

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,

September 10, 2015 – 2:00 P.M., E.D.S.T.

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

Members Absent: None.

Staff Present: Messrs. Cummings, Hoyer-Winfield, Link, Short, Miller, Hobbes, Thomas, Powell, Kaminski, Howe, Barry; Mmes. Saladna, Straussman, Cooper, Davidson-Wagner, Nemani-Stanger, Segal, Schenck, Wilhelm, Smith-Perry, O'Leary, Abrams.

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

Mr. Acklin announced that the Board conducted an Executive Session prior to today's meeting discussing the URA realignment. Mr. Acklin thanked the URA staff for their involvement.

1. General

The Minutes of the Regular Board Meeting of August 13, 2015 were approved as written and previously distributed.

2. East Liberty

- a. East Liberty Transit Revitalization Investment District, Phase II Adoption of the Phase II Implementation Plan of the East Liberty Transit Revitalization Investment District (TRID).
- b. Authorization approving that East Liberty TRID Revitalization Authority (ELTRIDRA), as a management entity, be designated to administer and implement the Phase II Plan.

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

Mr. Rubinstein stated that the Transportation Revitalization Investment District Act, Act of Dec. 8, 2004, P.L. 1801, No. 238 (the "Act") provides local taxing bodies with authority to cooperate in establishing transit oriented development and value capture areas, as defined in the Act, within their respective jurisdictions to increase the tax base and improve the general economy of their communities. Pursuant to the Act, the Urban Redevelopment Authority of Pittsburgh (URA) is legally empowered to prepare transit revitalization investment district (TRID) plans to provide financing for local, county and regional economic development and revitalization activities through private sector investment, reinvestment and joint development activities in conjunction with public transportation improvements in TRID districts located in the City of

Pittsburgh and to present such TRID plans to the City of Pittsburgh, the School District of Pittsburgh and the County of Allegheny for consideration.

The URA has prepared a detailed East Liberty TRID Phase II Implementation Plan for the continued redevelopment of the area around the East Liberty Station on the Port Authority of Allegheny County's MLK East Busway to be formally presented to the Taxing Bodies for review and approval in accordance with the Act. The URA has designated the East Liberty TRID Revitalization Authority (ELTRIDRA) as a municipal authority to act as a management entity to administer and implement the TRID Phase II Implementation Plan.

The East Liberty TRID Phase II Implementation Plan includes major potential redevelopment sites within a 0.5 mile radius surrounding the East Liberty stop on the Martin Luther King, Jr. East Busway. Much of this activity will focus around a new Larimer Transit Center improving transit service, circulation and connections with the high-value surrounding neighborhoods. Within the TRID boundary, the current development pipeline comprises the Phase II projects which will be the only pledged parcels at this time.

Phase II TRID Pledged Projects:

The proposed Phase II TRID projects that could be pledged are a mix of new and rehabilitated uses, including multi-family residential, office, retail and parking. The seven proposed pledged projects could include:

1. Bakery Square 2.0, Office (Phase II)
2. Bakery Square 2.0, Residential (Phase II)
3. Dahlem Place Parking Garage (real estate tax pledge only)
4. Whole Foods/ES I & II Expansion
5. Larimer Co-location/Maker Space
6. Hunt Armory
7. Mellon's Orchard South

Phase II TRID Funded Projects:

The estimated increment generated from Phase II Pledged Projects could be used to support these various improvements and infrastructure projects:

1. Larimer Transit Station, design & construction	\$1,750,000 - \$3,000,000
2. Homewood / Larimer Bikeway Connection	\$250,000
3. Lincoln School Pedestrian Infrastructure	\$350,000
4. Larimer Improvements including park space, green infrastructure and/or incubator space	\$500,000 - \$1,000,000
5. Affordable Housing	\$500,000 - \$1,000,000
6. Way-finding, pedestrian enhancements and street grid improvements	<u>\$500,000 - \$1,000,000</u>
Total Estimated of TRID Proceeds	\$3,850,000 - \$6,600,000

A majority of the estimated tax increment generated by the Hunt Armory would be dedicated to fund affordable housing in the East Liberty TRID boundary.

TRID Phase II Tax Generation:

The pledged real estate taxes increment generated from these projects will be split 70/30 with 70% going to support projects within the TRID and the remaining 30% going to the three taxing bodies. After full build-out and once all applicable tax abatements expire, the pledged projects could generate approximately \$1.8 million in tax increment annually. Over the 20 year period for each project, the estimated total increment generated to support projects within the Phase II TRID could yield an estimated \$3,850,000 to \$6,600,000 (this amount will be verified by an independent study).

Mr. Acklin stated that he appreciates the summary provided by Mr. Rubinstein. He further stated that the affordable housing issue is bigger than one project, it is a top issue from an equity standpoint. Mr. Acklin stated that the East Liberty community should be able to live there and share in the good times. The creation of the fund was due to the recognition of the efforts of bringing this opportunity to the city to capture the tax increment and put it into a fund to use within the district and look for further opportunities to invest in the fund. This could be a tool for Councilman Lavelle or Director Gastil for the Affordable Housing Task Force. Mr. Acklin further stated that the URA takes their job very seriously with respect to investments in affordable housing. At the micro level we are in the midst of negotiating with the owners of Penn Plaza, as well as the residents. Mr. Acklin stated that he appreciates the URA staff's efforts in putting this all together, and that it is a first step to what is hoped to be a city-wide strategy to stay on the front end of the affordable housing crisis.

Mr. Gainey asked how the program funding will work. Mr. Rubinstein replied that it works by leveraging the tax increment. Hunt Armory will likely be part of the TIF fund, as well. This is one piece of the puzzle; it will not solve the issue of families being displaced. There will need to be a number of initiatives. Mr. Gainey thanked Mr. Rubinstein for his efforts for the program. Mr. Gainey asked if there is an estimate of how much will go into the fund. Mr. Rubinstein replied the proposal is a 70/30% break. 70% new increment to be converted and 30% towards taxing bodies for 20 years. Under this scenario it could be in the range of \$1 million, perhaps.

