

REGULAR BOARD MEETING  
JUNE 9, 2016

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General
  - a. Approval of Minutes of Regular Board Meeting of May 12, 2016.
  
2. Fairywood - Chartiers Valley Industrial Park
  - a. Proposal and form of contract for the sale of Block 70-E, part of Lot 325, and Block 107-H, part of Lot 100, in the 28<sup>th</sup> Ward to Burns & Scalo Equities, LLC, and Franklin Interiors, or a related entity to be formed, for \$821,600.
  
3. Elliott and Fairywood – Former School Sites
  - a. Authorization to amend Resolution No. 48 (2016) to include a purchase price of \$200,000 for the acquisition of Block 19-C, Lot 166, in the 20<sup>th</sup> Ward from the Board of Education of the School District of Pittsburgh.
  - b. Authorization to acquire Block 70-E, Lots 185 and 241, in the 28<sup>th</sup> Ward for \$415,000 from the Board of Education of the School District of Pittsburgh.
  
4. East Ohio Street – Request for Proposals
  - a. Authorization to issue a Request for Proposals for the sale of Block 24-N, Lot 118, and Block 24-N, Lot 120, in the 23<sup>rd</sup> Ward.
  
5. Housing
  - a. Larimer/East Liberty Choice Neighborhood Implementation (CNI)
    1. i. Authorization to file an Application with and enter into a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development and/or the

Commonwealth Financing Authority for a Watershed Restoration and Protection Program (WRPP) grant of up to \$300,000 for the construction of a new park near the intersection of Larimer Avenue and Station Street.

- ii. Cooperation Agreement with the City of Pittsburgh for the administration of the WRPP funds.
- iii. Authorization to commit \$45,000 of Larimer Choice Neighborhood Project funds as the required match for the WRPP application.

- 2. Contract Amendment with Xia, LLC (Christopher Shea, principal) in the aggregate amount of up to \$245,000 (up to \$160,000 increase).

6. Real Estate

- a. Central Downtown Business District – 604 Liberty Avenue
  - 1. Authorization to reject all proposals for Block 1-D, Lot 183 in the 2nd Ward.
- b. South Side Slopes
  - 1. Proposal and form of contract for the sale of Block 12-P, Lots 92, 96, and 106 in the 17<sup>th</sup> Ward, to Milan Enterprises, LP, for \$125,000.00.

7. Economic Development

- a. Industrial Sites Reuse (ISR) Program Grant Application
  - 1. Ratification of filing Applications and entering into Contracts with the Department of Community & Economic Development (DCED) for an Industrial Sites Reuse (ISR) program grant for the Lower Hill Redevelopment project in the amount of \$83,378.
- b. Homewood Comprehensive Community Plan RFP
  - 1. Authorization to issue a Request for Proposals (RFP) for professional planning services for the Homewood Comprehensive Community Plan.

8. Center for Innovation & Entrepreneurship

- a. Enterprise Zone Revolving Loan Fund: Max Auto Real Estate, LLC/W&S Vehicles, LLC
  - 1. Approval of an Enterprise Zone Revolving Loan Fund loan of \$429,095 to Max Auto Real Estate, LLC and W&S Vehicles, LLC.

- b. East Liberty Transit Revitalization Investment District Revitalization Authority (ELTRIDRA) - Phase II
  - 1. Approval of a Pittsburgh Development Fund of an Urban Development Fund (UDF) loan or Pittsburgh Development Fund (PDF) of up to \$350,000 to the East Liberty Transit Revitalization Investment District Revitalization Authority (ELTRIDRA).
  - 2. Disclosure – The URA is a member of ELTRIDRA, and Robert Rubinstein serves as chair of the ELTRIDRA Board of Directors.
  - 3. Authorization to issue a Request for Proposals (RFP) for engineering design services to improve pedestrian safety adjacent to Lincoln Elementary School.
- c. PGH Lab
  - 1. Authorization to participate in the newly developed PGH Lab program.

