

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General
  - a. Approval of Minutes of the Regular Meeting of September 11, 2014.
2. Hill District / Miller-Reed For-Sale
  - a. Proposal and form of contract for the sale of Block 2-H, Lots 301, 302, 336, 337, 340, and Block 11-E, Lots 314, 315, 318, 319, in the 3<sup>rd</sup> Ward, to TREK Development Group, Inc., or an entity to be formed, for \$28,743.00.
  - b. Authorization to amend Resolution No. 354 of 2013 to extend the exclusive negotiation period with Trek Development Group, Inc., or an entity to be formed, for a period of up to one year for the sale of property in the 3<sup>rd</sup> Ward.
  - c. Authorization to advertise for the Site Preparation Contract for the Miller-Reed for-sale housing development site in the South Crawford area of the Hill District.
3. Bus Rapid Transit TRID Planning Study Applications and Memorandum of Understanding
  - a. Authorization to either apply or participate in an application submission for Municipal Assistance Program (MAP) funds from the Pennsylvania Department of Community and Economic Development (DCED) for up to \$75,000.00 to fund a municipal planning grant to study the feasibility and implementation of a Transit Revitalization Investment District (TRID) along the proposed Bus Rapid Transit (BRT) Corridor.
  - b. Authorization to enter into a Grant Agreement between the Pennsylvania Department of Community and Economic Development (DCED) to the Authority of up to \$75,000 in MAP funds.
  - c. Authorization to enter into a Cooperation Agreement(s) with the City of Pittsburgh concerning the MAP grant funds from the Pennsylvania Department of Community and Economic Development (DCED).

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- d. Authorization to either apply or participate in an application submission for Transit –Oriented Development Planning Pilot Program funds from the Federal Transit Administration (FTA) for up to \$1,500,000.00 to fund a municipal planning grant to study the feasibility and implementation of a Transit Revitalization Investment District (TRID) along the proposed Bus Rapid Transit (BRT) Corridor.
- e. Authorization to enter into a Grant Agreement between the Federal Transit Administration (FTA) to the Authority of up to \$1,500,000 in Transit –Oriented Development Planning Pilot Program.
- f. Authorization to enter into a Cooperation Agreement(s) with the City of Pittsburgh and/or the Port Authority of Allegheny County concerning the Transit –Oriented Development Planning Pilot Program grant funds from the Federal Transit Administration (FTA).
- g. Authorization to execute a Memorandum of Understanding or Memorandum of Agreement between the City of Pittsburgh, Port Authority of Allegheny County, Allegheny County and the Urban Redevelopment Authority of Pittsburgh regarding the proposed planning activities related to the proposed Bus Rapid Transit Center Corridor.
- h. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh for up to \$1,500,000 to fund the BRT Planning Study.
- i. Authorization to issue a Request for Proposals (RFP) for professional planning services for the Bus Rapid Transit, Transit-Oriented Development Planning and TRID Value Capture Study.

4. Real Estate

- a. East Liberty:
  - 1. Authorization to acquire publicly-owned property known as Block 83-P, Lot 230, in the 11<sup>th</sup> Ward, for \$1.00, plus costs.
- b. East Liberty - Mellon’s Orchard Site - Strategic Plan RFP:
  - 1. Authorization to issue a Request for Proposals for professional planning services.
- c. Lower Hill:
  - 1. Final drawings, evidence of financing, and execution of deed for the sale Block 2-C, Part of Lot 300, in the 3rd Ward, to the Sports & Exhibition Authority of Pittsburgh and Allegheny County for \$1.00 plus costs for construction of a street grid.
- d. Strip District:
  - 1. Authorization to enter into an agreement with Baker Young Corporation for management and leasing services for Block 9-D, Lot 200, in the 2<sup>nd</sup> Ward, for an amount not to exceed \$35,000.00

5. Economic Development

- a. URA Urban Matters Program:
  - 1. Authorization to enter into a Grant Agreement with the Pittsburgh Foundation in the amount of \$25,000.00.
  
- b. Redevelopment Assistance Capital Program Applications:
  - 1. Pittsburgh Symphony:
    - 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 Pittsburgh Symphony, Inc. 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. Smithfield Street Corridor:
    - a. Authorization to file an Application with and enter into a Contract with the State Budget Office for a RACP grant of up to \$4,000,000.00.
    - b. Authorization to enter into Sub-grant Agreement for the RACP grant with McKnight 535 Smithfield LP and Millcraft Investments, or related entity, 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.
  