Mr. Ferlo thanked the URA staff and administration for their work with this project and the fact that revenue potential has been validated. Mr. Ferlo further stated he is concerned about the prioritization of the two-way conversion. The County has always been very supportive of TRID. Mr. Ferlo also stated that expansion is needed for City-wide opportunities, not just certain areas. Mr. Ferlo asked that the Board weigh in on these priorities.

Mr. Lavelle stated that the Affordable Housing Task Force is looking at the long term direction of the City, but there are immediate needs that must be addressed. Mr. Lavelle thanked the Mayor and the URA Representatives for taking creative action to address the immediate needs.

Mr. Gainey agreed with Mr. Lavelle and further stated that affordable mixed income housing throughout the City is needed and made a priority.

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

RESOLUTION NO. 263 (2015)

RESOLVED: That the Phase II Implementation Plan of the East Liberty Transit Revitalization Investment District (TRID), is hereby adopted.

RESOLUTION NO. 264 (2015)

RESOLVED: That the East Liberty TRID Revitalization Authority (ELTRIDRA), is approved and is designated to administer and implement the Phase II Plan, and the Executive Director is authorized to execute any and all documents so stating, the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

3. Federal North – Garden Theater

- a. Authorization to enter into a contract with Wagner Electric Sign Co. for an amount not to exceed \$60,000.00 for a design/build contract to restore the Garden Theater sign, located at 12 West North Avenue.

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

Mr. Rubinstein stated that authorization is requested to approve the above actions with Wagner Electric Sign Company to restore the sign as much as possible to its original condition and to reinstall above the marquee of the Garden Theater.

The Garden Theater sign was taken down and placed in storage during the renovation of the Garden Theater by Allegheny City Development Group. The budget for the theater redevelopment did not have funds available for the reinstallation of the sign. It has come to the attention of the URA that the reinstallation of the sign onto this formerly owned URA building has become a priority for the neighborhood. The URA was able to secure a \$25,000 grant from the Buhl Foundation to support the restoration of the sign.

Work on the sign will occur over the winter with reinstallation to occur in 2016. Coordination will be ongoing with the current owner and any future owner of the Garden Theater.

Funding source: Buhl Grant and Federal North TIF Funds

Principal: Mark A. Wagner
Name: Wagner Electric Sign Co.
Title: President
Address: 7135 West Ridge Road
Cleveland, OH 44035
440-871-7774
Mark@wagnersign.com

No discussion from the Board.

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

RESOLUTION NO. 265 (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 with Wagner Electric Sign Co. for a design/build contract to restore the Garden Theater sign located at 12 West North Avenue for a cost not to exceed \$60,000.00, payable from a grant from the Buhl Foundation and Federal North TIF Funds, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

4. East Liberty - Penn Circle Congestion Mitigation and Air Quality Funding Grant Application
 - a. Ratification of filing of a grant application for Congestion Mitigation and Air Quality (CMAQ) Funding through the Southwestern Pennsylvania Commission to the Federal Highway Administration.
 - b. Authorization to enter into Contracts with the Southwestern Pennsylvania Commission, PennDOT and/or the U. S. Department of Transportation for up to \$7.7 million Application for the two-way conversion of the former Penn Circle North and West in the East Liberty neighborhood.

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

Mr. Rubinstein stated that Penn Circle was originally built as a series of one-way high speed thoroughfares around the central business district in East Liberty. The goal of Penn Circle was to divert traffic around the central business district, but instead it created an impermeable wall of high-speed traffic that sapped the business district of vitality. In conjunction with past private developments such as Target and Eastside, Penn Circle East and Penn Circle South have already been converted to two-way traffic with great success, providing a more pedestrian and bicycle friendly environment to get shoppers out of their cars, onto the sidewalks, and into the stores. If awarded, CMAQ funding will be used to convert the remaining two sections of the former Penn Circle, now called Station Street and South Euclid to two-way traffic, completing the entire

conversion of Penn Circle from a one-way thoroughfare. In addition, three smart traffic signals will be installed on this route and bicycle lanes will be accommodated. These changes will provide a safer environment for automobiles, pedestrians, and cyclists in East Liberty. Costs associated with this project include design, engineering, and construction of the roadway.

The URA has applied for \$7.7 million in CMAQ funds for construction of the Penn Circle Two-Way Conversion project in East Liberty. The required 20% matching funds of \$1.54 million will include \$900,000.00 in East Liberty TRID funds to the project; the additional \$640,000.00 will come from other sources to be determined.

No discussion by the Board.

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

RESOLUTION NO. 266 (2015)

RESOLVED: That the action of the Acting Executive Director on behalf of the Authority in filing of a grant application for Congestion Mitigation and Air Quality (CMAQ) Funding through the Southwestern Pennsylvania Commission to the Federal Highway Administration is hereby ratified, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 267 (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 with the Southwestern Pennsylvania Commission, PennDOT and/or the U. S. Department of Transportation to complete the entire conversion of Penn Circle from a one-way thoroughfare to a two-way thoroughfare, for a cost not to exceed \$7.7 million, payable from CMAQ funds, East Liberty TRID funds, and additional funds to come from other sources to be determined, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. South Oakland – Pittsburgh Technology Center

- a. Proposal and form of contract for the sale of a Block 29-B, Lot 302, Pittsburgh Technology Center Parcel 4b, in the 4th Ward to The Ferchill Group, or a related entity, for \$564,000.

