

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.

October 8, 2015 – 2:00 P.M., E.D.S.T.

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

Member Absent: Messer Gainey.

Staff Present: Messrs. Rubinstein, Cummings, Short, Kaminski, Link, Svoboda, Thomas, White, Hoyer-Winfield, Hardie, Copeland, Hromiko, Clark, Hobbes, Miller; Mmes. Straussman, Segal, Smith-Perry, Ellerbee, Griffin-Benton, Majors, Fairclough, Morris, Wasler, Waters, Thomas, Rouse, Mitchell, Saladna, Fitzgibbons, O'Leary, Akrie, Ellerbee, Catania, Davidson-Wagner, Lilien, and Tkachik.

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

1. Retirement of Chuck Powell

Mr. Rubinstein acknowledged the retirement of Mr. Chuck Powell who has been with the Authority for 25 years. He stated that his leadership is appreciated and that he has been a great asset in working on the diversity issues of the URA. He wished him the best of luck in retirement.

Mr. Powell stated that he appreciated working with the URA for 25 years. The Board has been extremely tolerant and supportive. The staff of the URA has been incredibly kind and thoughtful.

2. Next 3 Days

Mr. Rubinstein stated that earlier this year the Board authorized a new initiative called the Next 3 Days where certain neighborhoods are chosen to showcase businesses, residential opportunities and other points of interest that many people do not know about. Spearheading this weekend event was Kyra Straussman, the Authority's Director of Real Estate, along with URA employees Josette Fitzgibbons, Gigi Saladna and Daren Ellerbee.

Ms. Straussman noted the kickoff for the Next 3 Days was in Troy Hill held this past weekend. Chairman Acklin attended the event on Friday evening. Ms. Straussman stated that they have achieved great success with the housing market as there is a new surge of young people that are seeing the value of living in a city neighborhood and older individuals that are coming back to the City. The City has 90 neighborhoods and many times the press focuses on the neighborhoods of Shadyside, Lawrenceville or Squirrel Hill. This was an opportunity to highlight those areas that are underrepresented in the housing market where there is a lot of hidden charm. Friday night focused the Spring Garden area. They had a Neighborhood Bingo where there were stories told about the Next 3 Days and Troy Hill. They also had help from the Troy Hill Citizens brigade. On Saturday, 250 people cycled through the business district event. On Sunday, people were able

to look at houses to purchase, some of which had very low cost options. Ten people attended the homebuyer workshop. They consider this a great event and look forward to the Next 3 Days event. Ms. Straussman noted that if anyone wants to showcase their neighborhood, please advise the URA.

Board Member Hall-Russell asked Mr. Straussman if the next neighborhood was chosen and she replied that she did not know yet but perhaps the Hill District should be next.

3. Launch Pittsburgh. com

Mr. Rubinstein noted that in the fall of 2013, the Authority launched a new specialized micro website called Launch Pittsburgh.com and he was pleased to announce that earlier this week at the International Economic Development Council annual meeting held in Anchorage, Alaska that the URA received a gold medal award in economic development excellence. LaunchPittsburgh.com is a website put together in partnership with Power-up Pittsburgh and Wall to Wall Studios, creating a comprehensive website portal for aspiring entrepreneurs to find reliable information and connect with an extensive network for business opportunities. The URA manages and curates this platform assuring that the information on it stays relevant. There were visitors from 48 states and 100 visitors from 101 countries at this meeting. Accolades go to Tom Link, Jennifer Wilhelm, Darren Ellerbee, Wall to Wall Studio and others.

4. General

The Minutes of the Regular Board Meeting of September 10, 2015 were approved as written and previously distributed.

5. East Liberty

a. Mellon's Orchard South:

1. Authorization to issue a request for proposals for the sale of Block 83-P, Lots 60, 165, and 225 in the 11th Ward.
2. Authorization to execute an Agreement of Sale with the Public Parking Authority of Pittsburgh for the acquisition of Block 83-P, Lot 225, in the 11th Ward.

Mr. Rubinstein requested the Members to approve the above items.

Mr. Rubinstein stated that authorization is requested to issue a request for proposal for the sale of Block 83- P, Lots 60, 165 and 225. These three parcels are collectively known Mellon's Orchard South and are located at the corner of N. Euclid Avenue and Station Street. This site is a key development opportunity that will transform one of the last remaining super-blocks in the district

into a mixed used development with a reconnected street grid. The Authority is committed to making at least 20% of the redevelopment affordable housing units.

Block 83-P, Lots 60 and 165, are owned by the Authority and consist of the currently unused former Detective Building and an adjoining vacant lot. These parcels contain 63,326 square feet. The former Detectives Building and surrounding land area will not be included in the Request for Proposals. This will enable the Authority to explore the remediation and reuse of the building.

Authorization is also requested to enter into an Agreement of Sale with the Public Parking Authority of the Pittsburgh (PPA) for the acquisition of adjacent land located on Beatty Street for a fair market value to be based upon an appraisal. The PPA parcel contains approximately 1.1971 acres and is currently used as a metered public parking lot with approximately 130 spaces. This site is a significant portion of the Mellon's Orchard South, and acquisition is essential to allow the properties to move toward development.

Mr. Rubinstein also stated that the reason these actions are before the Board now is because of the leadership of Chairman Acklin in responding to the crisis of the displaced residents of Penn Plaza Apartments. He has met with the community council as well as the developer in negotiating a number of things to get the developer to slow down and phase the residents vacating Penn Plaza Apartments. Even though the RFP for Mellon's Orchard calls for a mixed use development (commercial and residential), the residential component will include an affordable housing component and the URA wants to get the wheels moving to have resources on board within the community as soon as possible.

Mr. Acklin stated that there have been a number of community meetings and at the second community meeting, it was noted the residents of Penn Plaza received notices that their leases were not going to be extended and that both buildings were going to be taken down which would involve about 220 units. The reason these actions are before the Board today is to accelerate getting these properties out to market. There has been a lot of interest. The highest need right now is to make sure the residents who have lived through the hard times, have an opportunity to live through the good times. The agreement with Gumberg is actually with the residents and the URA really did not have any legal leverage other than zoning. As stated before, the RFP will include an affordable housing component to assist the displaced residents. There has been an agreement on phasing the demolition of the Penn Plaza buildings, and relocation expenses will be paid by the developer.

