

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of the Minutes of the Regular Board Meeting of August 10, 2017.

2. Announcements

a. RFP's, RFQ's and Bids

- i. RFP for the Pittsburgh Biz Buzz Program.
- ii. Request for Proposals (RFP) for architectural services for the evaluation and stabilization of the Larimer School.
- iii. Request for Proposals (RFP) for title services.
- iv. Request for Proposals (RFP) for real estate appraisal services.
- v. Solicitation of bids for the replacement/installation of carpet in various areas of the URA offices at 200 Ross Street.
- vi. Request for Qualification (RFQ) for outside counsel for employment law, real estate law, and commercial litigation.

3. 2018 Low Income Housing Tax Credit Applications

- a. Exclusive negotiations with the following developers for the sale and redevelopment of the following properties, through April 15, 2018, with a nine (9) month extension at the discretion of the Executive Director:
- i. Mellon's Orchard South Phase I – TREK Development Group, or a related entity, for Block 83-P, Lots 60 and 225, in the 11th Ward.
 - ii. New Granada Square Apartments – Hill Community Development Corporation and McCormack Baron Salazar, or related entity, for Block 10-N, Lots 255, 257, 258, 258A, 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 287, 289, and 290, in the 5th Ward.
 - iii. Garfield Highlands – Bloomfield-Garfield Corporation and S&A Homes, or a related entity, for Block 50-H, Lot 11, and Block 50-M, Lots 1, 4, 5, 8, 44, 180, 181, and 186, in the 10th and 11th Wards.

- iv. Doughboy Affordable Living – Lawrenceville Corporation and ACTION-Housing, Inc., or a related entity, for Block 25-D, Lots 104, 106, 107, and 108 in the 6th Ward.

4. Real Estate

- a. Uptown – City’s Edge / Lot F
 - 1. Redevelopment Proposal and form of disposition contract for the sale of Block 2-H, Lots 108, 110, 111, 111A, 111B, 112, 113, 114, 115, 116, 117, 118, 119, 120, 120A, 120B, 121A, 121B, and 122, commonly referred to as Lot F, in the 3rd Ward, to MidPoint Group of Companies, Inc., for \$1,000,000.00 plus costs.
- b. Manchester – Manchester Row House Renaissance
 - 1. Proposal and form of contract for the sale of Block 22-K, Lots 34, 38, 39, 132, 132A, 133, 133A, 134A, and 136, and Block 22-L, Lots 289 and 298B, in the 21st Ward to Manchester Citizens Corporation, October Real Estate Holdings, LLC, and Uncle Ray’s Real Estate, LLC, or an entity to be formed, for \$2,501.00, plus costs.
- c. Garfield
 - 1. Long term lease and/or easement agreement in favor of the Pittsburgh Water and Sewage Authority (PWSA) for 5309 Hillcrest Street, Block 50-G, Lot 152, in the 10th Ward.
 - 2. Redevelopment Proposal and form of disposition contract by sale for the redevelopment of 5309 Hillcrest Street, Block 50-G, Lot 152, in the 10th Ward, to the Pittsburgh Water and Sewage Authority (PWSA).

5. Economic Development

- a. City-wide
 - 1. Acceptance of slates for Section 106 and Cultural Resources Consultants:

6. Center for Innovation and Entrepreneurship

- a. New Markets Tax Credits Loan Fund
 - 1. Pittsburgh Development Fund loan up to \$2,100,000.00 to a subsidiary of Pittsburgh Urban Initiatives, LLC (PUI) or related entity.
 - 2. Provision of a NMTC recapture guarantee to the NMTC equity investor, PNC Bank.
- b. Pittsburgh Glass Center – Penn Fairmont
 - 1. Grant not to exceed \$12,000.00 annually over 3 years to the Pittsburgh Glass Center.

7. Engineering and Construction

a. Scattered Sites

1. Scattered Sites Demolition and Site Clearance Contract No. 11 with Dore & Associates Contracting, Inc. – \$423,300.00.

8. Executive

a. Government Relations Services

1. Engagement of Buchanan Ingersoll & Rooney PC for state and federal lobbying and governmental relations services, for a two-year term, for an amount up to \$108,000.00 per year.

b. General

1. Amendment of Agreement with Summa Technologies, Inc./CGI for an increase of \$20,000.00, for a total Agreement amount not to exceed \$229,900.00.

AGENDA "B"

1. EXECUTIVE

- a. Assistant Secretary
 - 1. Appointment of Theresa Schacht and Jason W. Hobbes as Assistant Secretaries for the Authority.

2. REAL ESTATE

- a. Crawford-Roberts
 - 1. Easement agreement in favor of Miller Street LP for Block 2-D, Lot 385, in the 3rd Ward.
- b. Homewood
 - 1. Issuance of Certificate of Completion to Stephanie Durrett for Block 175-B, Lots 156, 169, 170, 171 and 172 in the 13th Ward and return of the Good Faith Deposit (Susquehanna and Cassina Way- commercial parking).
- c. Lawrenceville
 - 1. Amendment of Resolution No. 182 (2017) (\$30,000.00 grant to Lawrenceville Corporation for development of the Sociable City Brand pilot program) to change the funding source from "2012 City Bond Funds" to "Mainstreet City Bond, CDBG or Paygo."
- d. Citywide – Property Maintenance
 - 1. Amendment of Resolution No. 272 (2016) (engagement of seven entities for property maintenance services, for a total amount not to exceed \$250,000.00) to add 2015 Paygo and 2017 Paygo to the funding sources.

3. HOUSING

- a. Administrative – Pittsburgh Housing Development Corporation
 - 1. Reappointment of Jerome Jackson, to the Board of Pittsburgh Housing Development Corporation for a three (3) year term.
 - 2. Reappointment of Thomas Bartnik to the Board of Pittsburgh Housing Development Corporation for a three (3) year term.