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

Mr. Rubinstein stated that authorization is now requested to accept the Proposal and enter into a Disposition Contract with The Ferchill Group, or a related entity ("Redeveloper"), for the conveyance of Block 29-B, Lot 302, Pittsburgh Technology Center Parcel 4b, in the 4th Ward (the

"Property"). The Property contains a land area of approximately 1.24 acres or 53,962 square feet, and will be sold for a purchase price of \$564,000.00. The redeveloper intends to construct Bridgeside Point III, a five story, 140,302 square foot facility designed expressly for wet lab and other research-orientated uses by biotechnology tenants. Initial plans are for the top four floors of the structure to have a ratio of 80% laboratory space and 20% office space. The first floor will contain a core research facility to be used by all occupants of the building. Development costs are estimated at \$70,512,880. 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.

Redeveloper is an Ohio s-corporation that successfully completed the development of Bridgeside Point and Bridgeside Point II at PTC. Its address is 1468 W. 9th Street, Ste. 825, Cleveland, Ohio 44113. John J. Ferchill is the Chairman and CEO.

Mr. Chris Ferchill of The Ferchill Group was present. Mr. Ferchill stated that he is very much looking forward to working with the URA and he appreciates the URA staff for all their hard work.

****Tape Recorder Battery Replaced – Missing Audio****

Upon motion made, seconded and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 268 (2015)

RESOLVED: That the Proposal submitted by The Ferchill Group and form of Disposition Contract for the sale of Block 29-B, Lot 302, Pittsburgh Technology Center Parcel 4b in the 4th Ward to The Ferchill Group or a related entity for \$564,000 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.

6. Lower Hill/Uptown – EcoInnovation District

- a. Authorization to enter into exclusive negotiations with NRG DG Development LLC, for a period of 90 days with possible 90-day extension, for the sale or long term lease of Block 2-G, Lot 92 in the 4th Ward (also known as Lot E), is hereby approved with the proviso that the structured parking on Lot E shall be retained.

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

Mr. Rubinstein stated that authorization is requested to enter into exclusive negotiations with NRG DG Development LLC ("NRG") for the sale or possible long term lease of parcels located between Our Way and Colwell Street in the 4th Ward, known as Lot E, totaling approximately 31,215 square feet of vacant property (the "Property"). NRG plans to begin an engineering

feasibility analysis as an initial step towards construction of a district energy plant that would potentially serve UPMC Mercy Hospital, the Lower Hill Redevelopment Site, and Chatham Center. The district energy plant may be incorporated into a potential parking garage, and could be built to accommodate a later parking garage or other structured parking, but any potential parking structure is not the subject of this requested action.

NRG has contracted with CLJ Engineering to perform the engineering feasibility study and verify constructability issues and costs for the energy plant. Costs for the feasibility study are being shared by NRG and UPMC.

Redeveloper is a Delaware limited liability company. Jim Lodge is the Vice President.

There was discussion to ensure ability to develop structured parking, either with NRG, or subsequently. –Mr. Rubinstein

****Tape Recorder Battery Ran Out – Missing Audio****

Upon motion made, seconded and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 269 (2015)

RESOLVED: That the entering into of exclusive negotiations with NRG DG Development LLC, for a period of 90 days with possible 90-day extension, for the sale or long term lease of Block 2-G, Lot 92 in the 4th Ward (also known as Lot E) is approved, with the condition that the ability of third parties to build structured parking on Lot E is to be retained.

7. Upper Lawrenceville – 62nd Street Industrial Park

- a. Proposal, authorization to enter into a lease, and form of Contract for Disposition by Lease of Block 120-C, Lot 10 and a portion of Block 120-G, Lot 155 in the 10th Ward to Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh.

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

Ms. Straussman stated that at its August meeting, this Board authorized a period of exclusive negotiations with Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh (“Tree Pittsburgh”) for Block 120-C, Lot 10 and a portion of Block 120-G, Lot 155 in the 10th Ward (the “Property”). We are now requesting that this Board accept the Proposal, and we are requesting authorization to enter into a long term lease with Tree Pittsburgh for the Property. The Property consists of approximately 5.05 acres (220,139 sf) between the AVR Right of Way and the Allegheny River at 62nd Street in the 10th Ward, and is part of the 62nd Street/former Tippins Site. Tree Pittsburgh currently leases the Property pursuant to a five (5) year lease, but a longer term, 20-year lease will permit Tree Pittsburgh to utilize major funding sources and accelerate development of a tree nursery, offices, and educational facilities. At this time, the proposed lease

rate for the Property is \$20,000 per year and it is contemplated that the lease will contain an option to purchase that shall only be effective in the event that a developer is found for the majority of the remaining 62nd Street Site. The Property will be subjected to a consolidation subdivision prior to the execution of the long-term lease in order to create a defined lease parcel. Development costs are estimated at \$2,000,000. Prior to the execution of a lease for the 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.

As part of its current lease, Tree Pittsburgh has already created many hoop houses and a temporary greenhouse. The contemplated long-term lease will allow for more permanent structures to be built on the site. This lease also provides the URA with flexibility if Tree Pittsburgh is not compatible with a future user for the south side of the 62nd Street property.

Principal:
Danielle Crumrine
Executive Director
Tree Pittsburgh
(412) 781-8733 (TREE)
5401 Butler Street
Pittsburgh, PA 15201

****Tape Recorder Battery Ran Out – Missing Audio****

Upon motion made, seconded and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 270 (2015)

RESOLVED: That the Proposal submitted by Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh and form of Contract for Disposition for the lease of Block 120-C, Lot 10 and a portion of Block 120-G, Lot 155 in the 10th Ward to Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh, for an amount of \$20,000.00 per year, 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 lease, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

8. Southside Flats - Wharton Street

- a. Proposal and form of contract for the sale of Block 12-E, Lots 67, 69 and 70, in the 17th Ward, to Brooks and Blair Southside, LP, or a related entity, for \$301,000.

