

REGULAR BOARD MEETING  
MAY 8, 2014

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General
  - a. Approval of Minutes of the Regular Meeting of April 10, 2014.
2. Beechview
  - a. Authorization to enter into Exclusive Negotiations with Avant Real Estate Services LLC, for a period of 90 days, for the sale of Block 35-F, Lots 266 and 267, in the 19<sup>th</sup> Ward.
  - b. Authorization to enter into a Contract with Mount Washington Community Development Corporation in an amount not-to-exceed \$80,000.
3. Lawrenceville
  - a. Doughboy Apartments:
    1. Amendment to Pittsburgh Development Fund Loan Agreement with Doughboy Square Apartments, LP, to increase the loan by up to \$150,000 for a total of \$1,550,000.
    2. Grant Agreement with Doughboy Square Apartments, LP, in the amount up to \$100,000.
  - b. Shoppes at Doughboy:
    1. Agreement for Shoppes at Doughboy – Site Preparation Contract No. 1 with Stamm Development LLC – \$87,920.18.
4. Southside Works and Pittsburgh Technology Center
  - a. Authorization to enter into an Amendatory Management Contract with ALCO Parking Corporation to manage the SouthSide Works and the Pittsburgh Technology Center Garages for \$38,940, plus personnel costs, per year for a three year period.

5. General

- a. Authorization to issue a Request for Proposal for parking lot management.

6. Economic Development

a. East Liberty - Industrial Site Reuse Program:

1. Authorization to file an Application and enter into a Grant and/or Loan Agreement with the Pennsylvania Department of Community and Economic Development for Industrial Site Reuse Program funds for up to \$1,200,000.
2. Authorization to allocate up to \$300,000, in East Liberty Project Funds or Leased Land funds to match DCED ISRP funds.

b. Strip District - Gaming Economic Development Fund Grant Application:

1. Authorization to ratify the filing of the Application and enter into a Contract with the Redevelopment Authority of Allegheny County for an Allegheny County Gaming Economic Development Fund Grant in the amount of \$500,000.
2. Authorization to enter into a Subgrant Agreement with Oxford Development Company, or a related entity, or Subgrant Agreement and/or License Agreement with the City of Pittsburgh.
3. Authorization to enter into a Fee Agreement with Oxford Development Company, or a related entity.

7. Housing

a. Perrysville Plaza Redevelopment - Multifamily Financing Inducement Resolution:

1. Authorization to amend Resolution Number 202 (2013) to revise the Official Action to Register the Intent to Issue Multifamily Debt for the Perrysville Plaza Redevelopment for an increase of \$900,000 for a total of \$4,900,000.

b. Perry Hilltop (former PHASE properties):

1. Authorization to enter into a Lease with Option to Purchase with Oakglade Realty Capital Partners, LP for Block 46-J, Lot 322, in the 26<sup>th</sup> Ward.
2. Authorization to enter into exclusive negotiations with Oakglade Realty Capital Partners, LP, for a period of 365 days concerning the conveyance of Block 46-N, Lot 249, and Block 46-P, Lots 11 and 12 all in the 26<sup>th</sup> Ward.

## AGENDA “B”

### REAL ESTATE

1. 9 Mile Run:
  - a. Authorization to execute a Certificate of Completion for MRRC Summerset II, L.P. for Lots 189, 221 & 255 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction –1637 Overton Lane and 1656 & 1699 Biltmore Lane).
2. Hazelwood:
  - a. Authorization to execute a Certificate of Completion for Lisa Ann Goldsmith for Block 88-N, Lots 1, 2, & 4 in the 15<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (Sideyard –Tesla Way).

### HOUSING

1. 2014 HOME Program Cooperation Agreement:
  - a. Amendment of Resolution 29 (2014) to increase the 2014-15 HOME program year funding amount from \$1.8 million to \$1,835,101.

### CENTER FOR INNOVATION AND ENTREPRENEURSHIP

1. CDBG Reallocation of Funds:
  - a. Authorization to reallocate funds from CDBG Neighborhood Business and Economic Development program years as follows:
    1. Reallocate \$75,000.00 from 2008 CDBG Urban Development Fund Program to the Pittsburgh Entrepreneur Fund Program.
    2. Reallocate \$75,000.00 of 2009 CDBG Pittsburgh Business Growth Fund Program to the Pittsburgh Entrepreneur Fund Program.