Board Member Ferlo stated that he was glad to see the RFP for this site but is confused as to why neither the former Detective Building nor the former AAA Building was not part of this. He takes exception to the view by some that the URA has not dealt with low and moderate income housing for people in the East Liberty area. The URA has produced hundreds and hundreds of units and he takes exceptions to characterization by advocates and others that the URA has not done a good job. There is a very large number of affordable housing in the area. He also takes exception

that all affordable housing should be focused in the East Liberty area. There are neighborhoods in the City that are emptying out.

Mr. Ferlo does not see the timetable that will resolve the urgency involved. A lot of us have not seen the Memorandum of Understanding that has been reached. He appreciates the administration intervening in this situation. There are a lot of missing parts yet. He is concerned about the attitude of some as the URA has invested significantly in the East Liberty area.

Mr. Acklin understands what Mr. Ferlo is stating and the challenge is to provide long term tools to approach affordable housing. The task force is coming back and by the end of the year, there should be some initial recommendations with tools and rules.

Mr. Ferlo stated that someone needs to assess which affordable units are near Penn and Negley. Mr. Acklin stated that the Penn Plaza residents had no protection and with the MOU, time has been bought for the residents and the URA will engage with a contractor regarding relocation of the residents. The Housing Authority has commitments with about 50 or so vouchers that the residents are holding but there are 78 units that will be decommissioned early next year. They hope the meeting tomorrow with the tenant council and the developer will result with an interim vote on a relocation consultant.

Mr. Ferlo asked why the former Detective Building is not part of the RFP and could it be turned into residential. Mr. Rubinstein responded by stating that there are environmental issues with the building but the URA is looking at reuses. The building will be part of the redevelopment for the area but it is unlikely to be residential due to the environmental issues.

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

RESOLUTION NO. 288 (2015)

RESOLVED: That the issuance of a request for proposals for the sale of Block 83-P, Lots 60, 165, and 225 in the 11th Ward, is hereby approved.

RESOLUTION NO. 289 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an Agreement of Sale with the Public Parking Authority of Pittsburgh for the acquisition of Block 83-P, Lot 225, in the 11th Ward for a fair market value to be based upon an appraisal, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

6. Dinwiddie Street Phase IV:

- a. Rental Housing Development and Improvement Program Loan Agreement with Dinwiddie Housing Limited Partnership IV in the amount of up to \$953,084.
- b. Final drawings, evidence of financing and execution of deed for the sale of Block 11-A Lots 172-A, 173, 175, 246, 248, 250, 251, 252; Block 11-E Lots 245, 248, 249, 250; and Block 2-H Lot 298 in the 3rd Ward to Dinwiddie Housing Limited Partnership IV, for \$ 30,000.00 plus costs.

Mr. Rubinstein requested the Members to approve the above items.

Tom Cummings, Director of Housing, stated that at its meeting of September 10, 2015, the Authority Board accepted the Proposal and authorized execution of a Disposition Contract with an entity to be formed by Trek Development Group, Inc., for the sale of property located on Kearney Way, Dinwiddie Street, and Reed Street. At this time, authorization is requested to execute a deed for the conveyance of this property, subject to staff review and approval of the final working drawings and evidence of financing.

The properties are vacant lots containing approximately 32,134 square feet. The redeveloper intends to use these properties as part of a site they have assembled for Phase IV of the Dinwiddie Street housing development. This current phase entails the rehabilitation of one unit and new construction of 22 affordable rental housing units. Twenty (20) of the 23 Phase IV units will be constructed on URA owned lots. The properties will be sold for \$30,000.00, based on a value of \$1,500.00 per dwelling unit to be constructed on the land conveyed.

Authorization is also requested to enter into the above mentioned loan agreement. The requested Authority loan funds will be used to cover a portion of the construction and related costs of this development. The balance of the construction financing is being provided by PNC Multifamily Capital.

The 23-unit Dinwiddie Street Phase IV development includes two walk up apartment buildings, townhouse units and one single family Passive House. The Phase IV unit configuration consists of 14 one-bedroom units and 9 two-bedroom units. The units will be spacious ranging from 795 square feet for the one bedroom units to 1246 square feet for the two bedroom units. These units will meet Energy Star Standards. Additionally, one townhouse will be built to Passive House Standards.

This is the fourth phase of a multi-phase development effort. Consistent with the 72 units completed in the three earlier phases of the Dinwiddie Street development, the Phase IV units will be affordable and rented to households at or below 60% of the area median income. The townhouse units are intended to be converted to lease-purchase at the end of the initial 15-year LIHTC compliance period. The properties are managed by Trek Development Group with support provided by NDC Real Estate Management.

The ownership entity was formed by Trek Development Group, Inc. Trek was approved by the Pennsylvania Housing Finance Agency (PHFA) for an allocation of 2015 Low Income Housing Tax Credits (LIHTC). Trek's principal office is located in the Century Building at 130 Seventh Street, Suite 300, Pittsburgh, PA 15222; William J. Gatti, President.

Details of the development are as follows:

Borrower:	Dinwiddie Housing Limited Partnership IV
General Partner:	Trek Development Group 130 7 th Street Pittsburgh, PA 15222 William J. Gatti, President
Architect:	Rothschild/Doyno Collaborative 2847 Penn Avenue Pittsburgh, PA 15222 Dan Rothschild, Principal
General Contractor:	Mistick Construction 1300 Brighton Road Pittsburgh, PA 15233 Robert Mistick, principal
Location:	Scattered sites in the Crawford Roberts neighborhood generally bounded by Rose, Lombard, Colwell, and Miller Streets.
Ward:	3 rd
Description:	One substantially rehabilitated unit and 22 new construction affordable rental units.
Rent levels include utilities:	Range: \$246 to \$886 per month.
Total Development Cost:	\$ 8,176,002
Authority Financing:	\$ 953,084 – RHDIP Deferred Loan 30 year term, 0% interest rate; repayment based on cash-flow.