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

Ms. Straussman stated that at its meeting of April, 2015, the Board of this Authority authorized exclusive negotiations with Brooks and Blair Homes, LLC or a related entity for the redevelopment of vacant land located at 1817 Fox Way and 1819 Wharton Street in Southside. Authorization is now requested to accept the Proposal and enter into a Disposition Contract with Brooks and Blair Southside, LLC, or a related entity, for the conveyance of this property. The property contains a land area of 6,000 square feet, and will be sold for a purchase price of \$301,000.00. The redeveloper intends to construct 5 single-family town homes with 2 bedrooms, 2 baths, 1 powder room and 2 car integral garages with approximately 2,500 square feet of living area and proposed sales prices of \$452,500 per unit. Development costs are estimated at \$2,045,830.00. Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings, MWBE Plan, evidence of financing, and for authorization to execute the deed.

The principals of redeveloper are Daniel J. Mancosh and John F. Thompson. Both have completed numerous projects throughout Western Pennsylvania as well as work for A.R. Building Company, Inc. Mr. Mancosh is the President of the firm and has been employed by A.R. Building for 28 years. Mr. Thompson is the Senior Vice President of Construction for A.R. Building and has been for 20 years.

Redeveloper is a Pennsylvania limited liability company, having a mailing address of 310 Seven Fields Boulevard, Suite 350, Seven Fields, PA, 16046. Daniel J. Mancosh is the President.

****Tape Recorder Battery Ran Out – Missing Audio****

Upon motion made, seconded and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 271 (2015)

RESOLVED: That the Proposal submitted by Brooks and Blair Southside, LP and form of Disposition Contract for the sale of Block 12-E, Lots 67, 69 and 70, in the 17th Ward, to Brooks and Blair Southside, LP, or a related entity, for \$301,000.00, is hereby approved, and the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute such documents as may be required to effectuate said sale and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

9. Hill District – Dinwiddie Phase 4

- a. Proposal and form of contract 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 Trek Development Group, Inc. for \$30,000.00 plus costs.

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

Mr. Cummings stated that authorization is requested to accept the Proposal and enter into a Disposition Contract with Trek Development Group, Inc., or an entity to be formed, for the sale of property identified as Block 11-A Lot 172-A located on Kearney Way, Block 11-A Lots 173, 175, 246, 248, 250, 251 & 252; Block 11-E Lots 245, 248, 249 & 250 located on Dinwiddie Street and Block 2-H Lot 298 on Reed Street in the Hill District. The properties are vacant lots containing approximately 32,134 square feet. The Redeveloper intends to use this site to construct 23 rental residential townhomes. The estimated cost of the construction is \$8,185,211.00.

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

****Tape Recorder Battery Ran Out – Missing Audio****

Upon motion made, seconded and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 272 (2015)

RESOLVED: That the Proposal submitted by Trek Development Group, Inc. and form of Disposition Contract 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 Trek Development Group, Inc. 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 to attest same and affix the seal of the Authority thereto.

10. Larimer

- a. Authorization to execute an agreement of sale with the Estate of Stanley P. Drummond for the acquisition of Block 124-P Lots 41, 62, 144 and 145, in the 12th Ward, for \$25,000.00 plus costs.

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

Ms. Straussman stated that authorization is requested to acquire privately-owned property located at 627 and 629 Winfield Street, Winslow Street, and 551 and 558 Paulson Street in the Larimer neighborhood. The subject properties, which are vacant lots contain approximately 11,851 square feet and are being acquired for future development.

<u>Ward</u>	<u>Address</u>	<u>Block/Lot</u>
12	551 Paulson Avenue	124-P-41
12	558 Paulson Avenue	124-P-62
12	627 Winfield Street	124-P-144
12	629 Winfield Street	124-P-145
12	Winslow Street	124-P-176

These parcels are owned by the Estate of Stanley P. Drummond. The 2012 City Bonds Fund will be used to pay any costs associated with this acquisition.

****Tape Recorder Battery Ran Out – Missing Audio***

Upon motion made, seconded and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 273 (2015)

RESOLVED: That the acquisition of Block 124-P Lots 41, 62, 144 and 145, in the 12th Ward, from the Estate of Stanley P. Drummond, for \$25,000.00 plus costs, payable from 2012 City Bond funds, is hereby approved; and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement of sale and all documents as may be required to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

11. Strip District

- a. Authorization to acquire and execute deed for City-owned property known as Block 25-P Lots 11 and 12, in the 2nd Ward, for \$1.00 plus costs.

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

Ms. Straussman stated that authorization is requested to acquire City-owned property located at 2606 Penn Avenue in the Strip District neighborhood. The subject property, which is one vacant lot and one lot with a structure, contains approximately 16,800 square feet. The subject property is identified as the OMI Building. The URA will acquire these parcels for subsequent RFP and disposition.

<u>Ward</u>	<u>Address</u>	<u>Block/Lot</u>
2	Penn Avenue	25-P-11
2	2606 Penn Avenue	25-P-12

Mr. Acklin stated that we are in the midst of an analysis for how we invest in City owned properties and how we utilize them. Another thing we would like is for the City tax payers to have some recovery, and we will work out a split of revenue.

Mr. Ferlo stated that the URA previously owned the side lot property. Ms. Straussman stated that the URA has current ownership of the side lot property. Ms. Straussman further stated that City Council is not active on this action, so the URA is taking the initial step and it would be prudent to have City Council act as well.

Mr. Ferlo stated that it is a lucrative site. Mr. Ferlo further stated that he thinks the URA missed an opportunity by not inviting the private sector to invest.

Ms. Straussman stated that she has already had interest from the development community of this site, which is prioritized.

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

RESOLUTION NO. 274 (2015)

RESOLVED: That the acquisition of Block 25-P Lots 11 and 12, in the 2nd Ward (City-owned property), 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 a deed and any and all documents as may be required to effectuate said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

12. Former Saint John's Hospital Site: 3339 McClure Avenue – Brighton Heights

- a. Authorization to enter into contract with GTECH in the amount of up to \$45,000.
- b. Authorization to advertise for bids for the demolition and site clearance of pavement, miscellaneous concrete and debris at the former St. John's Hospital site.

