, or (ii) the date the Project is placed in service; and (c) in no event may the Tax Exempt Debt be issued more than three years after the date of the first expenditure to be reimbursed with the proceeds of the Tax Exempt Debt; and provided further that the limitations of this paragraph 2 shall not apply to qualified "preliminary expenditures" as permitted by Treasury Regulation § 1.150-2(f).

3. Issuance of the Tax Exempt Debt shall be subject to documentation acceptable to the officers of the Authority.

4. All prior acts of the officials, agents and employees of the Authority which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

5. All other resolutions of the Authority, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

6. This Resolution shall take effect immediately upon its passage.

ADOPTED at a regular meeting held this 12th day of May, 2016.

RESOLUTION NO. 164 (2016)

RESOLVED: That the issuance of a request for proposals for bond counsel relating to a future bond issuance for Crawford Square is hereby approved.

RESOLUTION NO. 165 (2016)

RESOLVED: That the issuance of a request for proposals for bond underwriting services relating to a future bond issuance for Crawford Square is hereby approved.

RESOLUTION NO. 166 (2016)

RESOLVED: That the issuance of a request for proposals for trustee services relating to a future bond issuance for Crawford Square is hereby approved.

15. Larimer/East Liberty - Choice Neighborhood Homeowner Assistance Program (CNHAP)

- a. Contract with the Larimer Consensus Group in the amount of up to \$20,000.00.
- b. Authorization to expend up to \$32,000.00 for the completion of a historic survey for a portion of the Larimer neighborhood.

Mr. Cummings requested Board approval of the above items.

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

Three hundred thirty-four (334) new mixed-income rental units will be developed as part of the Choice Neighborhoods Initiative. Additionally, the surrounding neighborhood will be redeveloped via park development, green infrastructure development, for-sale housing development, job creation, and homeowner rehabilitation. The homeowner rehabilitation strategy is necessary to help stabilize many of the residential streets in the Choice Neighborhood area.

The Authority worked with representatives from the Larimer Community Watchers (a homeowner advocacy group), Larimer Consensus Group (LCG), East Liberty Development, Inc. (ELDI), and the Kingsley Association (KA) to develop program guidelines for the Choice Neighborhood Homeowner Assistance Program (CNHAP). The guidelines were approved by the Board via Resolution 41 (2016) on February 11, 2016. The Authority started this program in April, 2016.

Item 1: Authorization is requested to enter into a contract with the Larimer Consensus Group (LCG) in the amount of up to \$20,000.00 to perform homeowner advocate services. The grant funds will be used by the LCG to hire one or two part-time homeowner advocates that will work with the Authority, the homeowners, and Rebuilding Together Pittsburgh (RTP) throughout the application, inspection, work write-up, bidding, and construction processes. The LCG is fundraising to secure funding for the part-time position(s) to last for the length of the program. The Authority contract will be a one-time-only contract to enable the homeowner advocate(s) to begin work in the Spring 2016. The source of funds will be non-federal Larimer Project funds.

Item 2: Authorization is requested to expend up to \$32,000.00 for the completion of an historic survey for a portion of the Larimer neighborhood. Resolution 364 (2015) authorized the Authority to enter into a Tri-Party Agreement amongst the City of Pittsburgh, the Housing Authority of the City of Pittsburgh, and the Authority. This agreement which was executed on April 6, 2016 gives the City the ability to perform historic review services required by the Commonwealth of Pennsylvania State Historic Preservation Office (SHPO). The SHPO is requiring that the Authority perform an historic survey of the Larimer neighborhood as part of the U.S. Department of Housing and Urban Development (HUD) 24 CFR Part 58 environmental review process for the expenditure of the federal Choice Neighborhood funds. The City of Pittsburgh previously procured Michael Baker to complete historic surveys. The City will manage the contract with Michael Baker for the Larimer historic survey. The Authority will reimburse the City in accordance with the Tri-Party Agreement. The source of funds will be Larimer Project funds.