Other Sources of Financing:

Low Income Housing Tax Credit Equity (PNC Multifamily Capital)	\$ 7,010,338
Reinvested Developer Fee	\$ <u>212,580</u>
Total Other Sources	\$ 7,222,918

Program Benefit: This development will reduce slum and blight in the Crawford Roberts neighborhood and provide quality affordable housing.

Real Estate Loan Review
Committee Status: To be presented at the October 7, 2015 Real Estate Loan Review Committee.

M/WBE Plan Status: To be presented to the Minority / Women Business Enterprise Commission at the October 21, 2015 meeting.

Mr. John M. Ginocchi, Vice President of Trek Development, was present. Mr. Ginocchi reiterated that this is the fourth and final phase along Dinwiddie Street. He appreciates all the assistance of the URA staff over the last six years.

Board Member Dan Lavelle asked what the timing is for construction. Mr. Ginocchi stated that they are in a position to close in November or December, 2015 with construction to last about one year.

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

RESOLUTION NO. 290 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement between the Authority and Dinwiddie Housing Limited Partnership IV in the amount of up to \$953,084.00, payable from Rental Housing Development and Improvement Program to be used to cover a portion of the construction and related costs of the Dinwiddie Street Phase IV development, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 291 (2015)

RESOLVED: That the final drawings, evidence of financing and execution of deed for the sale of Block 11-A Lots 172-A, 173, 175, 246, 248, 250, 251, 252; Block 11-E Lots 245, 248, 249, 250; and Block 2-H Lot 298 in the 3rd Ward to Dinwiddie Housing Limited Partnership IV, for \$30,000.00, plus costs, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

7. Larimer Choice Neighborhoods – Choice Neighborhoods Coordinator
 - a. Authorization to ratify an application to the Heinz Endowments and to enter into an agreement for an amount up to \$30,000.
 - b. Authorization to ratify an application to the Pittsburgh Foundation and to enter into an agreement for an amount up to \$20,000.
 - c. Authorization to ratify an application to the Hillman Family Foundations and to enter into an agreement for an amount up to \$15,000.
 - d. Contract Amendment(s) with Xia, llc (Christopher Shea, principal) in the aggregate amount of up to \$85,000 (\$65,000 increase).

Mr. Rubinstein requested the Members to approve the above items.

Mr. Cummings stated that authorization is requested to ratify applications and, upon application approval, to enter into agreements with the above referenced foundations for funding to pay a part-time Larimer / East Liberty Choice Neighborhoods Director. The scope of work for the Choice Neighborhoods Director is for the executive management of the Larimer CNI Plan as approved by the U.S. Department of Housing and Urban Development (HUD). CNI supports the transformation of a distressed neighborhood into a viable and sustainable mixed-income community characterized by improved housing values, increased employment and income and improvements in the perception of personal safety.

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

Xia, llc (Christopher Shea, principal) has been selected as the Choice Neighborhoods Director. Mr. Shea is highly recommended for this work based on his long history of managing federally assisted programs and projects for HACP and the City of Baltimore, his experience with comprehensive transformational neighborhood development and his positive relationships with

HUD, the foundation community and other local stakeholders. Mr. Shea is the president and sole owner of Xia, llc which has an address of 1720 Monkton Farms Drive, Monkton, MD 21111.

Authorization is also requested to amend an existing contract(s) with Xia, llc from \$20,000 to up to \$85,000 (an increase of \$65,000). The Authority entered into a \$10,000 contract with Mr. Shea on July 8, 2015 pursuant to Resolution Number 237 (1969) as amended by Resolution 197 (1978). The contract was then increased by \$10,000 (to \$20,000) on October 1, 2015 pursuant to Resolution Number 277 (2015). The current requested contract amendment(s) will provide for up to a \$65,000 contract amount increase to be sourced by the requested foundation funds. This is a short term contract. This funding would cover three to four months of work by Mr. Shea. He has an excellent relationship with the foundations. A longer term funding strategy for this position is being developed by URA, City and HACP.

Mr. Cummings complemented Kyle Chintalapalli from the Mayor's Office for his assistance.

Mr. Ferlo and Ms. Hall-Russell stated their concerns about funding Mr. Shea for approximately four months. Mr. Cummings stated this is a critical point of the Choice Neighborhoods initiative and a single point person is needed. The foundations do not want to fund this contract in perpetuity. Mr. Shea's role will be evaluated during the next few months to determine a longer term funding strategy.

Mr. Ferlo asked about funding from the Choice Neighborhoods initiative for the Local Community Groups for their work in the neighborhoods on this initiative. Jessica Perry-Smith from the Housing Department stated that an agreement is needed between the Housing Authority and the Local Community Groups.

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

RESOLUTION NO. 292 (2015)

RESOLVED: That the action of the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, in filing an application to the Heinz Endowment for a grant for an amount up to \$30,000 to pay a part-time director for the Larimer / East Liberty Choice Neighborhoods project, and that the execution of any other assurances or requirements necessary in connection with said application, is hereby ratified, and that the action of the Secretary or Assistant Secretary in attesting same and affixing the seal of the Authority thereto, is hereby ratified; and it is

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a contract with the Heinz Endowment for an amount up to \$30,000 to pay a part-time director for the Larimer / East Liberty Choice Neighborhoods project, and to execute any other assurances or requirements necessary in connection with said contract, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 293 (2015)

RESOLVED: That the action of the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, in filing an application to the Pittsburgh Foundation for a grant for an amount up to \$20,000 to pay a part-time director for the Larimer / East Liberty Choice Neighborhoods project, and that the execution of any other assurances or requirements necessary in connection with said application, is hereby ratified, and that the action of the Secretary or Assistant Secretary in attesting same and affixing the seal of the Authority thereto, is hereby ratified; and it is

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a contract with the Pittsburgh Foundation for an amount up to \$30,000 to pay a part-time director for the Larimer / East Liberty Choice Neighborhoods project, and to execute any other assurances or requirements necessary in connection with said contract, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 294 (2015)