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

Mr. Cummings stated that authorization is requested to enter into the above referenced contract with GTECH to coordinate the clearing and maintenance of the subject site and conduct a

neighborhood planning process to develop a greening strategy. Authorization is also requested to advertise for bids for the demolition and site clearance of pavement, miscellaneous concrete and debris at the site. This scope of work will be coordinated with and informed by the GTECH process.

As background, the Authority acquired the 4.3 acre site in April, 2007. Since, that time, the Authority and its non-profit development affiliate, Pittsburgh Housing Development Corporation (PHDC) have worked with the community organization, Brighton Heights Citizens Federation (BHCF) on a number of residential development scenarios. None of these plans have come to fruition. The site has very challenging topographic and infrastructure issues and the market conditions in this neighborhood are not strong enough at this time to satisfactorily address these cost issues without considerable public subsidy. BHCF and the Authority staff agree that other portions of the neighborhood should be prioritized for development. That said, the St. John's site in its current condition is a blighting influence on the community which needs to be addressed, recognizing that development will likely not occur for some time.

Accordingly, the Authority staff worked with GTECH to arrive at the following proposed scope to address the current site conditions and evaluate potential greening strategies for this large parcel:

Environmental and ecosystem assessment and inventory. The goal of this phase is to understand the existing environmental conditions related to soil, plant life, species habitat and determine invasive species threat, stormwater impact and opportunity.

Inclusive Planning and Design. The goal of this phase is to conduct a community planning process with BHCF and other stakeholders to identify community partner goals for the site, analyze alternative greening strategies and to develop a concept and schematic design for a longer term use for the site. As part of this phase GTECH will also begin conversations with community partners regarding the future maintenance and programming of the site and work to establish a robust maintenance strategy. Funding for construction drawings is not included in the requested authorization at this time.

Maintenance and Clearing. Maintenance and clearing is to occur in cooperation with the Emerald Trail Corps, a workforce development program currently housed at the Mt. Washington CDC. The goal of this phase is to improve the visibility along the site and begin clearing the invasive species. This work will be completed after the demolition and clearance work is completed.

GTECH is a 501C3 organization that works at the intersection of community development and the environment. GTECH is located at 6587 Hamilton Avenue, Pittsburgh, PA 15206. Andrew Butcher is the Executive Director.

Funding for this contract will be 2014 City Paygo Major Development Project funds.

Mr. Acklin asked the term length. Mr. Cummings replied approximately six to nine months. Mr. Acklin further asked if this is just for planting services. Mr. Cummings replied that it is an up to amount, there is a comfortable budget allowance for this type of thing. Mr. Cummings further stated that one of the other components is that as a pilot arrangement, GTECH would work with the Emerald Corp, a program operated out of the Mt. Washington CDC. It is a workforce development program that trains maintenance personnel for Emerald Park. There have been discussions and efforts to make that program more of a City-wide and regional job generation program. GTECH would work with the Mt. Washington CDC on some work to clean up the site. While this is going on, the URA, through the engineering shop, would look at what needs to be taken off the site. Currently concrete pads are there, left from when the demolition took place. There would be some work contracted out by the URA.

Ms. Straussman stated that one of the things being worked on is how to get community participation in working with the sites as part of upkeep and maintenance. We are working at this partnership as a future way to approach the budget with property maintenance.

Mr. Ferlo stated that the remains of the green space can be maintained by doing some type of strong water mitigation project. Not many neighborhoods have big space like this for kids to play.

Andrew Butcher, Executive Director of GTECH was present.

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

RESOLUTION NO. 275 (2015)

That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a contract with GTECH to coordinate the clearing and maintenance of the former Saint John's Hospital site, located at 3339 McClure Avenue and conduct a neighborhood planning process to develop a greening strategy in the amount of up to \$45,000, payable from 2014 City Paygo Major Development Project funds, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 276 (2015)

RESOLVED: That the solicitation of bids for the demolition and site clearance of pavement and miscellaneous concrete and debris at the former St. John's Hospital site at 3339 McClure Avenue is hereby approved, , and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

13. Larimer Choice Neighborhoods

- a. Contract Amendment with Xia, LLC (Christopher Shea, Principal) in the amount of up to \$20,000 (\$10,000 increase).

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

Mr. Cummings stated that authorization is requested to enter into a contract amendment with Xia, LLC (Christopher Shea, principal) in the amount of up to \$20,000 to provide overall project coordination services for the Larimer Choice Neighborhood Initiative (CNI) project. 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 requested amendment will provide for a \$10,000 increase to the original contract.

The scope of work for the consultant 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 consultant 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 consultant 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.

This is a short term contract. A longer term funding strategy for this position is being developed by URA, City and HACP.

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.

Funding for this contract amendment will be from either Larimer Project funds, 2012 City Bond funds, Tech Zone funds or Housing LLEA funds, or a combination thereof.

Mr. Ferlo stated that he wants to be sure that Christopher Shea has the ability to perform the job functions necessary, and not just a title and job description.

Mr. Acklin stated that he shares the concerns of Mr. Ferlo.

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

RESOLUTION NO. 277 (2015)

RESOLVED: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment of the Contract with Xia, LLC (Christopher Shea, principal), dated July 8, 2015, to increase the Contract by an amount not to exceed \$10,000.00, for a total Contract amount of \$20,000.00, to provide overall project coordination services for the Larimer Choice Neighborhood Initiative (CNI) project, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

14. Anaheim Street - Schenley Heights

- a. Pittsburgh Development Fund (PDF) loan to Pittsburgh Housing Development Corporation in the amount of up to \$525,000.00.
- b. Disclosure of participation of Lavelle Real Estate as the listing agent for the project.

