

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General.
 - a. Approval of the Minutes of the Regular Board Meeting of November 9, 2017 and Special Board Meeting of November 15, 2017.

2. Shadyside – Hunt Armory
 - a. Exclusive negotiations with The Mosites Company, David Light, and Lafe Metz, or a related taxable entity to be formed, for a period of 90 days, with a possible 90-day extension, for the sale of the building known as the Hunt Armory, Block 84-L, Lot 283, in the 7th Ward.

3. Homewood
 - a. Bethesda Homewood Redevelopment
 1. UDAG Program Income Fund (UPIF) loan agreement with East Liberty Development, Inc. (ELDI) and/or a not-for-profit entity in the amount of up to \$500,000.00.

 - b. Homewood – Kelly Hamilton Homes
 1. Redevelopment Proposal, form of disposition contract, final drawings, final evidence of financing, and execution of a deed for the sale of the following properties to the Housing Authority of the City of Pittsburgh for \$1.00, plus costs.

 - c. Homewood – Homewood Coliseum
 1. Option Agreement with ANTAR Corporation, for \$5,000.00, for the purchase of Block 174-K, Lot 174, in the 13th Ward (7310 Frankstown Avenue), known as the Homewood Coliseum.
 2. Agreement of Sale with ANTAR Corporation for the purchase of Block 174-K, Lot 174, in the 13th Ward (7310 Frankstown Avenue), known as the Homewood Coliseum, for \$410,000.00.

3. Authorization to submit funding application(s) to governmental entities philanthropic organizations, and other entities.

4. Housing

- a. Lincoln-Lemington – Former Lemington Home for the Aged Building – Multifamily Financing Inducement Resolution
 1. Official Action to Register the Intent to Issue Multifamily Debt for the former Lemington Home for the Aged Building in the amount of up to \$6.0 million.
 2. Requests for Proposals for Bond Counsel.
- b. East Liberty – Larimer/East Liberty Choice Neighborhood Phase II
 1. Second Amendment to Grant Agreement with the Housing Authority of the City of Pittsburgh for an increase of \$1,454,400, for a total Grant Agreement amount of up to \$4,726,800.
- c. Cooperation Agreement
 1. Foreclosure Acquisition and Stabilization Program Cooperation Agreement with Pittsburgh Housing Development Corporation.
- d. City-Wide - Adoption of a Tenant Protection Policy for Projects that Involve the Sale of Public Land or Receive Public Financial Support.
 1. Adoption of a tenant protection policy for the projects that involve the sale of public land or receive public financial support.

5. Real Estate

- a. Lower Hill/Uptown – EcoInnovation District
 1. Final drawings, evidence of financing, and execution of a deed for the sale of Block 2-H, Lot 53, in the 3rd Ward (also known as Lot 5-B in NRG Subdivision Plan No. 1, and as a portion of Lot E), to NRG Energy Center Pittsburgh LLC for \$238,875.00.
- b. Pittsburgh Technology Center – Parcel 4b
 1. Redevelopment Proposal and form of a disposition contract for the sale of Parcel 4b, Block 29-B, Lot 302, in the 4th Ward to Burns & Scalo Equities, LLC or another entity to be formed, for \$539,055.00, plus costs.
- c. East Liberty – CUBE
 1. Rescission of Resolution No. 58 (2017).
 2. Redevelopment proposal and form of a disposition contract for the sale of Block 84-E, Lot 118, in the 8th Ward, to Baum Grove, LP, for \$212,500.00.

- d. Chateau – Esplanade
 - 1. Exclusive negotiations for a period of six (6), with additional extensions based upon milestones, with Millcraft Investments, Inc., Esplanade Partners, LP, or an entity to be formed, for the sale of Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward.

- e. Upper Lawrenceville – 62nd Street Industrial Park
 - 1. Exclusive negotiations with Landmark Properties Group, for a period of 90 days, with a possible 90-day extension, for the sale of Block 120-G, part of Lot 145, in the 10th Ward.

- f. South Side Works – Open Hearth Garage
 - 1. Exercise option and acquire Block 12-H, Lot 265-2, in the 16th Ward, for approximately \$5,910,554.00, plus closing costs.

- g. Citywide – LandCare
 - 1. Engagement of City Source Associates, Inc. for property maintenance services, for an amount up to \$420,000.00.

- h. General – Title and Appraisal Services
 - 1. Agreements for title services with twelve (12) firms for up to \$45,000.00 each for three (3) years.
 - 2. Agreements for appraisal services with seven (7) firms for up to \$75,000.00 each for three (3) years.