RESOLVED: That the action of the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, in filing an application to the Hillman Family Foundations for an amount up to \$15,000 to pay a part-time director for the Larimer / East Liberty Choice Neighborhoods project, and that the execution of any other assurances or requirements necessary in connection with said Application, is hereby ratified, and that the action of the Secretary or Assistant Secretary in attesting same and affixing the seal of the Authority thereto, is hereby ratified; and it is

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a contract with the Hillman Family Foundations for an amount up to \$15,000 to pay a part-time director for the Larimer / East Liberty Choice Neighborhoods project, and to execute any other assurances or requirements necessary in connection with said contract, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 295 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to amend the Agreement between the Authority and Xia, llc (Christopher Shea, principal) dated July 8, 2015, as amended, for an increase of \$65,000.00 for a total contract amount of \$85,000.00, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

8. Upper Lawrenceville Affordable For-Sale Housing

- a. UDAG Program Income Fund (UPIF) Loan Agreement with Lawrenceville Corporation in the amount of up to \$70,000 and waiver of administrative guidelines.
- b. Community Development Investment Fund (CDIF) – Grant Agreement with Lawrenceville Corporation for \$50,000.

Mr. Rubinstein requested the Members to approve the above items.

Mr. Cummings stated that authorization is requested to approve the above pre-development agreements for a proposed scattered site land acquisition and housing rehabilitation project in the Lawrenceville neighborhood of the city. Lawrenceville Corporation (LC) is the non-profit community development corporation for the neighborhood. LC works to develop Lawrenceville by promoting a diverse community of new and long-time residents, homeowners and renters, children and seniors, low-income and middle class families.

In this pursuit, LC and Lawrenceville United (LU) contracted with EvolveEA to lead a community planning process for Upper Lawrenceville with funding from the Design Center. With the input of over 200 residents and a neighborhood steering committee, the Upper Lawrenceville Community Plan was released in the summer of 2013. One of the priorities of the Community Plan is that Upper Lawrenceville must offer "housing for all," and that community partners must move to ensure that both economic diversity and affordability are maintained amidst the exponential growth in the residential real estate market. To achieve this the LC will utilize a Community Land Trust (CLT) model.

The proposed CLT will create permanently affordable home ownership opportunities for individuals who have been fully priced out of the private market. Additionally, due to the structure of the CLT, the homes are guaranteed to be permanently affordable. Through the use of a ground-lease, the CLT sets a maximum resale price designed to give homeowners a return on their investment, while also ensuring that future homebuyers at the same income level have access to affordable homeownership.

To date LC has been financing project acquisition and pre-development costs through the use of the organization's internal equity. The requested Authority pre-development funds will enable LC to increase the scale of this program. The proposed terms of the requested \$70,000 Authority

UDAG Program Income Fund (UPIF) pre-development loan are a two (2) year loan term and two percent (2%) per annum interest rate. A waiver of the program administrative guidelines is needed to provide a UPIF loan less than \$100,000. Additionally, authorization is requested to enter into the above mentioned Community Development Investment Fund (CDIF) Grant Agreement with LC for up to \$50,000 to provide additional funding for soft costs during the predevelopment phase. The source of the CDIF grant will be Lawrenceville Community Development Block Grant (CDBG) funds.

Details of the development are as follows:

Developer:	Lawrenceville Corporation Matthew Galluzzo, Executive Director 100 43 rd Street Pittsburgh, PA 15201
Location:	Scattered sites in Upper Lawrenceville
Ward:	10 th Ward
Description:	Acquisition and additional holding/ predevelopment costs to acquire land and structures with the goal to rehab two existing homes and constructing three new homes.
Total Predevelopment Cost:	\$ 198,689
Authority Financing:	\$ 70,000 - UPIF loan: 2% interest rate, two (2) year term. \$ 50,000 - Community Development Investment Fund (CDIF) Grant.
Other Sources of Financing:	
Lawrenceville Corporation Equity	\$ 78,689
Program Benefit:	This development will help maintain and enhance the economic diversity of Lawrenceville by providing affordable for sale housing.
Real Estate Loan Review Committee Status:	To be presented at the October 07, 2015 Real Estate Loan Review Committee.

Mr. Matt Galluzzo, Executive Director of the Lawrenceville Corporation, was present along with Ed Nesser of the Lawrenceville Corporation. Mr. Galluzzo stated that of 1600 households in Lawrenceville, almost 1/3 are receiving SNAP (Supplemental Nutrition Assistance Program) benefits. There is still an incredible need in the neighborhood and their mission is to act as a catalyst part of which is to be the developer of the last resort and use innovation where necessary. Last year they were involved with the Heinz Endowment on a Community Land Trust Study and one of their recommendations was to serve the neighborhood. Some properties they are able to source through on-site transactions, through the City's land reserve process or directly through the City. They plan to bifurcate the land from the structure and the community land trust in this case is the Lawrenceville Corporation who will continue to own the land in perpetuity and then lease the land to a buyer for a nominal fee by a ground lease and that ground lease will have a resale formula. The Lawrenceville Corporation will be at the table every time that property is transacted to ensure that the proper procedures are adhered to. This is a pilot program and they hope it can get larger as time goes on.

Ms. Hall Russell asked about the formula and Mr. Galluzzo stated that it can vary. There are 200 land trusts around the United States. It can be based on CBI or Area Median Income – it can be very specific or very general.

Mr. Acklin asked if the covenants would run with the land and would the Lawrenceville Corporation enforce that and Mr. Galluzzo stated that was true.

Mr. Ferlo asked if this was a land lease agreement where a person pays the mortgage and taxes and at end of the term, the person owns the property. Mr. Galluzzo stated a person would not own the property but they do pay the taxes and mortgage. They do have a legal team that is involved with this.

Mr. Ferlo does not oppose this item but he has a number of questions.