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

Mr. Cummings stated that authorization is requested to approve the above loan to Pittsburgh Housing Development Corporation (PHDC) for its acquisition of newly constructed housing units as part of the Anaheim Street/Schenley Heights development in the Upper Hill neighborhood of Pittsburgh.

PHDC has been working with the Schenley Heights Collaborative (SHC) on the development of up to six market rate, for sale homes in an area generally bounded by Camp Street, Bryn Mawr Road, and Anaheim Street. Through a Request for Proposals process, PHDC and SHC have engaged Residential Development and Construction, Inc. (d/b/a "RDC Inc." and "Deklewa Homes") to act as a turn-key builder for the site, with PHDC acting as the land assembler and site developer.

RDC has generally assumed all of the roles and responsibilities of a builder/developer, including the financing and building of up to two (2) model units. RDC and SHC will be using the model units to market the remaining four (4) available lots to potential buyers. PHDC is acting as site developer and is providing public infrastructure improvements as units are developed. The URA board previously approved a \$495,000 grant agreement with PHDC to finance the site improvement activities.

As part of its role in the development, PHDC has agreed to purchase the model unit(s) from RDC 365 days from the issuance of a building permit or 210 days from the issuance of a certificate of occupancy, whichever occurs last, should no buyer come forth to purchase the unit(s) in the interim. The Anaheim Street "Monroe" type unit (1,800 sq. ft., 4 bedrooms, 2.5 bathrooms, 2

car integral garage) will be sold to PHDC for \$259,900 and the Bryn Mawr Road "George" type unit (1,600 sq. ft. 3 bedrooms, 2.5 baths, 2 car tandem garage) will be sold for \$234,000. PHDC will then hold and sell these units to qualified buyers. Financing for any acquisition will be through a Pittsburgh Development Fund (PDF) loan from the Urban Redevelopment Authority payable upon sale to qualified buyers.

Lavelle Real Estate will be the listing agent for the homes to be constructed in this development. The principals and sole owners of Lavelle Real Estate are Robert M. Lavelle and Phillis D. Lavelle, who are the parents of City of Pittsburgh Councilman and Authority Board member R. Daniel Lavelle. Councilman Lavelle has no ownership in Lavelle Real Estate. The Authority is disclosing Mr. and Mr. Lavelle's involvement in the project and is requesting approvals from the City of Pittsburgh to provide the financing being requested.

The site development is underway and one unit is under construction.

Developer/Builder: Residential Development & Construction Inc.
d/b/a "RDC, Inc." and "Dekelwa Homes"
1273 Washington Pike, Suite 201
Bridgeville, PA 15017
John R. Deklewa, President

Site Developer: Pittsburgh Housing Development Corporation
200 Ross Street, 12th Floor
Pittsburgh, PA 15219
Aggie Brose, President
David Howe, Manager

Community Partner: Schenley Heights Collaborative
1000 Bryn Mawr Road
Pittsburgh, PA 15219
Phillis LaVelle, President

Site General Contractor: Costa Contracting, Inc.
347 Lefever Hill Road
Cheswick, PA 15024
Domenic J. Costa Sr., Owner

Property Location: 912, 916, 918 Bryn Mawr Road
907, 913, 917 Anaheim Street

Neighborhood: Upper Hill

Ward: 5th Ward

Description: Site work, acquisition and resale of six single family residential units for homeownership.

Total Development Cost: \$2,110,000

Sales Prices:

"Monroe" Type Unit: \$259,900

"George" Type Unit: \$234,000

Construction Financing Sources:

URA PDF Loan \$525,000

URA PHCF Grant 495,000 (previously approved)

Buyer Const. Financing 1,000,000

Proceeds from Lot Sales 90,000

Total Sources \$2,110,000

Authority Financing:

\$525,000 - Pittsburgh Development Fund (PDF) Loan, 3% interest rate, 36 month term.

\$495,000 - Pittsburgh Housing Construction Fund (PHCF) Grant. (Previously Approved)

Program Benefit:

This development will help in the elimination of slum & blight. This phase of construction will build off of and contribute to the revitalization of the Upper Hill district community.

Real Estate Loan

Review Committee Status: To be presented at the September 9, 2015 Real Estate Loan Review Committee.

Mr. Ferlo asked if these would be market rate houses. Mr. Cummings replied that they will be market rate houses and that the sale price for the Monroe unit is just under \$260,000.00 and the sale price for the George unit, which is slightly smaller, is \$234,000.00.

Mr. Ferlo stated that he is confused as to why there is no advertisement for someone to secure the home now and to allow them additional input to tweak either unit. Mr. Cummings replied that that is why they have model units, so that people can see them prior to purchasing.

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

RESOLUTION NO. 278 (2015)

RESOLVED: That the Acting Executive Director, on behalf of the Authority, is hereby authorized to execute a Loan Agreement between the Authority and Pittsburgh Housing Development Corporation for a loan in an amount of up to \$525,000.00, payable from the Pittsburgh Development Fund, to be used for the acquisition of newly constructed housing units as part of the Anaheim Street/Schenley Heights development in the Upper Hill neighborhood of Pittsburgh, subject to the approval of the City of Pittsburgh, if required, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

FURTHER RESOLVED: That it is hereby disclosed that the principals and sole owners of Lavelle Real Estate are Robert M. Lavelle and Phillis D. Lavelle, parents of City of Pittsburgh Councilman and Authority Board member R. Daniel Lavelle.

15. Pittsburgh Entrepreneur Fund

- a. Authorization to apply to the U.S. Economic Development Agency (EDA) for a \$100,000.00 grant through the EDA's Regional Innovation Strategies (RIS) program.

