

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General
  - a. Approval of Minutes of the Annual/Regular Meeting of February 13, 2014.
2. Lower Strip District – Produce Terminal
  - a. Authorization to enter into a Contract with Fourth Economy Consulting for an amount up to \$35,000.
3. Lower Hill District – EDA Application
  - a. Authorization to file an Application to (along with co-applicants the City of Pittsburgh and the Sports and Exhibition Authority) and enter into a Grant Agreement and related agreements with the U. S. Economic Development Administration for a grant of up to \$3 Million.
  - b. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh and the Sports and Exhibition Authority whereby the City and URA designate the Sports and Exhibition Authority as their agent for the administration of the U. S. Economic Development Administration grant of up to \$3 Million.
4. Southside Works
  - a. Hot Metal Flats:
    1. Rescission of Resolution No. 193 of 2013 accepting the Proposal and form of a Disposition Contract for the sale of Block 29-J, Lot 200, in the 16<sup>th</sup> Ward, to Oxford Development Company, PJ Dick, and Lincoln Properties for \$607,500.
    2. Proposal, form of contract, final drawings, evidence of financing and execution of deed for the sale of Block 29-J, Lot 200 in the 16<sup>th</sup> Ward, to Hot Metal Associates, LP, (an entity to be formed by Oxford Development Company and PJ Dick), for \$607,500.00.
    3. Authorization to enter into a Pittsburgh Development Fund Loan Agreement with Hot Metal Associates, LP, in an amount up to \$2,000,000 for the new construction of the Hot Metal Flats apartment building at Block 29-J, Lot 200 in the 16<sup>th</sup> Ward of the City of Pittsburgh.

4. South Side Works – continued:

- b. Soffer Organization/Village Green Development Holding, LLC:
  - 1. Rescission of Resolution No. 282 of 2013 accepting the Proposal and authorizing execution of a Disposition Contract for the sale of Parcels B2c 1<sup>st</sup> Revised and B2d, also known as Block 12-H, Lots 250 and 265, in the 16<sup>th</sup> Ward, to The Soffer Organization and Village Green Development Holding, LLC.
  - 2. Proposal and form of contract for the sale of Parcels B2c 1<sup>st</sup> Revised and B2d (part), also known as Block 12-H, Lot 250 and 265 (part), in the 16<sup>th</sup> Ward, to an entity to be formed by The Soffer Organization and Village Green Development Holding, LLC for \$425,000 per acre plus costs.
  - 3, Proposal and form of contract for the sale of a Parcel B2d (part), also known as Block 12-H, Lot 265 (part), in the 16<sup>th</sup> Ward, to an entity to be formed by The Soffer Organization and Village Green Development Holding, LLC for \$425,000 per acre plus costs.
  
- c. RiverTech:
  - 1. Change in re-use and substantial change to final working drawings and specifications for Lot 7 of Parcel F14 (Block 30-L, Lot 101), in the 16<sup>th</sup> Ward.

5. Economic Development

- a. PennDOT Transportation Alternative Program:
  - 1. Authorization to file two Applications and enter into Grant Agreements, and other related agreements, in partnership with the City of Pittsburgh, for the PennDOT Transportation Alternative Program (TAP) grant in the total amount of up to \$700,000 for the following projects:
    - a. Enhanced bicycle facilities at the East Liberty Transit Center in the amount up to \$500,000.
    - b. Stormwater management facilities in Larimer and/or East Liberty for up to \$200,000.
  - 2. Authorization to enter into two Cooperation Agreements with the City of Pittsburgh to oversee fund allocation in case TAP funds are secured for both projects.
  - 3. Authorization to enter into a Subgrant Agreement with EastSide III, or a related entity, for a PennDOT TAP grant of up to \$500,000.
  - 4. Authorization to enter into a Subgrant Agreement with a to be identified entity, for a PennDOT TAP grant of up to \$200,000.