Mr. Ferlo stated that he does not want any false expectations or promises made to the homeowners of these communities that are significantly behind on their water, sewage or taxes. He said that we should be clear through the Larimer Consensus Group (LCG) and whatever limitations we are putting out there. Mr. Lavelle thinks that this is a great opportunity. He feels that it is about time that LCG became leaders of their community, and he is very happy that this project is moving forward.

Mr. Ferlo wanted to know why an individual consultant is not being used for this project. Mr. Cummings stated that the City had a historical preservation process, and has their own contractors. Mr. Ferlo thought that the City had professionals in City Planning with historical preservation qualifications. Mr. Cummings stated that they are professional and perform reviews, but do not do field work.

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

RESOLUTION NO. 167 (2016)

RESOLVED: That the engagement of the Larimer Consensus Group to perform homeowner advocate services for an amount not to exceed \$20,000.00, payable from non-federal Larimer Project funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 168 (2016)

RESOLVED: That reimbursement of the City in the amount of \$32,000.00 for the completion of an historic survey as part of the U.S. Department of Housing and Urban Development (HUD) 24 CFR Part 58 environmental review process, pursuant to a Tri-Party Agreement among the City, the Housing Authority of the City of Pittsburgh, and the Authority dated June 2013 (Resolution 364 (2015)), payable from the Larimer Project funds, is hereby approved.

16. UDAG Program Income Fund (UPIF) – Rehab for Resale Program
 - a. UDAG Program Income Fund (UPIF) – Revolving Line of Credit Agreement with Pittsburgh Housing Development Corporation - \$200,000.00.

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that the Pittsburgh Housing Development Corporation (PHDC) is the non-profit housing development arm of the URA that is experienced in affordable, for-sale home rehabilitation and resale. The PHDC previously expended \$833,400.00 in Federal Neighborhood Stabilization Funds (NSP) for the acquisition, rehabilitation and resale of vacant and abandoned foreclosed homes in the Beechview and Sheraden neighborhoods. In total, 14 houses were rehabilitated under the NSP programs for purchase by low- to moderate-income buyers.

Seeking to continue and expand on the success of the program, PHDC is requesting a revolving line of credit in the amount of up to \$200,000.00 to begin the acquisition of properties in targeted areas identified by staff as having a need of quality affordable for sale housing. Additional outside funding will be sought, with URA funds being the catalyst for the program.

The line of credit will be used by the Pittsburgh Housing Development Corporation (PHDC) to acquire vacant and abandoned houses in several targeted areas in the City of Pittsburgh with the intention to rehabilitate and sell those homes to buyers at or below 120% of the area median income. Community partners have been approached in Garfield, Homewood, Larimer, Upper Hill, Sheraden, Beechview, Carrick, Wt. Washington and the Hilltop neighborhoods, and have been receptive to PHDC's engagement in their particular neighborhoods.

The PHDC will acquire properties through the National Community Stabilization Trust, the City of Pittsburgh and Urban Redevelopment Authority, and through private acquisitions. Once the PHDC is the approved buyer of selected properties, it will begin the construction financing process. This process includes obtaining property appraisals, construction bidding and entering into construction contracts to complete the rehabilitation. After the units are redeveloped which will include being code compliant and energy star efficient, they will be sold to eligible households who will qualify for both a private mortgage and a URA second deferred mortgage.

Requested Terms of the Line of Credit are as follows:

Amount:	\$200,000.00
Rate:	Two percent (2%)
Term:	3 years
Source:	UDAG Program Income Fund (UPIF)
Repayment:	Upon sale or refinance of individual units
Maximum amount per unit:	\$75,000.00
Developer:	Pittsburgh Housing Development Corporation 200 Ross Street Pittsburgh, PA 15219 Board President: Aggie Brose
Neighborhood:	Various
Description:	Line of Credit for the acquisition of vacant and abandoned properties
Program Benefit:	This development will help in the elimination of slum & blight.

Real Estate Loan Review
Committee Status:

To be presented at the May 11, 2016 Real
Estate Loan Review Committee.

There was no discussion among the Members.