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

Mr. Link stated that the U.S. Economic Development Administration (EDA) is accepting applications through its Regional Innovation Strategies (RIS) program to provide cluster grants to provide funding for technical assistance to seed capital funds that are offered to innovation-based, growth-oriented start-up companies. Funds must include job creation in their consideration for issuing capital, and the evaluation criteria for applications include the strength of specific outreach plans to populations and communities that are underrepresented in innovation and entrepreneurship and of specific, quantitative metrics to measure the effectiveness of that outreach.

The URA seeks to apply to the EDA RIS program for a \$100,000.00 grant to bolster wrap around services to portfolio companies and enhance specific outreach plans for the Pittsburgh Entrepreneur Fund to target underrepresented populations and communities in innovation and entrepreneurship.

The Pittsburgh Entrepreneur Fund (PEF) is the URA's core capital based program to make direct investment in to innovation-based, growth-oriented start-up and early stage companies.

Created in 2010, PEF provides access to capital for high growth technology companies through a convertible debt tool.

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

Mr. Ferlo stated that the staff should be given the maximum opportunity to apply based on grant availability.

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

RESOLUTION NO. 279 (2015)

RESOLVED: That the Chairman, Vice Chairman, Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to file a Grant Application with the U.S. Economic Development Agency (EDA), through the EDA's Regional Innovation Strategies (RIS) program, for an amount not to exceed \$100,000.00, to be used to provide cluster grants to provide funding for technical assistance to seed capital funds that are offered to innovation-based, growth-oriented start-up companies, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

16. Civic Building

- a. Authorization to increase the Agreement with Independent Mechanical, Inc. for an amount not to exceed \$4,600.00. The original Agreement was dated April 6, 2015 in the amount of \$11,500.00. With the increase of \$4,600.00, the total Agreement amount will now be \$16,100.00.

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

Mr. Kaminski stated that authorization is requested to increase the amount of the April 6, 2015 Agreement with Independent Mechanical, Inc., for additional electrical (lighting) work at 200 Ross Street. Under the original Agreement, electrical work was performed in the common areas on the 10th, 11th, 12th, and 13th floors. This additional work will consist of replacement and alterations to the existing lighting system on the 6th floor lobby.

Independent Mechanical, Inc. is located at P.O. Box 846, Carnegie, PA 15106 and Mr. Frank Monacelli is the Owner.

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

No further discussion by the Board.

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

RESOLUTION NO. 280 (2015)

RESOLVED: That the Executive Director, Assistant Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to increase the amount of the Contract with Independent Mechanical, Inc., dated April 6, 2015, by amount not to exceed \$4,600.00, for a total Contract amount not to exceed \$16,100.00; and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

17. Single Family Mortgage Revenue Bonds

- a. Authorization for Redemption of Single Family Mortgage Bonds 2006 A, B Series - \$560,000.00.

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

Mr. Short stated that authorization is requested for approval to redeem \$560,000.00 of Single Family Mortgage Revenue Bonds from the 2006 Series A and 2006 Series B in October of 2015.

As part of the Authority's standard bond maintenance program, the Authority has determined the amount of income from prepayments and excess revenue that will be available to pay down additional future debt. In accordance with the Indenture, these receipts are to be used for the early Redemption of Bonds. The economic benefit of calling the Bonds is estimated at \$367,000 in interest savings over the term of the Bonds shown below:

\$490,000 principal amount	2006 Series A
\$ 70,000 principal amount	2006 Series B

The payoff of debt interest rates ranges from 4.55% to 5% with a maturities ranging from 2016 to 2036. The outstanding debt will drop from \$14,040,000 to \$12,350,000 at year end 2015 which includes scheduled debt reductions of \$1,130,000.

Mr. Ferlo asked if there were any other bonds the URA should be looking at to refinance. Mr. Short replied that he and Mr. Rubinstein have discussed the TIFs and any revenue coming into those indentures. There is a comprehensive system in place so that higher interest rate bonds are reviewed periodically. In this program it is a parity indenture, in which money from various MRBP bond issues can be used to pre-pay debt. In other debt instruments this is not necessarily the case.

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

RESOLUTION NO. 281 (2015)

Re: REDEMPTION OF
SINGLE FAMILY MORTGAGE REVENUE BONDS

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

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

NOW, THEREFORE, BE IT

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

\$490,000, principal amount, of Mortgage Revenue Bonds, 2006 Series A

\$70,000, principal amount, of Mortgage Revenue Bonds, 2006 Series B

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

ADOPTED by the Urban Redevelopment Authority of Pittsburgh the 10th day of September 2015, lawful session regularly assembled.

18. Retirement Plan

- a. Authorization to enter into an agreement with ICMA-RC for the servicing of the URA employees' defined contribution and deferred compensation retirement plans.

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

Mr. Rubinstein stated that a year and one-half ago I appointed a committee of URA employees to review the URA's defined contribution plan (currently with PNC Advisors) and deferred compensation plan (currently through the Allegheny League of Municipalities with Prudential). Through the hard work of the committee, improvements have been made including better pricing, lower cost plan investment choices and better utilization of plan features such as loans

and self-directed accounts. It also became apparent to the committee that the URA was long overdue to test the marketplace for plan administrators, as in the years since the last Request for Proposal, the landscape has dramatically changed – to the better for plan participants.

A Request for Proposals (RFPs) was issued in late April to test the market for fees and services. Fifteen (15) firms were identified by the committee and sent RFPs. Ten (10) proposals were received by the late May deadline and the committee has been performing extensive due diligence over the summer months.

Three (3) firms, Lincoln Financial, MetLife and the International City Management Association Retirement Corporation (ICMA-RC) were chosen for interviews by the committee. Each of the firms interviewed offer similar or better investment choices than currently available along with comparable to superior on-line account services and superior retirement investment education and tutorials. Further, each of the interviewed firms have extensive experience with government agencies.