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

RESOLUTION NO. 296 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Loan Agreement between the Authority and Lawrenceville Corporation in the amount of up to \$ 70,000.00, payable from UDAG Program Income Fund (UPIF) to be used for pre-development costs of the Upper Lawrenceville Affordable For-Sale Housing project, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That a waiver of the UDAG Program Income Fund Administrative Guidelines to provide a UPIF loan less than \$100,000.00 is hereby approved.

RESOLUTION NO. 297 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a Grant Agreement between the Authority and Lawrenceville Corporation in the amount of up to \$50,000.00, payable from Community Development Investment Fund (Lawrenceville Community Development Block Grant (CDBG) funds), to provide additional funding for soft costs during the predevelopment phase of the Upper Lawrenceville Affordable For-Sale Housing project, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

9. Professional Services

- a. Authorization to enter into an Amendatory Contract with David R. Lassman for an increase of \$20,000.00, for a total contract amount not to exceed \$30,000.00.

Mr. Rubinstein requested the Members to approve the above item.

Mr. Rubinstein stated that Mayor Peduto has directed the Authority to take a hard look at its mission, roles and responsibilities in the context of new strategies and priorities for the organization. This is an opportunity for the URA to refine and refocus its role in improving the quality of life in the City and the entire region.

In May of this year, the URA engaged Carnegie Mellon University Professor David Lassman to help guide us through this process, working directly with the Acting Executive Director, URA Board Chair Acklin, and Mayor Peduto. Mr. Lassman currently teaches courses in organizational behavior, leadership and strategy. He also teaches 'Culture and Change' in various Executive Education Programs at both the Heinz College of Public Policy and Management and the Tepper School of Business. David has over 25 years of operations and engineering management experience, working in a range of industries including automotive, computer test equipment, high-end custom furniture, food processing, steel fabrication, glass giftware/collectibles, electric drive transmissions and promotional products.

Funding for the contract will be paid from the Administrative Revolving Fund. Mr. Lassman is a resident of Squirrel Hill.

Mr. Ferlo stated that he would like a meeting concerning Mr. Lassman's results and URA personnel matters. Mr. Acklin stated that is a good idea and perhaps an Executive Session could be set up regarding this matter.

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

RESOLUTION NO. 298 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to amend the Contract between the Authority and David R. Lassman dated January 25, 2015 for an increase of \$20,000.00 for a total contract not to exceed \$30,000.00, payable from the Administrative Revolving Fund, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

10. Civic Building – Facility Planning Services

- a. Authorization to enter into an agreement with GBBN Architects, Inc. for an amount not to exceed \$50,000 for facility planning services and schematic design for renovation.
- b. Authorization to issue a request for proposals for facility planning services to include relocation analysis.

Mr. Rubinstein requested the Members to approve the above items.

Mr. Rubinstein stated that facility planning and related services will allow the Authority and its partners, the City of Pittsburgh and the Housing Authority of the City of Pittsburgh (HACP) to evaluate options for a new or renovated facility for the occupants of the Civic Building, featuring a first floor “one-stop shop” for City permitting activities. The objectives of this new or renovated facility are efficient public service, sustainability, and historic preservation.

Several years ago the redevelopment of the Civic Building and the relocation of its occupants was explored. In 2008 the Civic Building was appraised and a building use report was completed by Schneider Downs in 2010. In 2011, the Authority released a Request for Developer Qualifications and received three submittals. Following this process, the Authority entered into exclusive negotiations with PMC. PMC proposed a residential redevelopment of the Civic Building with potential for first floor commercial space.

The Authority then released a Request for Qualifications for tenant representation to enable the relocation of the Authority, HACP, and the City’s Department of City Planning (DCP), Bureau of Building Inspection, Fire Bureau, and the Office of Emergency Management and Homeland Security (OEMHS). Burns & Scalo was selected as the tenant representative in 2012 and a Request for Proposals for relocation was released. More than 14 relocation alternatives were evaluated, but none were determined to be feasible. Among the reasons that relegated the various alternative sites to be considered impractical were most frequently the cost, the project complexity and associated timeline of certain new construction or gut-rehab proposals, building layout and suitability for existing building opportunities, the insufficient proximity to the City-County Building, concerns about landlord viability, as well as logistical concerns such as parking, availability of multiple transit options, and other more minor issues that compounded to work against the various alternatives.

In the intervening time, necessary maintenance and mechanical upgrades to the Civic Building have been held off until a decision to stay or relocate was made. Years of delay in this decision has increased the costs of needed repairs and upgrades. Maintenance costs are also increasing due to the building's age, energy inefficiencies, and outdated elevators and mechanical systems. In order to preserve the Civic Building, a decision needs to be made to either make significant investment into the building or to sell it for redevelopment.

Facility planning services will assist this decision by identifying program requirements for a new or renovated facility, evaluating the current market for office space that meets these requirements, and by developing conceptual designs and cost estimates for the reuse of the Civic Building as a long term public service facility that meets the highest standards of sustainability. This will enable the Authority to develop a pro forma to present new or renovated facility options to the administration in order to determine the best way to proceed.

Facility planning services will be advanced in three parts.

- **Phase 1: Program Investigation**
Current and future operations will be analyzed by GBBN Architects, Inc. in order to advance programming and preliminary space planning. Investigation into the Civic Building's mechanical structure will also be advanced.
- **Phase IIA: Relocation Analysis**
A real estate services firm to be identified through the Authority's RFP process will provide an assessment of available and future office space in the Central Business District and a price per square feet analysis.
- **Phase IIB: Renovation Analysis**
GBBN Architects will advance schematic design for renovation of the Civic Building. These designs will be advanced to a level at which construction estimates can be prepared.

Authorization is requested to enter into an agreement with GBBN Architects, Inc. to provide consulting services for facility planning services. GBBN Architects, Inc. will lead a multidisciplinary team of architects, engineers, and construction cost estimators to complete Phase I and Phase IIB of these services. The consultant team was selected through an extensive consultant selection process. A Request for Qualifications was released on March 25, 2015, and 14 responses were received on April 22, 2015. A consultant selection committee made up of the URA, HACP, the Office of Management and Budget, DCP, Permits, Licenses, and Inspections, Fire, and OEMHS evaluated the qualifications and selected a shortlist of seven firms. A Request for Proposals was then sent to these seven firms on June 8, 2015 and six proposals were submitted on July 1, 2015. The selection committee met again to review the proposals and develop a short list of the top three firms to interview. On August 4, 2015 the selection committee interviewed the shortlist, and unanimously selected GBBN Architects, Inc. as the best qualified proposal for expanded facility planning services.