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

RESOLUTION NO. 169 (2016)

RESOLVED: That a loan in the form of a line of credit to the Pittsburgh Housing Development Corporation for an amount not to exceed \$200,000.00, payable from the Urban Development Action Grant (UDAG) Program Income Fund (UPIF), to acquire vacant and abandoned houses in several targeted areas in the City 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 a loan agreement in the form of a line of credit and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

17. Urban Matters Program

- a. Authorization to ratify a Contract with Operation Better Block, the selected project partner for the Urban Matters Spring 2016 Project, for an amount up to \$12,000.00 to provide project support and miscellaneous materials for project participants.

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that authorization to ratify a Contract with Operation Better Block, the selected Project Partner for the Urban Matters Spring 2016 Project, for an amount up to \$12,000.00 to provide project support and miscellaneous materials for project participants.

In 2013, the URA released a Request for Qualifications (RFQs) to solicit proposals from community organizations serving youth in distressed Pittsburgh neighborhoods to serve as the Project Partner for the Urban Matters Pilot Project. The RFQ was posted on the URA's website. The RFQ elicited eight responses from which five prospective organizations were selected by a selection committee. These five organizations received training for the project and participated in the Request for Proposal (RFP) process, and each will serve as a project partner for Urban Matters. It is recommended to award the Contract for the summer program to Operation Better Block based on its overall qualifications including staff capacity, current programming and service to youth in distressed Pittsburgh communities.

The funding source for this Contract will be The Heinz Endowments accounts.

Jerome Jackson, Executive Director
Operation Better Block
801 N. Homewood Avenue, Suite A
Pittsburgh, PA 15208

There was no discussion among the Members.

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

RESOLUTION NO. 170 (2016)

RESOLVED: That the engagement of Operation Better Block as a project partner for the 2016 Urban Matters Program, for an amount not to exceed 12,000.00, payable from The Heinz Endowments funds, 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 agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

18. Entrepreneur Support – Biz Fit

- a. Authorization to enter into a grant agreement with North Side Industrial Development Company d/b/a Riverside Center for Innovation(RCI), in an amount not to exceed \$25,000.00 for the purposes of funding the BizFIT Entrepreneurial Training Program.

Mr. Cummings requested Board approval of the above item.

Mr. Tom Link, Director of the Center for Innovative Entrepreneurship stated that BizFit is an RCI program designed to assist Disadvantaged Business Owners in the construction industry.

The program is designed to provide the skillset to Disadvantaged Businesses in the construction industry to operate their business from start-up to maturation as a sub-contractor and potentially a prime contractor.

BizFIT is a collaboration among Riverside Center for Innovation, Diversity Business Resource Center, Southwestern PA Veterans Chamber of Commerce, Allegheny County Economic Development, Mayor's Equity and Inclusion Department, MWDBE Governmental Committee, KBK Foundation, KBK Enterprises, National Association of Diverse Contractors (NADC), C&R Constructors, CM Solutions, Surety & Fidelity Association of America, 84 Lumber, Mascaro

Construction Company, PJ Dick, the University of Pittsburgh Institute for Entrepreneurial Excellence, Neighborhood Allies and, with this authorization, the URA.

BizFit anticipates assisting in Year 1 at least 60 MWDBE Businesses, leading to 90 new jobs over a 3-yr period and to certify 40 new businesses by March 31, 2017.

BiFit's 3 year budget is \$877,800 is anticipated to be funded by Neighborhood Allies, the Heinz Endowments, 84Lumber, RCI, Mansmann Foundation, McAuley Foundation, Allegheny County Economic Development and others.

The funding source will be Entrepreneur Support and / or Commercial Loan Repayments.

Juan Garret
Executive Director
Riverside Center for Innovation
700 River Avenue
Pittsburgh, PA
15212

Juan Garret, Executive Director of Riverside Center for Innovation was present. Mr. Garret stated that the success of this program is going to depend on this policy being changed Citywide.

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

RESOLUTION NO. 171 (2016)

RESOLVED: That a grant to North Side Industrial Development Company d/b/a Riverside Center for Innovation (RCI) to fund the BizFit Entrepreneurial Training Program for an amount not to exceed \$25,000.00, payable from Entrepreneur Support and/or Commercial Loan Repayments, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

19. District Improvement Fund – Council District #8
 - a. Authorization to provide a \$35,000.00 grant to the Shadyside Chamber of Commerce.
 - b. Waiver of District Improvement Fund guidelines to provide a grant.