  - 3. Allegheny Health Network ED Expansion:
    - a. Authorization to file an application with and enter into a Contract with the State Budget Office for a RACP grant of up to \$1,000,000.00.
    - b. Authorization to enter into sub-grant agreement for the RACP grant with West Penn Allegheny Health System 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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5. Economic Development – continued:

b. Redevelopment Assistance Capital Program Applications:

4. Frick Pittsburgh Educations and Community Center:

- a. Authorization to file an Application with and enter into a Contract with the State Budget Office for a RACP grant of up to \$3,000,000.00.
- b. Authorization to enter into sub-grant agreement for the RACP grant with Frick Art & Historical Center 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. ARC House Development:

- a. Authorization to file an application with and enter into a Contract with the State Budget Office for a RACP grant of up to \$3,000,000.00.
- b. Authorization to enter into a sub-grant agreement for the RACP grant with October Development 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.

6. Center for Innovation and Entrepreneurship

a. The Midwife Center – Waiver of Streetface Program Guidelines:

1. Waiver of Streetface Program Guidelines authorizing The Midwife Center for Birth and Women’s Health, or related entity, to participate in the Streetface Program for property located at 2829-2831 Mulberry Way, Pittsburgh, PA 15222.

b. Fairmont Penn Commercial Space – 5471-81 Penn Avenue:

1. Authorization to provide up to \$400,000 of UDAG Program Income Funds or Urban Development Fund loan with the Pittsburgh Economic and Industrial Development Corporation.

7. Housing

a. Choice Neighborhood Initiative:

1. Authorization to execute an Agreement in an amount up to \$4,500,000 with the Housing Authority of the City of Pittsburgh for use of Choice Neighborhoods Initiative Funds.
2. Authorization to establish a Choice Neighborhoods Initiative Revolving Fund in the amount of \$1,500,000.
3. Approval of Choice Neighborhoods Initiative Program Guidelines.

8. Engineering and Construction

- a. Lawrenceville – 43<sup>rd</sup> Street Overlook:
  - 1. Agreement for design services for 43<sup>rd</sup> Street Overlook with Pennoni Associates Inc. - \$68,000.00.
- b. Lawrenceville – 62<sup>nd</sup> Street Industrial Park:
  - 1. Amendatory Agreement with GAI Consultants, Inc. for design services at the 62<sup>nd</sup> Street Industrial Park - \$15,000.00.
- c. LTV South Side Works:
  - 1. Agreement for design services for Parcel F4C and South Shore Riverfront Park Gateway with Lami Grubb Architects, LP - \$70,000.00.
- d. Environmental Engineering Services – Scattered Sites:
  - 1. Amendatory Agreement with SE Technologies, LLC to provide environmental engineering services for various properties located throughout the City of Pittsburgh - increase of \$50,000.

9. Legal

- a. The August Wilson Center for African American Culture:
  - 1. Ratification of URA’ s execution of the August Wilson Center Consent Order, and authorization to execute all related documents.
  - 2. Authorization to amend Resolution No. 242 (2014), which authorized a grant of \$1,425,000.00 to The Pittsburgh Foundation for the acquisition of The August Wilson Center in the event it was the successful bidder, to increase that amount by \$225,000.00 to \$1,650,000.00, and to change the payee to the Receiver for The August Wilson Center for African American Culture, and to change the form of the payment from a grant to a settlement payment.
  - 3. Authorization to submit an application to the Allegheny Regional Asset District and execute related agreements for a grant to the URA in the amount of \$1,500,000.00, to be paid to the Receiver pursuant to the Consent Order.

AGENDA “B”

REAL ESTATE

1. Summerset

- a. Authorization to execute a Certificate of Completion for MRRC Summerset II, L.P. for Lot 277R in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1742 Parkview Boulevard).

2. Strip District

- a. Authorization to enter into an agreement with Baker Young Corporation for management and leasing services for Block 9-D, Lot 200, in the 2<sup>nd</sup> Ward, for an amount not to exceed \$35,000.00, payable from the Leased Land Fund (Produce Terminal – Smallman Street).

CENTER FOR INNOVATION AND ENTREPRENEURSHIP

1. CDBG Reallocation of Funds

- a. Authorization is requested to reallocate funds from 2006 CDBG Neighborhood Business and Economic Development as follows:
  - Reallocate \$4,449.92 from 2006 CDBG Downtown Façade program to the Pittsburgh Entrepreneur Fund program.

2. Alung Technologies Inc.

- a. Authorization to amend Resolution No. 191 (2014) to include UDAG Program Income Fund as a source of funds.

3. URA Intern

- a. Authorization to hire Meaza Solomon as a graduate student intern. Ms. Solomon is the daughter of a URA employee, Bizrat Birru. Ms. Solomon was chosen through a competitive process and hired based on merit.

ECONOMIC DEVELOPMENT

East Liberty – Keystone Communities Grant

- a. Authorization to amend Resolution No. 311 (2014) to change the grant application amount from \$375,000.00 to \$412,500.00 and enter into an agreement with the Pennsylvania Department of Community and Economic Development (DCED) Keystone Communities Fund in the amount of \$412,500.00.
- b. Authorization to amend Resolution No. 312 (2014) to change the dollar amount in the Cooperation Agreement with the City of Pittsburgh from \$375,000 to \$412,500.