Additionally, authorization is requested to release an RFP for real estate services related to Facility Planning. The URA is seeking a real estate services consultant to complete Phase IIA, Relocation Analysis.

New facility planning services is estimated to take 9 to 12 months.

Funding source: 2015 Administrative Revolving Fund

Principals:

Ann Chen

GBBN Architects, Inc.

5411 Penn Avenue

Pittsburgh, PA 15206

achen@gbbn.com

Mr. Rubinstein acknowledged URA employee Emily Mitchell as she has been instrumental in this process. Mr. Tom Chidlow from GBBN Architects was present. (GBBN Architects was formerly Edge Studios)

Mr. Ferlo asked if this involves: 1) the two remaining tenants; 2) it is a comprehensive approach; 3) is it limited to the three major tenants; or 4) is it going to relate to other tenants that may be in the City-County Building? Mr. Rubinstein responded by stating that the scope is to understand what the tenants in this building need. Mr. Ferlo asked if they are doing a space locator and Mr. Rubinstein stated that no, that would be an RFP for another consultant or it would be piggybacking on what the City might need. Mr. Ferlo further asked how broadly would they be able to make recommendations. For instance, he is not for eminent domain, so what is the limitations of their thinking – to use this building or moving to another building? Mr. Rubinstein stated that here are two main elements: understand the needs of the users of this building currently and what would enhance a one-stop shop to make it more customer oriented. That information will then be taken to two places: to look at the market place and then look at what will happen with this building and make some schematic design changes. Mr. Ferlo further stated that if the City tenants want a drive-through window for the architects to drop off their drawings, etc. – they will look at that? Mr. Rubinstein stated they would. Mr. Chidlow stated they plan a parallel path: a program analysis as well as a building analysis.

Ms. Hall-Russell stated that the Hill House went through a similar process.

Shelley Segal, Special Counsel of URA's Legal Department asked if the agreement with GBBN Architects, Inc. is for Phase 1 (Program Investigation) and Phase IIB (Renovation Analysis) which includes schematic design. Ms. Emily Mitchell stated that was correct. Ms. Segal noted that the first resolution will be changed to reflect that the agreement is for facility planning services and for schematic design for renovation. The Members agreed with the amendment.

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

RESOLUTION NO. 299 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into an agreement between the Authority and GBBN Architects, Inc. for facility planning services for the John P. Robin Civic Building for program investigation and renovation analysis, including schematic design, for an amount not to exceed \$50,000, payable from the 2015 Administrative Revolving Fund, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

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

RESOLUTION NO. 300 (2015)

RESOLVED: That the issuance of a request for proposals for a relocation analysis for the John P. Robin Civic Building is hereby approved.

11. Civic Building – Carpeting

- a. Authorization to amend the Agreement with Pecora Flooring, Inc. for an increase of \$10,234.00 for a total contract amount of \$19,709.00.

Mr. Rubinstein requested the Members to approve the above action.

Mr. Rubinstein stated that authorization is requested to increase the amount of the April 7, 2015 Agreement with Pecora Flooring, Inc., by an amount not to exceed \$10,234.00, for a new not to exceed contract amount of \$19,709.00, for additional carpet installation work at 200 Ross Street. Under the original Agreement, carpet installation was performed in the common areas on the 10th, 11th, 12th, and 13th floors. This additional work will consist of replacement of the existing carpeting in four conference rooms on the 10th, 11th and 13th floors.

Pecora Flooring, Inc. is located at 14700 Route 30, North Huntingdon, PA 15642 and Mr. Vince Pecora is the owner.

Funding for this Agreement is from the Administrative Revolving Fund (ARF).

There was no discussion among the Members.

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

RESOLUTION NO. 301 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to amend the Agreement between the Authority and Pecora Flooring, Inc. dated April 7, 2015 for an increase of \$10,234.00, for a total contract amount of \$19,709.00, payable from the Administrative Revolving Fund, to be used for additional work of replacing carpeting in four conference rooms on the 10th, 11th and 13th floors of the Civic Building, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

12. Bloomfield

- a. Authorization to enter into a contract with Bloomfield Council for the Bloomfield Business District Lighting Project for an amount not to exceed \$45,000.

Mr. Acklin stated that this item is on hold.

13. Beechview

- a. Authorization to enter into a contract with Beechview Merchant's Association for an amount not to exceed \$20,000.

Mr. Rubinstein requested the Members to approve the above contract.

Kyra Straussman, Director of Real Estate, stated that in 2014, Councilwoman Rudiak allocated \$80,000 to the URA to support business district revitalization activities in the Beechview Business District. The URA contracted with Mount Washington Community Development Corporation (MWCDC) as the fiduciary conduit, and David Brewton of DRB Associates was hired as an independent contractor and community liaison to work with business owners, community members, and property owners. Over the past 16 months, Mr. Brewton and his staff have worked with the community, the URA, the Mayor's Office and other partners to expand the Broadway Avenue revitalization efforts, including:

1. Securing CDBG, ACCBO, and Love Your Block grants from the City of Pittsburgh;
2. Implementing the Light Up Broadway promotional program with a URA Biz Buzz grant focusing attention to the Beechview Business District with a series of events throughout the summer including Taste Of Beechview, musical performances, Cinco de Mayo, and a car cruise;
3. Working with the Beechview Merchants Association to build capacity, diversify membership, and develop new leadership;
4. Developing new leadership within the Beechview community through monthly volunteer meetings at Brew on Broadway;
5. Working with the Port Authority regarding the timing of the light rail track reconstruction on Broadway;

6. Helping to connect a developer, who is currently rehabbing 1500 Broadway, with the URA for the development of 1601 Broadway (Daniel Berkowitz);
7. Submitting a grant proposal to the URA for the Keystone Communities program which would be used to develop the Beechview Buildout Incentive Program for business and property owners; and
8. Talking with the greater Pittsburgh foundation community to build knowledge and potentially develop funding sources for activities in Beechview.