Mr. Cummings requested Board approval of the above items.

Mr. Link stated that this grant is being requested to complete a streetscape study of the business districts of Walnut Street, Ellsworth Avenue, and South Highland Avenue.

Funding source will be the District Improvement Fund.

There was no discussion among the members.

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

RESOLUTION NO. 172 (2016)

RESOLVED: That a grant to the Shadyside Chamber of Commerce for a streetscape study of the Walnut Street, Ellsworth Avenue and South Highland Avenue business districts for an amount not to exceed \$35,000.00, payable from the District Improvement Fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 173 (2016)

RESOLVED: That a waiver of the District Improvement Fund Guidelines for a grant to the Shadyside Chamber of Commerce for a Streetscape study of the Walnut Street Business district is hereby approved.

20. District Improvement Fund – Council District #8

- a. Authorization to provide a \$15,000.00 grant to the Oakland Business Improvement District.
- b. Waiver of District Improvement Fund guidelines to provide a grant.

Mr. Cummings requested Board approval of the above items.

Mr. Link stated that this grant is being requested to complete a streetscape study of South Craig Street business district.

Funding source will be the District Improvement Fund.

There was no discussion among the Members.

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

RESOLUTION NO. 174 (2016)

RESOLVED: That a grant to the Oakland Business Improvement District for a streetscape study of the South Craig Street business district for an amount not to exceed \$15,000.00, payable from the District Improvement Fund, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 175 (2016)

RESOLVED: That a waiver of the District Improvement Fund Guidelines for a grant to the Oakland Business Improvement District for a streetscape study of the South Craig Street Business district is hereby approved.

21. District Improvement Fund – Council District #6

- a. Authorization to provide a \$50,000.00 grant to Centre Heldman Associates.
- b. Waiver of District Improvement Fund guidelines to provide a grant.

Mr. Cummings requested Board approval of the above items.

Mr. Link stated that this grant is being requested for tenant improvement costs at Centre Heldman Plaza.

Funding source will be the District Improvement Funds and/or Hill District project funds.

There was no discussion among the Members.

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

RESOLUTION NO. 176 (2016)

RESOLVED: That a grant to Centre Heldman Associates for tenant improvements at Centre Heldman Plaza, for an amount not to exceed \$50,000.00, payable from the District Improvement Funds and/or Hill District project funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 177 (2016)

RESOLVED: That a waiver of the District Improvement Fund Guidelines for a grant to Centre Heldman Associates for tenant improvements at Centre Heldman Plaza is hereby approved.

22. East Liberty

- a. Authorization to advertise for bids for improvements at the intersection of North Highland Avenue at East Liberty Boulevard, and to award a contract therefor to the lowest responsible bidder.

Mr. Cummings requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to advertise and award a construction contract to the lowest responsible bidder for intersection improvements at North Highland Avenue and East Liberty Boulevard. The reconstruction of the intersection adjacent to Obama Academy will improve pedestrian safety, as well as improve bicycle and vehicular movements. The improvements will be constructed by the URA on behalf of East Liberty Transit Revitalization Investment District Revitalization Authority (ELTRIDRA) and will include street reconstruction, street lighting, school zone signage, landscaping and traffic signals.

The Acting Executive Director will report the bid results to the Board following the bid opening.

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

No discussion among the Members.

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

RESOLUTION 178 (2016)

RESOLVED: That the advertising for bids for improvements at the intersection of North Highland Avenue and East Liberty Boulevard and the award of an agreement for such work to the lowest responsible bidder are hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a construction contract therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

23. Pittsburgh Technology Center

- a. Authorization is requested to advertise for bids for Pittsburgh Technology Center Site Preparation Contract No. 14.

Mr. Cummings requested Board approval of the above item.

