

REGULAR BOARD MEETING  
NOVEMBER 13, 2014

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of Minutes of the Regular Meeting of October 9, 2014.

2. Housing

a. Penn Mathilda Housing:

1. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement in the amount of \$1,150,000 with Penn Mathilda Apartments, LP.
2. Urban Development Action Grant (UDAG) Program Income Fund (UPIF) – Loan Agreement in the amount of up to \$250,000 with Penn Mathilda Apartments, LP.

b. Perrysville Plaza:

1. Final Authorization to Issue Multifamily Financing Bonds in the amount of up to \$5,350,000.

3. Real Estate

a. Hazelwood:

1. Proposal and form of contract for the sale of certain properties in the 15<sup>th</sup> Ward to AHI Development, Inc., or an entity to be formed, for \$80,000.00, plus costs.
2. Waiver of Streetface Program Guidelines to allow 4847 Second Avenue (former Spahr Building) to receive more than one Streetface loan for an amount not to exceed \$81,000.

b. Hill District:

1. Authorization to acquire 69 publicly-owned properties in the 5<sup>th</sup> Ward for \$1.00 plus costs.
2. Proposal and form of contract for the sale of 69 properties in the 5<sup>th</sup> Ward to the Housing Authority of the City of Pittsburgh, or an entity to be formed, for \$1.00 plus costs.
3. Authorization to enter into exclusive negotiations with the Housing Authority of the City of Pittsburgh, for a period of 90 days, for the sale of 19 properties in the 5<sup>th</sup> Ward.

3. Real Estate – continued:
  - c. Homewood:
    1. Rehabilitation specifications, evidence of financing, and execution of deed for the sale of Block 175-B, Lots 156, 169, 170, 171, and 172, in the 13<sup>th</sup> Ward, to Stephanie Durrett, for \$15,000.00, plus costs.
  - d. Larimer:
    1. Property located at 2 Shetland Avenue:
      - a. Authorization to execute an Agreement of Sale with John H. Walker for the acquisition of Block 124-J, Lot 151, in the 12<sup>th</sup> Ward.
    2. Property located at 413 Larimer Avenue:
      - a. Authorization to enter into exclusive negotiations with the KBK Foundation, or a related entity, for a period of 90 days with possible 90-day extension, for the sale of Block 124-J, Part of Lot 246, in the 12<sup>th</sup> Ward.

4. Economic Development

- a. Redevelopment Assistance Capital Program Applications:
  1. Almono-Hazelwood Phase 1 Infrastructure:
    - a. Authorization to file an application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program grant of up to \$5,000,000.00.
    - b. Authorization to enter into a sub-grant agreement for the RACP grant with Almono LP and to Contract for an Administrative Fee.
    - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.
  2. Growing Clinical Programs & Jobs at Children’s Hospital of Pittsburgh:
    - a. Authorization to file an application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program (RACP) grant of up to \$2,500,000.00.
    - b. Authorization to enter into sub-grant agreement for the RACP grant with Children’s Hospital of Pittsburgh of UPMC and to Contract for an Administrative Fee.
    - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.

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4. Economic Development – continued:
  - a. Redevelopment Assistance Capital Program Applications:
    3. Expansion of the Pediatric Specialty Hospital:
      - a. Authorization to file an application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program grant of up to \$1,500,000.00.
      - b. Authorization to enter into sub-grant agreement for the RACP grant with The Children’s Home of Pittsburgh and to Contract for an Administrative Fee.
      - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.
    4. The Forbes Hotel:
      - a. Authorization to file an application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program grant of up to \$2,500,000.00.
      - b. Authorization to enter into sub-grant agreement for the RACP grant with The Granite Building, LLC and to Contract for an Administrative Fee.
      - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.
    5. Academic Village - New Pittsburgh Playhouse Project:
      1. Authorization to file an application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program grant of up to \$5,000,000.00.
      2. Authorization to enter into sub-grant agreement for the RACP grant with Point Park University 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. URA Transit Revitalization Investment District Guidelines.
    1. Presentation of the URA Transit Revitalization Investment District (TRID) Guidelines.
  - c. URA Urban Matters Program:
    1. Authorization to enter into a Grant Agreement with The Heinz Endowments in the amount of \$175,000.00
  - d. West End Hydrological Study:
    1. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh in which the URA would provide up to 50% (\$30,000 maximum) for a West End Hydrological Study.

5. Engineering and Construction

- a. 1600-02 Broadway Avenue:
  - 1. Agreement with AWK Consulting Engineers, Inc. for engineering services - \$30,000.00.
- b. URA's HVAC System Maintenance:
  - 1. Agreement for HVAC maintenance services at the Urban Redevelopment Authority with Q-Dot, Incorporated - for an amount not to exceed \$50,000.
- c. East Liberty Transit Center:
  - 1. Authorization to purchase and make direct payment to Schaedler Yesco Distribution, Inc. for lighting assemblies for the East Liberty Transit Center Canopy lighting work in the amount of \$84,500.00

AGENDA "B"

HOUSING

- 1. HOME Front Fund Increase:
  - a. Ratification of an increase to the HOME Front Fund from \$800,000 to \$1,600,000. The funding source for this increase is the URA General Fund.

REAL ESTATE

1. Central Business District

- a. Authorization to rescind Resolution No. 64 (2012) authorizing exclusive negotiations with Iron City Ventures, for the sale of Block 1-D, Lot 183, in the 2<sup>nd</sup> Ward. (commercial rehabilitation – 604 Liberty Avenue).
- b. Authorization to issue a Request for Proposals for the sale of Block 1-D, Lot 183, in the 2nd Ward (604 Liberty Avenue).

2. Homewood

- a. Authorization to amend Resolution No. 299 (2014) to exclude Block 125-M, Lot 376, in the 13<sup>th</sup> Ward, and to change the purchase price to \$74,500.00 plus costs (Animal Rescue League site - 527 North Murtland Street)
- b. Authorization to execute a Certificate of Completion for Homewood Station Senior Housing LP for Block 174-N, Lot 186 (formerly Block 174-N, Lots 182, 186, 187 and 188), in the 13<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (residential construction - 524 North Homewood Avenue).

3. Pittsburgh Technology Center
  - a. Authorization to execute a Certificate of Completion for Regional Industrial Development Corporation of Southwestern Pennsylvania for Parcel 2 Subdistrict 2-2 West also known as Block 11-S, Lot 48, (Office Building – 2000 Technology Drive).
4. Centre Avenue Corridor
  - a. Authorization to execute a Certificate of Completion for Centre Heldman Plaza, LLC for Block 11-A, Lots 123, 124, 125, 127, 129, 130, 131, 132, 132A, 132B, 133, 134, 135-0-1, 137, 138, 138A, 140, 141, 142, 143, 144, 145, 146, 147, 148, 154, 156, 157, 158, 160, 161, 162, 163, 164, 165, 166, 166A, 167 and part of Lot 149, in the 3<sup>rd</sup> Ward, and authorization to return the Good Faith Deposit (grocery store - Centre Avenue).

## LEGAL

1. August Wilson Center
  - a. With regard to Resolution No. 242 (2014), as amended by Resolution No. 367 (2014), authorization to ratify the change of name of the payee for \$1.29 million to Dollar Bank, Pittsburgh, for the benefit of The Pittsburgh Foundation, with \$110,000 remaining payable to the Receiver for The August Wilson Center for African American Culture.
  - b. With regard to Resolution No. 368 (2014), authorization to ratify the change of name of the payee for the \$1.5 million received from RAD to Dollar Bank, Pittsburgh, for the benefit of the Pittsburgh Foundation.