6. Economic Development

- a. Four Mile Run Monongahela-to-Oakland Link Conceptual Design
 - 1. Engagement with Michael Baker International for an amount not to exceed \$120,000.00.
 - 2. Cooperation Agreement with the City of Pittsburgh for project funding.

- b. Hill District
 - 1. Lower Hill Development Fund Guidelines
 - a. Presentation of the Lower Hill Development Fund Guidelines.
 - 2. Greater Hill District Neighborhood Reinvestment Fund Guidelines
 - a. Presentation of the Greater Hill District Neighborhood Reinvestment Fund Guidelines.

7. Center for Innovation and Entrepreneurship

- a. Upper Lawrenceville – Business Expansion
 - 1. UDAG Program Income Fund loan agreement(s) with Friends of the Pittsburgh Urban Forest or related entity in an amount not to exceed \$400,000.00.
- b. Southside – Business District Planning
 - 1. Engagement with Fourth Economy Consulting for business district planning services for the East Carson Street business district, for an amount of up to \$40,000.00.
- c. Wall to Wall Studios, Inc.
 - 1. Amendment of Agreement with Wall-to-Wall Studios, Inc., for an increase of up to \$20,000.00, for a new not to exceed amount of \$70,000.00.

8. Engineering and Construction

- a. Downtown - Mellon Square
 - 1. Engagement with Low Country Building Solutions for interior refurbishment of an unoccupied lease space at 536 Smithfield Street, for an amount of up to \$21,500.00.
- b. URA Office maintenance
 - 1. Amendment to Agreement with Jalar Construction, LLC for general maintenance work in URA offices for an increase of up to \$20,000.00, for a new not to exceed total of \$30,000.00.

9. Finance

- a. Redemption of Single Family Mortgage Bonds 2006 C Series - \$260,000.00.

10. Executive

- a. Appointment of a slate of firms to provide language translation and interpretation services.
- b. Appointment of a slate of firms to provide legal services in the areas of employment law, real estate law, and commercial litigation.

AGENDA "B"

1. FINANCE

- a. 2014-2015 CDBG Cooperation Agreement
 - 1. Amendment of the 2014-2015 CDBG Cooperation Agreement with the City of Pittsburgh for an increase of \$300,000.00 to be used for the Allegheny Dwellings project.

2. EXECUTIVE

- a. Amendment of URA Employee Handbook, effective immediately, to include new section IV(L) which will allow employees to donate excess paid time off to their colleagues who are on medical leave, not covered by disability insurance, and without sufficient paid time off.

3. REAL ESTATE

- a. Larimer
 - 1. Amendment of Resolution No. 314 (2017) to acquire Block 124-N, Lot 365, in the 12th Ward, from Virginia L. Pearson rather than from East Liberty Development Corporation.
- b. East Liberty
 - 1. Amendment of Resolution No. 289 (2015), which authorized acquisition of Block 83-P, Lot 225, in the 11th Ward from the Pittsburgh Parking Authority, and was amended by Resolution No. 138 (2016) to change the purchase price to \$1,000,000, to now add Pittsburgh Development Fund as the funding source.
- c. 9 Mile Run
 - 1. Certificate of Completion for MRRC Summerset II, L.P. for Lot 273, a/k/a Block 88-R-86 in the 14th Ward, and authorization to return the Good Faith deposit (residential construction – 1762 Parkview Blvd).
 - 2. Certificate of Completion for MRRC Summerset II, L.P. for Lot 285, a/k/a Block 88-M-40 in the 14th Ward, and authorization to return the Good Faith deposit (residential construction – 1680 Shelburne Lane).

4. HOUSING

- a. Reallocation of up to \$200,000.00 from 2014-2015 Major Projects CDBG funds (Hazelwood & Homewood) to Allegheny Dwellings.
- b. Homeowner's Emergency Loan Program (HELP)
 - 1. Approval of Malcolm Hardie, an Urban Redevelopment Authority of Pittsburgh employee, to participate in the Homeowner's Emergency Loan Program (HELP), for a property located at 3442 Perrysville Avenue, Pittsburgh, PA 15214, subject to the approval of the City of Pittsburgh and/or U.S. Department of Housing and Urban Development (HUD).
- c. 2016 Paygo Funds
 - 1. Reallocation of \$100,000.00 from the Party Wall Program line item to the Pittsburgh Housing Construction Fund (PHCF) line item

5. CENTER FOR INNOVATION AND ENTREPRENEURSHIP

- a.
 - 1. Reallocation of up to \$15,000.00 from 2013-2014 CDBG Storefront Renovation Program to the Streetface Program.