This funding, along with ACCBO and CDBG funds, will allow DRB to continue their work in Beechview for 2016. The source for these funds is 2009 Mainstreets City Bond.

Mr. Acklin asked Ms. Straussman what is her assessment of the progress of the Beechview Merchant's Association and she stated that she is very pleased with the progress given the short period of time that Mr. Brewton has worked with the community. He has the confidence of the community and it would be good to keep that momentum going.

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

RESOLUTION NO. 302 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a contract between the Authority and Beechview Merchant's Association to continue expanding the Broadway Avenue revitalization efforts for an amount not to exceed \$20,000.00, payable from 2009 Mainstreets City Bond, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

14. City-wide – Lot Maintenance

- a. Authorization is requested to issue a request for proposals (RFP) to seek qualified community-based not-for-profit entities, to work with URA and City officials to develop a capacity building program that will enable community oriented service providers to perform lot maintenance under URA and City contracts.

Mr. Rubinstein requested the Members to approve the above action.

Ms. Straussman stated that currently, the URA oversees the maintenance of over 2000 vacant lots and structures plus the City itself is charged with overseeing over 14,000 parcels. These parcels, mostly vacant lots, and a relatively smaller number of structures are irregularly distributed across the City of Pittsburgh. The concentrations of vacant lots happen to be in some of the City's most distressed communities and often contribute to the image of blight and abandonment in these neighborhoods. A situation that the URA and City are committed to resolve.

In tackling the lot maintenance challenge, the URA in partnership with the office of Mayor Peduto, are committed to harnessing the energy and ingenuity of individuals, organizations and small business owners already in these communities to maintain and improve vacant properties at the community level.

Therefore, as a prelude to the URA issuing its routine RFP for lot maintenance services, which is done every two years and was last issued in the spring of 2013, the URA through this RFP is seeking a partner organization that can help identify best practices for an envisioned high quality community driven landscaping and lot maintenance program. They will be obliged to help us to design a Pittsburgh program that helps us meet our ongoing obligations around lot maintenance in a cost effective manner and in consideration of contemporary standards regarding safeguarding the overall quality of life and ecology of our neighborhoods and at the same time, provide a context to springboard these small insurgent groups into a higher level of performance and professionalism that could make them qualified to take on more work and more consistently be competitive with contracting.

In addition to helping us design a community driven process for lot maintenance, competitive respondents to this RFP will provide for ongoing support to the individuals, small scale businesses and community based practitioners who may have job readiness challenges as well as limited experience in how to gain and perform under government contracts for such maintenance work. The intent here is to provide a context for those individuals and businesses who wish to perform under these contract but may have challenges to employment to get the kinds of support they may need to move forward to meet professional goals and standards of operations for landscape maintenance. The organization selected under this RFP will work as this supportive intermediary between government officials contracting for this work and the community based organizations, institutions and individuals who may seek it.

Once this partner is identified through this process, they will work with URA in the development of an RFP for lot maintenance services that will be released in early 2016 which provides the actual work on lots we need routinely. URA and the City will post this opportunities related lot maintenance on the new "Beacon" website (<https://www.buildpgh.com/beacon/>). Beacon was developed for the City of Pittsburgh by Code For America, to enhance business outreach to a wider net.

Mr. Acklin stated that this will open up a portal for smaller neighborhood groups to work with the City rather than just have a number of different groups and/or large corporations do the lot/maintenance work. Mr. Ferlo stated he supports new and innovative efforts but this is a complicated issue that involves various levels of participation depending what the lot/building is, its condition and where it is located. His concern is that he does not see in any way that City Source is not going to need to be relied upon whether it is for URA lots and/or City lots. He hopes this is not replacing City Source and Ms. Straussman stated that it is not. Mr. Ferlo does not like the wording of the resolution that states 'not-for-profit'. There are hundreds and hundreds of young people who own a truck, live in the City and they do landscaping. He would like to see a

voucher program. Ms. Straussman noted this action is to help the URA develop a program that will enable community oriented service providers to perform lot maintenance under URA and City contracts.

Mr. Acklin asked Ms. Straussman if she had an idea how much this might cost and she stated she does not know and they need to work on that.

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

RESOLUTION NO. 303 (2015)

RESOLVED: That the issuance of a request for proposals to seek qualified community-based not-for-profit entities, to work with URA and City officials to develop a capacity building program that will enable community oriented service providers to perform lot maintenance under URA and City contracts, is hereby approved.

15. Chateau

- a. Authorization to advertise a request for letters of interest (RFLOI) for the design of the Beaver Avenue two-way conversion project.

Mr. Rubinstein requested the Members to approve the above item.

Martin Kaminski, Director of Engineering and Construction, stated that authorization is requested to advertise a request for letters of interest (RFLOI) to prepare a design to convert a portion of Beaver Avenue to two-way traffic. (Request for letters of interest (RFLOI) is PennDOT's terminology for a request for proposal) The URA owns the former J Allan Steel Property and the former Eles Concrete Facility property and is working with the Smerd Group, owner of adjacent property, to develop this area. Due to the current network of one-way access roads along State Route 65, access to property in this area is circuitous and confusing. The conversion of Beaver Avenue to two way traffic is considered essential to the development of the URA/Smerd Group property and also to facilitating a transformation of nearby properties to higher and better uses.

Funding for this project will be from an ARC (SAFETEA-LU) Grant and ISRP local match TRID funds.

Mr. Ferlo stated that he has been in favor of this in the past but he stated that in his opinion, PennDOT created this problem. He thinks communication among the Mayor, Senator Fontana and Dan Cessna (of PennDOT) would be good to work with PennDOT to participate in this endeavor as he feels it is not URA's responsibility. Mr. Kaminski agrees and stated that the ARC funding is coming through PennDOT so it is not totally funded by the URA. Mr. Acklin stated they will follow up on this. Mr. Ferlo stated he would be willing to help.

