

ANNUAL/REGULAR BOARD MEETING
FEBRUARY 13, 2014

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

Annual Meeting

1. a. Election of Officers.

Regular Meeting

2. General

- a. Approval of Minutes of Regular Meeting of January 16, 2014.

3. East Liberty Transit Center

- a. Agreement for East Liberty Transit Center Improvements - Site Preparation Contract 1 – REBID with Gulisek Construction LLC - \$9,001,173.42.
- b. Authorization to enter into an Agreement in the amount up to \$55,000 with Carnegie Mellon University for Smart Signal Expansion at Two Intersections Serving the East Liberty Transit Station as Part of the Scope of the TIGER IV Project as outlined in the Grant Agreement.
- c. Authorization to enter into a Letter Agreement with the Port Authority of Allegheny County to accept up to \$690,000 in Penn Mall Loop Sales Proceeds for use in the East Liberty Transit Center project.

4. Summerset at Frick Park

- a. Summerset at Frick Park TIF – \$11.0 Million PENNVEST Loan - Authorization to amend Resolution Number 262 (2010) (as amended by Resolution Number 308 (2010)) to specify collateral requirements and to execute all financing documents required in connection with the PENNVEST loan.
- b. Nine Mile Run:
 1. Amendatory Agreement with GAI Consultants, Inc. – increase of \$10,000.00 for engineering services.

5. Redevelopment Assistance Capital Program Applications

- a. 31st Street Studios - \$1.5 Million:
 - 1. Authorization to file an Application with and enter into a Contract with the State Budget Office for a RACP grant of up to \$1,500,000.
 - 2. Authorization to enter into Sub-grant Agreement for the RACP grant with Gateway Entertainment Studios, LLP and to Contract for an Administrative Fee.
 - 3. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.

- b. Center for Sustainable Landscapes - \$1.5 Million:
 - 1. Authorization to file an Application with and enter into a Contract with the State Budget Office for a RACP grant of up to \$1,500,000.
 - 2. Authorization to enter into sub-grant agreement for the RACP grant with Phipps Conservatory and Botanical Gardens, Inc. and to Contract for an Administrative Fee.
 - 3. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.

6. Center for Innovation and Entrepreneurship

- a. Enterprise Zone:
 - 1. Authorization to file an Application with the Department of Community and Economic Development for Enterprise Zone designation.
 - 2. Authorization to enter into Contract and related assurances with the Department of Community and Economic Development to administer the Enterprise Zone.

- b. Discovered in Pennsylvania, Developed in Pennsylvania (D2PA):
 - 1. Authorization to file an Application and enter into a Contract with the Department of Community and Economic Development for a Discovered and Developed in PA Program grant in an amount not to exceed \$400,000.
 - 2. Authorization to enter into Sub-grant Agreements for D2PA grant with Carnegie Mellon University, the University of Pittsburgh, Urban Innovation 21 and Chatham University and to contract for an Administrative Fee.

7. Housing

- a. Community Infrastructure and Tourism Fund (CITF) 2014 Applications:
 - 1. Authorization to file Applications and enter into Contracts with the Redevelopment Authority of Allegheny County (RAAC) for Allegheny County Community Infrastructure Tourism Fund (CITF) grants for the following projects and in the following amounts:
 - a. St. John's Hospital site development - \$250,000.
 - b. Morningside School - \$250,000.
 - c. former Saks Building - \$250,000.
- b. Neighborhood Stabilization Program 3 DCED Contract Amendment Change:
 - 1. Authorization to amend Resolution No. 3 of 2012 to convert the \$333,400 Pre-development Loan Agreement with Pittsburgh Housing Development Corporation into a Grant Agreement and to increase the amount of said Grant Agreement by \$160,000 to \$493,400.
 - 2. Authorization to amend PA Department of Community and Economic Development (DCED) Contract #51356 dated August 11, 2011 to reallocate individual line items.
- c. Real Estate Loan Review Committee Member – Appointment of new members:
 - 1. Approval is requested to add the following members to the Real Estate Loan Review Committee:
LaShawn Burton-Faulk, Executive Director, Manchester Citizens Corporation
Deanna Davis, Realtor, Albert Anthony Realty
Cheryl Coleman, Vice President, Community Development, PNC Bank
Tamara Dudukovich, Vice President, Bank of New York Mellon

8. Real Estate

- a. Federal North Project:
 - 1. Proposal and form of contract for the sale of Disposition Parcel No. 26, Block 23-F, Lot 227, in the 25th Ward, to Go Realty LLC for \$3,500.00.
- b. Pittsburgh Technology Center:
 - 1. Authorization to enter into exclusive negotiations with Oxford Development Company, or an entity to be formed, for a period of 90 days, for the sale of Parcel 1-2 West, Block 11-S, Lot 44, in the 4th Ward.
- c. Mainstreets Pittsburgh 2014:
 - 1. Authorization to enter into a Contract with the Community Technical Assistance Center to conduct their 2014 Mainstreets Pittsburgh activities, for an amount not to exceed \$42,000.

9. Marketing

- a. NEXTpittsburgh:
 - 1. Agreement with NXT Cities Media for advertisement and underwriting of editorial content and “launch event” as a founding sponsor of NEXTpittsburgh for an amount not to exceed \$11,000.
- b. Living Pittsburgh:
 - 1. Agreement with Living Pittsburgh, LLC, publishers of LivingPittsburgh.com for advertisement and editorial development for an amount not to exceed \$14,400.00.

10. Engineering and Construction

- a. Larimer:
 - 1. Authorization to re-advertise for bids for Additions and Alterations to the Existing Structure at 413 Larimer Avenue.
 - 2. Amendatory Agreement with VAF Architecture – increase of \$2,500 for architectural and construction administration services.

11. Administration

- a. Approval of URA’s 2014 Administrative Budget.

AGENDA “B”

REAL ESTATE

- 1. 9 Mile Run
 - a. Authorization to execute a Certificate of Completion for MRRC Summerset II, L.P. for Lot 213 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1683 Parkview Boulevard).
- 2. Residential Land Reserve Fund
 - a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 26-K, Lots 71 & 72, in the 5th Ward, to Peter E. LaRussa, for \$1,000.00 (sideyard – 3402 & 3406-08 Ridgeway Street).
 - b. Ratification of execution of a Certificate of Completion for Anthony D. Davis for Block 125-K, Lot 9 in the 14th Ward, and authorization to return the Good Faith Deposit (sideyard – 6814 Fifth Avenue)

3. Hill District
 - a. Authorization to amend Resolution No. 21 (2014), to include Block 10-N, Lots 336, 339, 345; and Block 10-P, Lots 63, 65, 68, 69, 70, 186, 187, 188, 189, 190, 192-B, 192-D, 196, 203, 204, 205, 206, 207, 208, in the 5th Ward (exclusive negotiations – Addison replacement-housing site).

CENTER FOR INNOVATION AND ENTREPRENEURSHIP

1. Residential Facade Program
 - a. Approval of Andrew Dash, City of Pittsburgh employee (Department of City Planning), to participate in the Residential Facade Program, for a property located at 1326 Liverpool Street, Pittsburgh, PA 15233.

ENGINEERING AND CONSTRUCTION

1. Chateau
 - a. Authorization to amend Resolution No. 347 (2012) to change the funding source regarding an Agreement with Gannett Fleming, Inc. for a traffic study for Beaver Avenue Two Way Traffic Conversion in the amount of \$100,000 to be payable from 2013 City Bonds, 2008 DCED HRA and other sources.