Authorization is requested to advertise for bids for Pittsburgh Technology Center Site Preparation Contract No. 14 for improvements to the Technology Drive (east access)/Second Avenue intersection. The proposed improvements will include the widening of Technology Drive to provide an additional lane for traffic entering the Pittsburgh Technology Center and new sidewalks along Technology Drive and Second Avenue. The improvements will support the proposed Hotel Indigo, to be constructed on the southwest corner of the referenced intersection by Northpointe Development Group.

Funding will be from PTC project funds.

Mr. Ferlo asked if this will change the property value. Mr. Kaminski stated that he was not sure.

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

RESOLUTION NO. 179 (2016)

RESOLVED: That the advertising for bids for the Pittsburgh Technology Center Site Preparation Contract No. 14 for improvements to the Technology Drive (east access)/Second Avenue intersection is hereby approved.

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

AGENDA "B"

ECONOMIC DEVELOPMENT

1. Various Neighborhoods

RESOLUTION NO. 180 (2016)

RESOLVED: That Resolution No. 12 (2015) is hereby amended to increase the agreement amount with KU Resources by \$3,000.00, for a new amount not to exceed \$36,700.00, in order to incorporate revisions requested by the Squirrel Hill Urban Coalition and the Hill Community Development Corporation for basic conditions reports.

2. Hill District CCIP (183)

RESOLUTION NO. 181 (2016)

RESOLVED: That the acceptance of grant funds from Pittsburgh Arena Real Estate Development LP for the Community Collaboration and Implementation Plan (CCIP), to be applied toward the cost of a work plan and budget, for a total project budget amount of \$345,000.00, is hereby approved.

HOUSING

1. Larimer – Fiore of Pittsburgh, LLC

RESOLUTION NO. 182 (2016)

RESOLVED: That Resolution No. 233 (2015) is hereby amended to add Larimer Project funds as an additional source of funds to support the development of the Fiore Building located at 427 Larimer Avenue.

RESOLUTION NO. 183 (2016)

RESOLVED: That the transfer of up to \$180,000.00 of the 2010 Paygo “Allegheny Riverfront” line item to the 2010 Paygo “Beechview” line item is hereby approved.

RESOLUTION NO. 184 (2016)

RESOLVED: That the transfer of up to \$180,000.00 of the 2013 City Bond “Beechview” line item to the 2013 City Bond “Green Boulevard” line item is hereby approved.

RESOLUTION NO. 185 (2016)

RESOLVED: That the transfer of up to \$115,850.56 of the 2013 City Bond “PHCF” line item to the St. John’s Project Budget is hereby approved.

RESOLUTION NO. 186 (2016)

RESOLVED: That the transfer of up to \$35,901.37 of the 2007 City Bond “Westwood/Oakbrook” line item to the 2007 City Bond “Homewood” line item is hereby approved.

REAL ESTATE

1. Summerset - 9 Mile Run

RESOLUTION NO. 187 (2016)

RESOLVED: That execution of a Certificate of Completion for MRRC Summerset II, L.P for Lot 185 in Phase 2C (residential construction, 1621 Overton Lane) and return of the Good Faith Deposit are hereby ratified.

2. Southside Works

RESOLUTION NO. 188 (2016)

RESOLVED: That execution of a Certificate of Completion for 3030 South Water Limited Partnership for Parcel E2b (Block 29-P, Lot 350), in the 16th Ward, and return of the Good Faith Deposit are hereby approved.

3. Manchester

RESOLUTION NO. 189 (2016)

RESOLVED: That the Redevelopment Proposal submitted by Nicole Manison, for Block 22-P, Lot 277-A, in the 21st Ward, and execution of a disposition contract by sale for \$500.00 are hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute 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. Hill District

RESOLUTION NO. 190 (2016)

RESOLVED: That Resolution No. 172 (2015), which approved the Redevelopment 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 rescinded.

RESOLUTION NO. 191 (2016)

RESOLVED: That the Redevelopment Proposal submitted by TREK Development Group, Inc. or an entity to be formed, for Block 2-H, Lot 340, and Block 11-E, Lots 312, 313, 314, 315, 358 and 359, in the 3rd Ward, and execution of a disposition contract by sale for \$22,333.00 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.

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

Assistant Secretary