

REGULAR BOARD MEETING  
NOVEMBER 9, 2017

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General.
  - a. Approval of the Minutes of the Regular Board Meeting of October 12, 2017, Special Board Meeting of October 20, 2017 and Special Board Meeting of October 26, 2017.
2. Lower Hill – Pittsburgh Arena Real Estate Redevelopment LP Option Agreement
  - a. Amendment of Comprehensive Option Agreement by and between the Sports & Exhibition Authority of Pittsburgh and Allegheny County, the Authority, and Pittsburgh Arena Real Estate Redevelopment LP.
3. Hays – Hays Woods
  - a. Conveyance of Block 31-G, part of Lot 200, in the 31<sup>st</sup> Ward and Block 32-H, part of Lot 100, in the 16<sup>th</sup> Ward to the City of Pittsburgh for \$1.00.
  - b. Request for Interest seeking an entity to purchase and hold a conservation easement encumbering Block 31-G, Lots 200 and 200-1; Block 31-J, Lots 33 and 75; Block 31-K, Lots 2, 25, 35, and 55; and Block 32-H, Lot 100, in the 16<sup>th</sup> and 31<sup>st</sup> Wards and in Baldwin Borough.
4. Housing
  - a. Allegheny Dwellings Phase I
    1. Rental Housing Development and Improvement Program (RHDIP) loan agreement with Allegheny Dwellings I, LLC, in the amount of up to \$500,000.00.
    2. Final drawings, evidence of financing, and execution of deed for the sale of Block 23-F, Lots 59, 59A, 60, 60A, and 60B; Block 23-B, Lots 216, 227, 227A, 227B, 228, 229, 231, 232, 233, 234, 234A, and 235; and Block 23-G, Lots 344 and 345, in the 25th Ward, to Housing Authority of the City of Pittsburgh for \$1.00 plus costs.

- b. Bethlehem Haven Redevelopment
  - 1. UDAG Program Income Fund (UPIF) loan agreement with Bethlehem Haven in the amount of up to \$225,000.00.

5. Real Estate

- a. Garfield – Garfield Highlands
  - 1. Acquisition of the following publicly-owned properties for \$1.00 plus costs.
- b. East Liberty/Larimer-Choice Neighborhoods
  - 1. Agreement of sale, and or an assignment of agreement of sale, with East Liberty Development Incorporated for the acquisition of Block 124-N, Lot 365, in the 12<sup>th</sup> Ward for \$10,000.00, plus costs.
- c. Enright Court Planning Grant
  - 1. Grant to East Liberty Development, Inc. in the amount not to exceed \$20,000.00.

6. Center for Innovation and Entrepreneurship

- a. Business Attraction
  - 1. Engagement with Fivesquares Development LLC, in an amount not to exceed \$30,000.00.
  - 2. Increase engagement with Maya/The Boston Consulting Group, Inc., d/b/a BCG Platinion to an amount not to exceed \$325,000.00.
  - 3. Increase Authority cash commitment to HQ2 effort by \$50,000.00, to a total Authority commitment of \$100,000.00.
  - 4. Receipt of funding from various entities, including local government units and foundations.
  - 5. Agreement with HQ2, LLC to transfer funds obligated to HQ2, net of Authority contractual obligations for HQ2 efforts, to HQ2, LLC.
- b. Inclusive Innovation Roadmap – LaunchPGH
  - 1. Memorandum of Understanding with the City of Pittsburgh for the transfer of funds, and to accept such transfer, in an amount not to exceed \$15,000.00 related to LaunchPGH website services.

7. Economic Development

- a. Monongahela River Neighborhoods and Central Oakland
  - 1. Request for Proposals (RFP) issued to engage a professional service consultant to develop a Connectivity and Access Conceptual Plan

between the Monongahela River Neighborhoods and Central Oakland.

2. A cooperation agreement with the City of Pittsburgh to accept funding for the Connectivity and Access Conceptual Plan design.

8. Engineering and Construction

- a. Downtown - Maintenance of URA space at 200 Ross Street
  1. Amendment to Agreement with Q-DOT for maintenance of specific HVAC equipment owned by the URA at 200 Ross Street, for an amount not to exceed \$15,000.00.
  2. Engagement of Franklin Interiors for office furniture for an amount not to exceed \$ 160,000.00.
  3. Engagement of Butler Floor & Carpet Co., Inc., for carpet installation for an amount to not to exceed \$50,000.00.

9. Finance

- a. Authorization for transfer from the Community Development Block Grant Front Fund of an amount not to exceed \$750,000.00 to the URA Administrative Revolving Fund pending execution of the 2017 CDBG Cooperation Agreement with the City of Pittsburgh.

AGENDA "B"

1. LEGAL

a. Littler Mendelson, P.C.

1. Amendment of Agreement with Littler Mendelson, P.C, dated September 27, 2017, for employment law services, for an increase of \$30,000.00, for a total Agreement amount not to exceed \$50,000.00.

2. REAL ESTATE

a. 9 Mile Run

1. Certificate of Completion for MRRC Summerset II, L.P. for Lot 270, a/k/a Block 88-R-86 in the 14<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (residential construction – 1776 Parkview Boulevard).
2. Certificate of Completion for MRRC Summerset II, L.P. for Lot 274, a/k/a Block 88-R-86 in the 14<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (residential construction – 1758 Parkview Boulevard).

b. Central Business District

1. Certificate of Completion for Smithfield Oliver Partners, LP for Part of 2-A, Lots 124 & 127 and Block 2-E, Lot 4 in the 2<sup>nd</sup> Ward, and authorization to return the Good Faith Deposit (commercial construction).

c. Homewood

1. Certificate of Completion for Susquehanna Homes Housing LP for Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17 in the Susquehanna Homes Subdivision Plan, also known as Block 174-N, Lots 255, 259, 282, 283 and Block 174-P, Lots 42, 43, 44, 45, 46 and Block 175-A, Lots 10, 13, 15, 15A and 17 in the 13<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (residential construction).

d. Hill District

1. Certificate of Completion for Housing Authority of the City of Pittsburgh for Parcels 1, 2, 3 and 4 in the Addison Terrace Phase 3 Consolidation Plan, also known as Block 10-J, Lots 73, 74, 75, 75A, 77, 78, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 134, 135, 136, 138, 140, 141, 142, 154, 155,

156, 158, 159A, 160, 161, 163, 164, 165, 281, 286, 293, 294, 295, 296, 300, 318, 323 and Block 10-K, Lots 235, 237, 239, 241 and 244 in the 5<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (residential-rental housing).

e. Garfield

1. Certificate of Completion for Garfield Glen Housing II, LP for Block 50-K, Lot 51, now known as Block 50-K, Lot 50 in the 10<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (residential construction 4940/4942 Kincaid Street).

f. Elliott – Stevens School Property Management

1. Extension of Agreement with Baker Young Corporation originally approved by Resolution No. 22 (2017) for property management of Block 19-C, Lot 166 (former Stevens School), in the 20<sup>th</sup> Ward, for an additional \$25,000.00 (for a total amount not to exceed \$43,000.00), payable from the Industrial Land Reserve Fund.