

From: Brian Seklecki
To: Pittsburgh Community Redevelopment Group / Vacant Properties Working Group
CC: Polish Hill Civic Association (housing committee)
Subject: 329 Hancock St. Acquisition and Redevelopment Proposal
06/14/08

To whom it may concern:

Thank you for taking the time to review the enclosed material. I believe that you will find the enclosed materials helpful in evaluating the project feasibility of this property acquisition through the PCRG/VPWG Land Bank process.

Enclosed, you will find:

- Project quick reference fact-sheet
- Preliminary Budget
- 2D Floor Plan (Draft)
- 3D Interior/Exterior Model (Draft)
- A map of the surrounding neighborhood
- URA Financing Pre-approval from Dollar Bank

Moreover, it should be noted that, in addition to this being the first residential project for the Polish Hill Civic Association to participate in the VPWG Land Bank program, it is also a vanguard project in many other aspects:

- This project will combine the City of Pittsburgh URA Rehabilitation Financing (HRP) and City Vacant Property Reacquisition process as part of a PHCA urban redevelopment initiative
- This will be the first city finance-assisted rehabilitation project to qualify for the US Green Build Council (USGBC)'s "LEED for Homes" certification

Sincerely,

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Project Synopsis

Address: 329 Hancock Street
Pittsburgh, PA 15219

Allegheny County Parcel ID: 0026-E-00016-0000-00

Coordinating Community Group: Polish Hill
Civic Association

CDC Contact: Terry Doloughty

Acquisition Method: City/County Land Bank Program

Lessee: Brian A. Seklecki

Financing Source: URA Housing Recovery (HRP) Loan
via Dollar Bank

Finance Contact: Bonnie Booth / Rosemarie Wertz

Square Footage: 3000sq/ft

Zoning: Duplex (to be rezoned as one unit)

HRP Lender: Dollar Bank

Project Budget: \$75->\$80K USD

Project General Contractor: Tom Fallon

Project Architect / Engineer: TAI+LEE Architects

Project Structural Engineer: Morris Knowles Associates

Project Scope: Complete Rehabilitation

Major Goals:

- New Roof
- New plumbing
- New electrical
- New floors & walls
- New HVAC Infrastructure / Appliances
- Internal stairwell construction
- Rear balcony / deck replacement
- Foundation joist augmentation

Additional goals: US Green Building Council LEED for
Homes Certification

Project Timeline: Q3 2008 -> Q4 2009