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

RESOLUTION NO. 304 (2015)

RESOLVED: That the advertising of a request for letters of interest (RFLOI) for the design of the Beaver Avenue two-way conversion project is hereby approved.

Mr. Ferlo asked Mr. Kaminski if he could provide the Board an updated demographic report for the last couple of years on City Source. Mr. Kaminski stated that there are 1,400 lots throughout the City and the list changes throughout the year due to sales/acquisitions, but that he could provide the Board a printout for the year.

16. National Development Council – Sponsorship

- a. Authorization to enter into a contract with the Housing Alliance for up to \$30,000 in order to sponsor training by the National Development Council for Economic Development Finance training.

Mr. Rubinstein requested the Members to approve the above contract.

Mr. Rubinstein stated that authorization is sought to sponsor, and help bring, the National Development Council (NDC) Economic Development Finance Certification™ program to Pittsburgh in 2016-2017. NDC provides a comprehensive, skill-building economic development finance program to participants through a 20-day intensive classroom training program delivered in four sessions, each building on the information of the other.

NDC is the preeminent training of this kind nationally. Completion of this course will build local economic development capacity. It will enhance the region's ability to bring new development resources into the community to spur growth. This dovetails nicely with existing and proposed state and federal economic incentives such as the expansion of Main Street, renewal of New Market Tax Credits, the Neighborhood Assistance Program and Mixed Use Financing (MUFI), to name a few. It is critical that local leaders are well-positioned to capitalize on the economic growth and opportunity. The 4-course NDC Housing Certification series has just completed.

URA sponsorship will support not-for-profit community economic development and municipal leaders and up to URA staff to take the course. Given the cost of NDC training and certification, it can be prohibitive without assistance. The \$30,000 could cover 5 attendees and leave \$11,500 for sponsorship or it could cover up to 6 attendees and then leave \$7,800 in sponsorship. As a sponsor, the URA will have a role in deciding who the scholarship recipients are. Funding source will be EZ, CDBG Program Income and/or other funding sources.

Principal:
Elizabeth G. Hersh
Executive Director
Housing Alliance of Pennsylvania
309 Florence Avenue, 419N
Jenkintown, PA 19046

There was no discussion on this item.

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

RESOLUTION NO. 305 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a contract between the Authority and the Housing Alliance for up to \$30,000, payable from EZ, CDBG Program Income and/or other funding sources, to be used to sponsor training by the National Development Council for Economic Development Finance training, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

17. 2015 Administrative Budget

- a. Authorization to allocate up to \$1.1 million of UDAG Funds to the Administrative Revolving Fund for bridge funding against 2015 Administrative Budget receivables.

Mr. Rubinstein requested the Members to approve the above item.

Tom Short, Director of Finance, stated that authorization is requested for approval to move up to \$1.1 Million of UDAG funds to the Administrative Revolving Fund pending the receipt of the 2015 CDBG Cooperation Agreement administration funds of \$2 Million, and the 2015 HOME Cooperation Agreement of up to \$163,613 administration funds, as approved by the URA Board of Directors at the January 15, 2015 Regular Meeting. Currently, the State impasse has slowed administrative funds for various State projects and programs necessitating the transfer.

Mr. Ferlo asked how much of CDBG funds the City received and Mr. Short stated that approximately \$13 million was received and that the HOME funds are coming down.

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

RESOLUTION NO. 306 (2015)

RESOLVED: That the allocation of up to \$1.1 million of UDAG Funds to the Administrative Revolving Fund for bridge funding against 2015 Administrative Budget receivables is hereby approved.

AGENDA "B"

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

1. Larimer

RESOLUTION NO. 307 (2015)

RESOLVED: That the Proposal submitted by Andrew F. Stewart and Joyce A. Sadik and form of Disposition Contract, evidence of financing and execution of deed for the sale of Block 83-M, Lot 193, in the 12th Ward, to Andrew F. Stewart and Joyce A. Sadik, for \$500, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

2. 9 Mile Run

RESOLUTION NO. 308 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to issue a Certificate of Completion for Summerset at Frick with respect to the Improvements constructed on Lot 281 in Phase 2C (1708 Parkview Boulevard), and acknowledge same so that said Certificate may be recorded; and it is

RESOLVED FURTHER: That the return of the Good Faith Deposit to Summerset at Frick, is hereby approved.

3. South Side

RESOLUTION NO. 309 (2015)

RESOLVED: That the action of the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, in issuing a Certificate of Completion for Riverside Mews with respect to the Improvements constructed on Part of Block 12-A Lot 19, Phase 2A Lot 32 D2 (1843 Merriman Street, Unit #29) is hereby ratified and that the recording of said Certificate is hereby ratified; and it is

RESOLVED FURTHER: That the return of the Good Faith Deposit to Riverside Mews, is hereby approved.

4. South Side Works

RESOLUTION NO. 310 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to issue a Certificate of Completion for Hot Metal Flats with respect to the Improvements constructed on Block 29-J Lot 200 (South Side Works Parcel E1b First Revised) (2915 Sidney Street), and acknowledge same so that said Certificate may be recorded; and it is

RESOLVED FURTHER: That the return of the Good Faith Deposit to Hot Metal Flats, is hereby approved.

5. EDA Regional Innovation Strategies Program

RESOLUTION NO. 311 (2015)

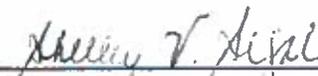
RESOLVED: That a match of \$60,000 through the Entrepreneurial Support program as part of the Authority's application to the EDA's Regional Innovation Strategies Program, is hereby approved.

6. Pittsburgh Party Wall Program

RESOLUTION NO. 312 (2015)

RESOLVED: That permission is hereby granted to Genafie McKnight, wife of Nathan Jones, a City of Pittsburgh employee in the Public Works Department, to participate in the Pittsburgh Party Wall Program, for a property located at 2812 Sherlock Street, Pittsburgh, PA 15214, subject to the approval of the U.S. Department of Housing and Urban Development.

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



Assistant Secretary