9. Engineering and Construction

- a. East Liberty
  - 1. Authorization to enter into an Agreement with the Pittsburgh Water and Sewer Authority for the relocation of a fire hydrant required to complete the North Highland Avenue at East Liberty Boulevard Intersection Improvements project.
  - 2. Authorization to issue a Request For Proposals (RFP) for Construction Management/Construction Inspection (CM/CI) services for the North Highland Avenue at East Liberty Boulevard intersection improvements.
  - 3. Authorization to enter into an Agreement with Parsons Brinckerhoff for engineering design services for the conversion of Station Street/Euclid Avenue to two-way traffic conversion, for an amount not to exceed \$800,000.00.
- b. Property Maintenance
  - 1. Amendatory Agreement with City Source Associates, Inc., to provide property maintenance – increase of an amount not to exceed \$65,000.00.
- c. South Side Works
  - 1. Authorization to issue a Request for Proposals (RFP) for construction management/construction inspection (CM/CI) services for the repair of the riverbank at the South Shore Riverfront Park.

10. Finance

1. Authorization for Redemption of Single Family Mortgage Bonds 2006 A, B, C Series -\$1,910,000.

AGENDA "B"

REAL ESTATE

1. Sheraden Market
  - a. Authorization to execute a Certificate of Completion for CE-Sheraden, LP for Block 42-R, Lots 304, 312, and 314, in the 20<sup>th</sup> Ward and to return the Good Faith Deposit (residential construction-2912, 2918, and 2942 Sheraden Boulevard).
  - b. Authorization to execute a Certificate of Completion for CE-Sheraden Market, LP for Block 42-R, Lot 301, in the 20<sup>th</sup> Ward (community lot - 640 Hillsboro Street).
2. Central Business District
  - a. Authorization to execute a Certificate of Completion for The Gardens at Market Square, LP, for Block 1-H, Lots 184, 197, 200, 201, 204, 205 and 207, in the 1<sup>st</sup> Ward and to return the Good Faith Deposit (commercial construction-218-249 Forbes Avenue).
3. Homewood
  - a. Authorization to amend Resolution No. 47 (2016) to change the purchase price from \$250,000 to \$235,000.00 for the acquisition of Block 125-S, Lot 125, in the 13<sup>th</sup> Ward, (former Homewood School – 7100 Hamilton Avenue).

HOUSING

1. Authorization to transfer up to \$50,000 of the 2015 City Bond "Rental Housing Development and Improvement Program" line item to the 2015 City Bond "Party Wall Program" line item.
2. Authorization to transfer up to \$50,000 of the 2015 City Bond "Pittsburgh Housing Construction Fund" line item to the 2015 City Bond "Party Wall Program" line item.
3. Authorization to amend Resolution No. 131 (2016) to increase the amount of 2016 federal HOME funds from \$1,691,816 to \$1,701,045 (\$9,229 increase) based on a revised U.S. Department of Housing & Urban Development (HUD) allocation.

## ECONOMIC DEVELOPMENT

1. Civil Rights Compliance
  - a. Authorization to amend Sections 26.1 and 26.25 of the Disadvantage Business Enterprise (DBE) Program Policy Statement to add Valerie Waters as the URA's new Liaison Officer.

## LEGAL

1. Saul Ewing LLP
  - a. Authorization to amend the Professional Service's Agreement with Saul Ewing LLP for legal services relating to general and specific labor and employment matters to increase the amount by \$40,000.00 to an amount not to exceed \$100,000.00.

## EXECUTIVE

1. Urban Matters Pilot Project
  - a. Authorization to ratify an Amendment to the Consultant Agreement with Jamie VandeMolen, dated January 1, 2015, to act as Project Coordinator for the Urban Matters Pilot Project, to extend the term to July 29, 2016, and to increase the amount by up to \$25,000.00, for a total agreement amount of up to \$65,000.00.