

ANNUAL/REGULAR BOARD MEETING  
JANUARY 11, 2018

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH  
AGENDA "A"

1. Annual Meeting
  - a. Election of Officers.
2. General.
  - a. Approval of the Minutes of the Regular Board Meeting of December 14, 2017.
3. Announcements
  - a. RFP's, RFQ's and Bids
    1. Request for Proposals for site civil engineering services for Phase III of Summerset at Frick Park.
4. Citywide – Housing Opportunity Fund
  - a. Cooperation agreement with the City of Pittsburgh to accept funding of \$10 million per year for a period of 12 years to implement and administer the Housing Opportunity Fund.
5. Housing
  - a. East Liberty - Liberty Green Park
    1. Agreement with the Pittsburgh Water and Sewer Authority to receive funds in the amount of \$500,000.00 for Liberty Green Park.
    2. Agreement with Pittsburgh Parks Conservancy to receive funds in the amount of \$190,000.00 for Liberty Green Park.
  - b. Upper Lawrenceville – Affordable Housing Fund
    1. Execution of a Memorandum of Understanding and related documents to receive funds and manage an Upper Lawrenceville affordable housing fund.

6. Real Estate

- a. Upper Lawrenceville – 62<sup>nd</sup> 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 10<sup>th</sup> Ward.

- b. Hill District – Schenley Heights Collaborative
1. Acquisition of the following publicly-owned properties for \$1.00, plus costs:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
5 <sup>th</sup>	27-B-53	811 Bryn Mawr Road
5 <sup>th</sup>	27-B-54	809 Bryn Mawr Road
5 <sup>th</sup>	27-B-72	800 Bryn Mawr Road
5 <sup>th</sup>	27-B-166	748 Anaheim Street
5 <sup>th</sup>	27-B-200	902 Anaheim Street

- c. Larimer – Habitat for Humanity Veterans’ Housing
1. Acquisition of the following publicly-owned properties for \$1.00, plus costs:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
12 <sup>th</sup>	124-N-52	132 Mayflower Street
12 <sup>th</sup>	124-N-53	134 Mayflower Street
12 <sup>th</sup>	125-B-145	406 Lowell Street

- d. California-Kirkbride
1. Agreement of sale, and/or an assignment of agreement of sale, with North Side Church of God, Independent of Pittsburgh for the acquisition of Block 22-G, Lots 8, 116, 117, 118, 119, 120, 121, 122, 123, and 127 in the 21<sup>st</sup> Ward for \$125,000.00, plus costs.

- e. Larimer – Former Larimer School
1. Engagement of Pfaffmann & Associates, P.C. d/b/a Pfaffman + Associates for architectural services, for an amount not to exceed \$80,000.00.

- f. Urban Agriculture
1. Presentation of Policy

7. Engineering and Construction

a. Lawrenceville

1. Amendment to Agreement with Next Construction, Inc. for 62<sup>nd</sup> Street Industrial Park – Site Preparation Contract No. 3 for an increase of up to \$105,000.00, for a new total not to exceed \$880,375.87
2. Amendment to Agreement with Management Engineering Corporation for 62<sup>nd</sup> Street Industrial Park – Site Preparation Contract Nos. 2 and 3 for an increase of up to \$40,000.00, for a new total not to exceed \$210,000.00.

b. South Oakland - Pittsburgh Technology Center

1. Amendment to the Agreement with SAI Consulting Engineers, Inc. for professional engineering services to provide additional Construction Management / Construction Inspection (CM/CI) Services - for an increase of an amount up to \$3,500.00 for a new total not to exceed \$48,500.00.

8. Finance

- a. 2018 - 2019 Community Development Block Grant (CDBG) cooperation agreement with the City of Pittsburgh for an amount up to \$4,240,800.00.
- b. 2018 PAYGO cooperation agreement with the City of Pittsburgh for an amount up to \$3,286,320.00.
- c. 2018 - 2019 HOME cooperation agreement with the City of Pittsburgh for an amount up to \$1,700,000.00, and the Authority's use of an estimated \$300,000.00 of HOME program income.

9. Executive

- a. Adoption of an updated Conflicts of Interest Policy for URA employees and members of the Board of Directors.
- b. Adoption of the 2018 Administrative Budget.

AGENDA "B"

1. LEGAL

- a. Fox Rothschild LLP
  - 1. Amendment of Agreement with Fox Rothschild LLP, dated June 21, 2017, for legal services regarding the Mansions at Fifth transaction, for an increase of \$20,000.00, for a total Agreement amount not to exceed \$40,000.00.
- b. Cohen & Grigsby, P.C.
  - 1. Amendment of Agreement with Cohen & Grigsby, P.C. for legal services relating to real estate matters, for an increase of \$20,000.00, for a total Agreement amount not to exceed \$50,000.00.

2. REAL ESTATE

- a. Federal North/Central Northside
  - 1. Certificate of Completion for COA North Side LLC for Block 23-L, Lot 80, in the 22<sup>nd</sup> Ward, and authorization to return the Good Faith Deposit (residential and commercial development).
- b. Homewood
  - 1. Certificate of Completion for Animal Rescue League of Western Pennsylvania Inc. for Block 125-L, Lots 288, 290, Block 125-M, Lots 371, 372, 375, 377, 378, 379, 381, 383, 391, Block 125-S, Lots 18, 19, 19-1 and 130 now known as Block 125-S, Lot 130 in the 12<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (commercial construction).
- c. Woods Run/Brighton Heights
  - 1. Certificate of Completion for Aero Tech Designs Inc. for Block 44-S, Lot 225-1 in the 27<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (commercial side yard).
- d. South Side
  - 1. Certificate of Completion for Riverside Development Group Inc. for Phase 2, Block 12-A, Lot 19, in the 17<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (1847 Merriman Way Unit 31-E).

3. HOUSING

- a. Amendment to the Internal Larimer UDAG Program Income Fund Loan
  - 1. Authorization to increase the \$250,000.00 internal URA loan agreement for site acquisition in Larimer by \$250,000 to an amount up to \$500,000. (original URA Board approval was April 2011).
  
- b. 2014 HOME Funds
  - 1. Reallocation of \$125,000.00 from the Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.
  
- c. 2016 HOME Funds
  - 1. Reallocation of \$100,000.00 from the Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.