5. Economic Development – continued:

- b. Pennsylvania Department of Transportation dotGrant:
  - 1. Authorization to assign Acting Executive Director or Executive Director as the authorized official for Pennsylvania Department of Transportation dotGrants.
  - 2. Authorization for the authorized official to assign roles within dotGrants
  - 3. Authorization of the submittal and modification of Pennsylvania Department of Transportation dotGrants objects.
  - 4. Agreement to Authorize Electronic Access to PennDOT Systems.
- c. Community Infrastructure Tourism Fund Application – Streetscape Improvements in Carrick:
  - 1. Authorization to ratify the filing of the Application and to enter into Contract with the Redevelopment Authority of Allegheny County for an Allegheny County Community Infrastructure Tourism Fund grant in the amount of \$250,000.
  - 2. Authorization to enter into a Subgrant Agreement with Economic Development South for \$250,000.
- d. URA Urban Matters Program:
  - 1. Authorization to accept a \$5,000 grant from the POISE Foundation and enter into a Grant Agreement.
  - 2. Authorization to enter into a Contract with Jamie VandeHolen for an amount up to \$25,000 to serve as Project Coordinator.
  - 3. Authorization to enter into a Contract with Alisha Wormsely for an amount up to \$8,500 to serve as Teaching Artist.
- e. Downtown Preservation Project:
  - 1. Clarification to Resolution No. 128 (2013) that the Authority’s obligation of \$4,391,000.00 pertains to bridge and permanent funding toward the Downtown Preservation Project RACP ME 300-974.
- f. East Liberty – ACE Hotel Project:
  - 1. Authorization to enter into an Agreement with The Reinvestment Fund to provide Davis Bacon monitoring services for the ACE Hotel project.

6. Housing

- a. Homewood Senior Station:
  - 1. Grant Agreement with Operation Better Block, Inc. for up to \$400,000.

7. Center for Innovation and Entrepreneurship

- a. Streetface - East Liberty -128 North Highland Avenue:
  - 1. Waiver of Streetface Program guidelines to allow the property at 128 N. Highland Avenue in East Liberty to receive two Streetface loans for an amount not to exceed \$63,000.

8. Real Estate

- a. Smithfield – Oliver:
  - 1. Authorization to enter into a Management Agreement with EMCOR Services for management and maintenance services at Block 2-A, Lot 127, in the 2nd Ward for an amount not to exceed \$30,000.00.
  - 2. Authorization to enter into a Maintenance Service Agreement with Quality Services, Incorporated, for janitorial services at Block 2-A, Lot 127, in the 2nd Ward for an amount not to exceed \$25,000.00.
- b. Hill District:
  - 1. Proposal, form of contract, final drawings, evidence of financing, and execution of deed for the sale of Block 11-A, Lot 246, in the 3<sup>rd</sup> Ward, to TREK Development Group, Inc., for \$1.00.
- c. Evaluation of Vacant Pittsburgh Public School Buildings:
  - 1. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh for \$150,000 to support evaluation for redevelopment of closed schools.
  - 2. Authorization to enter into an Amendatory Grant Agreement with the Design Center of Pittsburgh for an increase of \$150,000 for planning and development activities regarding closed schools.

9. Engineering and Construction

- a. Property Maintenance:
  - 1. Agreement with YouthPlaces to provide property maintenance in Hazelwood - \$15,000.00.
  - 2. Agreement with Rosedale Block Cluster, Inc. to provide property maintenance in Homewood-Brushton - \$10,000.00.
  - 3. Agreement with City Source Associates, Inc. to provide property maintenance - \$320,000.00.
- b. East Liberty Transit Center:
  - 1. Assumption of Eastside Limited Partnership III's Agreement with CDM Smith Inc. for the East Liberty Transit Center Improvements - Site Preparation Contract 1 – REBID: Engineering Support for Construction Phase Services - \$136,000.00.
- c. Lawrenceville:
  - 1. Agreement for Shoppes at Doughboy – Site Preparation Contract No. 1 with Stamm Development LLC – \$87,920.19.
- d. Lawrenceville:
  - 1. Authorization to advertise for design services for the 43<sup>rd</sup> Street Overlook project.

REGULAR BOARD MEETING  
MARCH 13, 2014

AGENDA "B"

REAL ESTATE

1. 9 Mile Run
  - a. Authorization to execute a Certificate of Completion for MRRC Summerset II, L.P. for Lot 214, 217, & 233 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1693 Parkview Boulevard, 1678 & 1619 Biltmore Lane).
  
2. Residential Land Reserve Fund
  - a. Authorization to execute a Certificate of Completion for Artice Coleman for Block 22-K, Lot 287, in the 21<sup>st</sup> Ward, and authorization to return the Good Faith Deposit (sideyard – 1424 N. Franklin Street).

CENTER FOR INNOVATIONN AND ENTREPRENEURSHIP

1. New Markets Tax Credit Loan Fund
  - a. Authorization to amend Resolution No. 6 (2014) to read: That the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an Agreement with a New Markets Tax Credit equity investor in connection with the New Markets Tax Credit Loan Fund, in which the Authority will guarantee \$780,000 in New Markets tax credits plus penalties (including tax credits recaptured and tax credits foregone on a grossed-up after tax basis) chargeable to the equity investor in the event of a recapture event, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

MARKETING

1. General – Amendatory Contract with Wall-to-Wall Studios, Inc. for an increase of \$10,000 (for a total contract amount of \$45,000) for minor edits and second printing of the 'Return on Investment Executive Report'.