

REGULAR BOARD MEETING
DECEMBER 11, 2014

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Meeting of November 13, 2014.
2. Real Estate
 - a. Morningside School:
 1. Authorization to enter into exclusive negotiations with A.M. Rodriguez Associates for six months with an automatic renewal through December 31, 2015, for the sale of Block 121-K, Lot 166, in the 10th Ward.
 - b. Federal North:
 1. Authorization to enter into Exclusive Negotiations with Trek Development Group or an entity to be formed, for a period of 90 days, with additional 30 day extensions to be granted by the Acting Executive Director at his discretion, for the sale of Block 23-L, Lots 70, 76, 78, 79, 87, 89, 90, 91, & 92 in the 22nd Ward.
 - c. General:
 1. Authorization to enter into Parking Lease Agreements with awardees of a parking request for proposals for the following parking lots:
Produce Terminal Lot, Civic Building Lot, Parcel A Lot, Parcel E Lot.
 - d. Neighborhood Business Districts:
 1. Authorization to issue an RFP for the Pittsburgh Biz Buzz Grant program.
 - e. Central Business District:
 1. Authorization to accept a Restated Proposal and form of disposition contract for the sale of Block 2-A, Lots 124 & 127 and Block 2-E, Lot 4 in the 2nd Ward, to Smithfield Oliver, LP, or an entity to be formed, for \$2,225,000.
 2. Rescission of Resolution No. 309 (2013) authorizing the entering into of a Limited Partnership between Millcraft Investments, Inc., or an affiliate, McKnight Realty Partners, LLC, or an affiliate and the Urban Redevelopment Authority of Pittsburgh.
 3. Authorization to augment the closing costs to Smithfield Oliver, LP with any holding costs incurred by the Authority subsequent to January 1, 2015.

2. Real Estate – continued:

f. Perry Hill Top:

1. Rehabilitation specifications, evidence of financing and execution of deed for the sale of Block 46-J, Lot 322, in the 26th Ward, to Oakglade Realty Capital Partners, LP, for \$1.00.

g. South Side Works:

- a. Revisions to Final Drawings by Max Marina, Inc. d/b/a South Side Marina for a portion of Lot 1 Fifteenth Revised, Block 29-J, Part of Lot 193, in the 16th Ward.

3. Economic Development

a. URA Transit Revitalization Investment District Guidelines.

1. Formal adoption of the revised URA Transit Revitalization Investment District Guidelines as introduced in November 2014.

4. Center for Innovation and Entrepreneurship

a. UDAG Program Income Fund:

1. Approval to extend a UDAG Program Income Fund loan of up to \$317,000 to GraMax, LLC and SMARTSolution Technologies, LP as co-borrowers, to renovate the property located at 831 West North Avenue.

b. Steel City Codefest:

1. Approval to accept up to \$30,000.00 in sponsorship funds in support of the 2015 Steel City Codefest.

5. Housing

a. Mellon's Orchard Apartments – Multifamily Tax Exempt Financing:

1. Official Action to Register the Intent to Issue Multifamily Debt for the Mellon's Orchard Apartments in the amount of up to \$23,000,000.
2. Authorization to issue a Request for Proposals for bond counsel.

6. Engineering and Construction

a. Scattered Sites:

1. Authorization to issue a Request for Proposals (RFP) for Environmental Engineering Services for various properties throughout the City of Pittsburgh.

7. Finance

- a. Authorization for Redemption of Single Family Mortgage Revenue Bonds in the amount of \$955,000.

8. Legal

- a. Amendatory Contract with Fox Rothschild LLP regarding Chapter 11 bankruptcy filings of the Riverhounds Event Center LP – increase of \$50,000 for a total of \$200,000.

9. Administration

- a. First and Goal Program:
 - 1. Authorization to accept up to \$155,000 in private donations and distribute to individuals and organization based upon intent of the donors.

AGENDA “B”

REAL ESTATE

1. East Liberty

- a. Authorization to execute a Certificate of Completion for East Liberty Place South Limited Partnership for Block 84-B, Lots 173 and 173A, in the 8th Ward and authorization to return the Good Faith Deposit (5800 Penn Avenue – residential construction – former East Mall site).

2. South Side Works

- a. Authorization to extend Exclusive Negotiations with Oxford Development Company or an entity to be formed, until April 1, 2015 with additional 30 day extensions to be granted by the Acting Executive Director at his discretion, for the sale of Parcel E1f (Block 29-N, Lot 316) in the 16th Ward.

LEGAL

1. Assistant Secretary

- a. Authorization to appoint Mary E. Roytas and Nathan D. Clark as Assistant Secretaries for the Authority.