The committee recommends to the Board that ICMA-RC be authorized for an annual agreement to service both the defined contribution plan and the deferred compensation plan. ICMA-RC is a non-profit with 4,828 public sector clients of which 230 are in Pennsylvania including the City of Philadelphia and locally the Port Authority. The committee considers their service to the best value to the participants for the fee structure of approximately \$150 each for the defined contribution plan and for the deferred compensation plan. The fee is paid by the plan participants. The cost to URA will be nominal, if any. ICMA-RC will be required to prepare and submit an annual report to each participant of all fees and expenses related to each plan along with all reporting to the Internal Revenue Service required of the URA as sponsors of the plans. There is a 60-day cancellation clause for each annual renewal.

An informational meeting on the committee's process and recommendation was held for all URA staff on September 3rd.

ICMA-RC was established by the International City/County Management Corporation in 1972 with the assistance of a Ford Foundation grant with its sole objective to serve the public sector. ICMA-RC is a non-profit headquartered at 777 North Capital Street, NE, Washington, DC 20002-4240. On-site retirement education will be provided by ICMA-RC staff based in the South Hills. The President and Chief Executive Officer of ICMA-RC is Bob Schultze.

No further discussion from the Board.

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

RESOLUTION NO. 282 (2015)

RESOLVED: That all prior URA Board actions and resolutions pertaining to third-party management of the URA's defined contribution and deferred compensation plans are hereby terminated, and the Executive Director, Acting Executive Director, or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a contract or contracts with ICMA-RC to provide financial and administrative services related to the URA employees' defined contribution and deferred compensation retirement plans, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

19. Government Relations Services

- a. Authorization to enter into a contract with Buchanan Ingersoll & Rooney PC for a two-year term.

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

Mr. Rubinstein stated that for several years, the Authority has engaged Buchanan Ingersoll & Rooney PC for lobbying and governmental relations services. The current contract extension is set to expire at the end of September 2015 and URA staff recommends extending our engagement with Buchanan Ingersoll & Rooney PC for a two-year period through September 30, 2017 with expanded services. The expanded services will include an increased presence in Washington, D.C., additional assistance advocating for a state-wide TRID amendment and continued monitoring and advocacy for legislative and regulatory actions, funding opportunities and other initiatives at both the state and federal levels. The URA will engage these services at a cost of up to \$96,000.00 per year, plus expenses not to exceed \$10,000.00 per year.

Funding source: General Fund
Charles J. Kolling, Jr.
Government Affairs Consultant
Buchanan Ingersoll & Rooney
20th Floor, One Oxford Centre
Pittsburgh, PA 15219
412-392-1679
charles.kolling@bipc.com

No further discussion by the Board.

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

RESOLUTION NO. 283 (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 Buchanan & Rooney PC for lobbying and governmental relations services for an annual amount of up to \$96,000.00, plus expenses not to exceed \$10,000.00 per year, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

20. Administration

- a. Wire Transfers/Check Signers – Amendment to Resolution No. 10, 1963, as amended.

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

Mr. Rubinstein stated that Resolution No. 10 of 1963 is the resolution authorizing certain people to sign checks and make wire transfers. This Resolution was most recently amended in 2005 and 2012. Resolution 391 of 2005 accounted for changes in URA management and structure, and Resolutions 92 and 93 of 2012 added the Acting Executive Director as a signatory. Ongoing structure and personnel changes necessitate an additional amendment at this time. Approval is requested to amend Resolution No. 10 of 1963 by deleting subparagraph A and inserting a new subparagraph A as follows:

“All accounts of this Corporation – any two of the following: one of which is to be one of the following: Executive Director, Acting Executive Director, Housing Director, or Chairman and the other signature to be that of one of the following: Vice Chairman, Treasurer, General Counsel, or Finance Director; excepting the accounts designated “Contractor’s Disbursement Account” and “PHRP Disbursement Account” and the “HOME Disbursement Account” which shall require only one signature to be one of the following: Executive Director, Acting Executive Director, Chairman, Housing Director, or Finance Director.”

No further discussion by the Board.

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

RESOLUTION NO. 284 (2015)

RESOLVED: That Resolution No. 10 of 1963, as amended, is further amended by deleting subparagraph A and inserting the following new subparagraph A:

- A. All accounts of this Corporation – any two of the following: one of which is to be one of the following: Executive Director, Acting Executive Director, Housing Director, or Chairman and the other signature to be that of one of the following: Vice Chairman, Treasurer, General Counsel, or Finance Director; excepting the accounts designated “Contractor’s Disbursement Account” and “PHRP Disbursement Account” and the “HOME Disbursement Account” which shall require only one signature to be one of the following: Executive Director, Deputy Executive Director, Acting Executive Director, Chairman, Housing Director, or Finance Director.

AGENDA “B”

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

1. Hill District

RESOLUTION NO. 285 (2015)

RESOLVED: That Resolution No. 109 (2015) authorizing acceptance of a Proposal and execution of a Disposition Contract for the sale of Block 10-L, Lot 63 (Webster-Elba Disposition Parcel 5C), in the 5th Ward, to Richard G. Moye for \$5,000.00 (Residential Construction – Mahon Street), is hereby rescinded.

2. Garfield

RESOLUTION NO. 286 (2015)

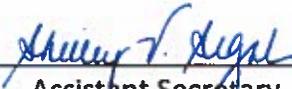
RESOLVED: That Resolution No. 14 (2015), for the sale of Block 50-K, Lot 51, in the 10th Ward, for 1,500.00 (Residential Construction – 4937 Jordan Way), is amended to change the entity name from Garfield Glen Phase II, L.P., to Garfield Glen Housing II, L.P.

3. Beechview

RESOLUTION NO. 287 (2015)

RESOLVED: That the entering into of exclusive negotiations with Warrior Capital, LP for a period of 90 days, at the discretion of the Acting Executive Director or Executive Director, for the sale of Block 35-G, Lot 24, in the 19th Ward, is hereby approved.

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



Assistant Secretary