

REGULAR BOARD MEETING
OCTOBER 10, 2013

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH
AGENDA "A"

1. General

- a. Approval of Minutes of Regular Board Meeting of September 12, 2013.

2. Real Estate

a. Hazelwood:

1. Authorization to enter into Exclusive Negotiations with a partnership to be formed by ACTION-Housing, Inc. and Telesis Corporation, for a period of 90 days, for the sale of Block 56-F, Lot 115, in the 15th Ward.
2. Authorization to enter into Exclusive Negotiations with a partnership to be formed by ACTION-Housing, Inc. and Telesis Corporation, for a period of up to 18 months, for the sale certain properties in the 15th Ward.

b. Pittsburgh Technology Center:

1. Proposal and form of contract for the sale of Parcel 8a (part), also known as Block 29-B, Part of Lot 315, in the 4th Ward, to Hotel d2 Services, LLC, or an entity to be formed, for \$1,568,000.00 plus costs.

c. Hill/Uptown:

1. Authorization to enter into an Agreement of Sale with Craig M. Thompson for the acquisition of Block 11-E, Lots 60 and 61, in the 3rd Ward, for \$1,500.00.
2. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 11-E, Lots 49, 50, 51, in the 3rd Ward, to Craig M. Thompson, for \$1,500.00.

d. Mainstreets Pittsburgh 2013:

1. Authorization to enter into a Contract with the Bloomfield Garfield Corporation to conduct their 2013 Mainstreets Pittsburgh activities, for an amount not to exceed \$8,000.

3. Economic Development

- a. Mellon Park Bike Path:
 - 1. Authorization to allocate up to \$30,000 as matching funds to a Pennsylvania Department of Community & Economic Development Greenways Trails & Recreation Program application for the Mellon Park Bike Path.
- b. URA Urban Matters Program:
 - 1. Authorization to enter into a Grant Agreement with The Heinz Endowments in the amount of \$50,000.00.
- c. East Liberty TRID:
 - 1. Authorization to submit a Loan Application for the Site Development Fund through the Power of 32, on behalf of the East Liberty TRID Redevelopment Authority (“ELTRIDRA”), to fund the East Liberty TRID and implement the five public infrastructure projects as outlined in the East Liberty TRID Implementation Plan.
 - 2. Authorization to assign the loan to ELTRIDRA, when that entity is formed.

4. Center for Innovation and Entrepreneurship

- a. Streetface Program – Mt. Washington:
 - 1. Authorization to approve Streetface Program boundary to include Grandview Avenue in Mt. Washington.
 - 2. Authorization to approve the Streetface area map for Mt. Washington.
- b. Streetface Program – Central Lawrenceville – 4115-17 Butler Street:
 - 1. Authorization to approve Streetface Loan Agreements with Bucket Trail, LP and waiver of guidelines to permit more than one Streetface loan for a total amount not to exceed \$63,000.

5. Housing

- a. Miller / Reed For-Sale Homes:
 - 1. Authorization to extend the exclusive negotiation period with Trek Development Group, Inc., or a related entity to be formed, for a period of up to one year for the sale of certain Urban Redevelopment Authority or City of Pittsburgh owned properties in the 3rd Ward of the City of Pittsburgh.
- b. Dinwiddie Phase IV Rental:
 - 1. Authorization to enter into exclusive negotiations with a limited partnership to be formed by Trek Development Group, Inc., for a period of 180 days for the sale of certain public properties in the 3rd Ward of the City of Pittsburgh for the purchase price of \$36,000, plus closing costs.

5. Housing – continued:

c. Garfield Glen Phase II:

1. Authorization to enter into exclusive negotiations with a limited partnership to be formed by Bloomfield Garfield Corporation and S & A Homes for 180 days for the sale of 4937 Jordan Way (Block & Lot 50-K-51) located in the 10th Ward of the City of Pittsburgh for \$1,500 plus closing costs.

d. Pittsburgh Party Wall Program:

1. Authorization to approve revised Pittsburgh Party Wall Program Guidelines to allow for loans to be made to owners of rental property.

6. Engineering and Construction

a. Lower Hill:

1. Authorization to enter into an Agreement for the Lower Hill Sidewalk Replacement Site Preparation Contract No. 2 with Costa Contracting, Inc. for an amount not to exceed \$27,979.99.

b. Broadhead Fording:

1. Broadhead Fording Demolition and Site Clearance Contract No. 1 with Schaaf Excavating Contractors, Inc. – contract increase of \$55,000.00.

c. Lawrenceville:

1. Authorization to advertise for bids for site preparation work at Block and Lot No. 48-S-204 associated with the Shoppes at Doughboy Development.

7. Finance

a. Broker Services Contract:

1. Contract with The Gleason Agency to act as Insurance Broker for URA for a term of up to three (3) years in an amount not to exceed \$24,000 per year with an option of one (1) year, contingent upon agreement of both URA and the Gleason Agency.

8. Legal

- a. Authorization to enter into an Amendatory Contract with Eckert Seamans Cherin & Mellott, LLC for an increase of \$10,000.

AGENDA “B”

REAL ESTATE

1. South Side Works
 - a. Authorization to execute a Certificate of Completion for GetGo Partners South for Block 30-B, Lot 81 (South Side Works Parcel F2) and authorization to return the Good Faith Deposit (commercial construction – 33rd and E. Carson Streets).
2. 9 Mile Run
 - a. Authorization to execute a Certificate of Completion for MRRC Summerset II, L.P. for Lots 215 & 216 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1686 & 1682 Biltmore Lane).
 - b. Authorization to ratify the execution a Certificate of Completion for Summerset Cottage, L.P. for Lots 202A and 202B in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1614 Overton Lane – Units A & B).

ECONOMIC DEVELOPMENT

1. Central Business District
 - a. Authorization to amend Resolution 308 (2013) related to a Cooperation Agreement with the City of Pittsburgh for parking tax increment diversion, increasing the not-to-exceed amount from \$6,000,000 to \$7,000,000.

HOUSING

1. Bryant Street Phase II – Grant Agreement Source Change:
 - a. Authorization to amend Resolution Number 135 (2013) to allow the Authority’s grant to be sourced with a combination of funds from the Local Cash Grant account and the Pennsylvania Department of Community and Economic Development (DCED) Housing and Redevelopment Assistance (HRA) funds.
2. Schenley Heights Production Homes – Grant Agreement Source Change
 - a. Authorization to amend Resolution Number 112 (2013) to allow the Authority’s grant to be sourced with a combination of City Bond funds and URA LLEA funds (URA loan proceeds) and delete the usage of Pennsylvania Department of Community and Economic Development (DCED) Housing and Redevelopment Assistance (HRA) funds.

3. Susquehanna Street Phase IIB – Finance Street – Grant Agreement:
 - a. Authorization to amend Resolution Number 111 (2013) which had authorized a change in the Pennsylvania Department of Community and Economic Development (DCED) Housing and Redevelopment Assistance (HRA) contract dated September 2, 2011 to the Upper Hill District (from the Middle Hill District) to the Homewood neighborhood for the Susquehanna Street Phase IIB – Finance Street development.
 - b. Authorization to amend Resolution Number 276 (2013) to allow the Pittsburgh Housing Construction Fund grant to be sourced by a combination of Pennsylvania Department of Community and Economic Development (DCED) Housing and Redevelopment Assistance (HRA) funds, federal HOME funds, federal CDBG funds, and/or local City Bond funds.