

REGULAR BOARD MEETING  
FEBRUARY 11, 2016

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General Page
- a. Approval of Minutes of Annual/Regular Board Meeting of January 14, 2016.
2. 2016 Low Income Housing Tax Credit Applications – Evidence of Site Control 1
- a. Authorization to enter into exclusive negotiations, for a period of six (6) months with the Housing Authority of the City of Pittsburgh for the sale of the following properties for \$1.00 plus costs for the Allegheny Dwellings Phase I Replacement Housing Development:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25 <sup>th</sup>	23-F-59	Perrysville Avenue
25 <sup>th</sup>	23-F-59A	Lane Way
25 <sup>th</sup>	23-F-60	Perrysville Avenue
25 <sup>th</sup>	23-F-60A	5 Lane Way
25 <sup>th</sup>	23-F-60B	6 Lane Way
25 <sup>th</sup>	23-B-216	Lane Way
25 <sup>th</sup>	23-B-227	Perrysville Avenue
25 <sup>th</sup>	23-B-227A	1643 Federal Street
25 <sup>th</sup>	23-B-227B	1645 Perrysville Avenue
25 <sup>th</sup>	23-B-228	1641 Perrysville Avenue
25 <sup>th</sup>	23-B-229	1639 Federal Street
25 <sup>th</sup>	23-B-231	1635 Perrysville Avenue
25 <sup>th</sup>	23-B-232	Perrysville Avenue
25 <sup>th</sup>	23-B-233	Perrysville Avenue
25 <sup>th</sup>	23-B-234	Perrysville Avenue
25 <sup>th</sup>	23-B-234A	Lane Way
25 <sup>th</sup>	23-B-235	Perrysville Avenue

- b. Authorization to enter into exclusive negotiations, for a period of six (6) months, with a limited partnership to be formed by a.m. Rodriguez Associates, Inc., for the sale of Block and Lot 120-K-166 (1802 Jancey Street) in the 10<sup>th</sup> Ward for \$275,000.00 plus costs for the Morningside Crossing senior housing development:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
10 <sup>th</sup>	120-K-166	1802 Jancey Street

- c. Authorization to enter into exclusive negotiations, for a period of six (6) months, with a limited partnership to be formed by Allegheny Housing Rehabilitation Corporation (AHRCO), for the sale of the following properties for \$1.00 plus costs for the Kelly Hamilton Phase I scattered site housing development:

<u>Ward</u>	<u>Lot/Block</u>	<u>Address</u>
13th	125-H-225	7010 Forest Way
13th	125-H-233	7007 Frankstown Ave
13th	125-H-234	7009 Frankstown Ave
13th	174-P-301	7512 Kelly St
13th	174-P-302	7514 Kelly St
13th	174-P-303	7516 Kelly St
13th	174-P-304	7518 Kelly St
13th	174-P-305	7520 Kelly St
13th	174-P-315	7589 Kelly St
13th	174-P-316	7587 Kelly St
13th	174-P-317	7585 Kelly St

3. Community & Diversity Affairs 6

- a. Authorization to ratify an application to The Heinz Endowments and to enter into an agreement for an amount up to \$50,000.

4. Economic Development

- a. Parking Tax Diversion Guidelines 8
  - 1. Authorization to adopt URA Parking Tax Diversion Guidelines, to be effective February 11, 2016.
  
- b. URA Administrative Fee Schedule for Grants: 10
  - 1. Authorization to amend URA Board Resolution No. 326 of 2006 to adopt a revised URA Administrative Fee Schedule for Grants, to be effective February 11, 2016.

- c. Community Infrastructure and Tourism Fund - Grant Application 12
1. Authorization is requested to apply for a Community Infrastructure and Tourism Funds (CITF) grant and to enter into related agreements with the Redevelopment Authority of Allegheny County (RAAC) for up to \$250,000 for Homewood Pedestrian/Transit Improvements.
- d. Mellon's Orchard South – Phase II Environmental Site Assessment 14
1. Authorization to provide matching sharing funds in an amount not to exceed \$11,800 to North Side Industrial Development Company, Inc. for a Phase II Environmental Site Assessment for Lot and Block 83-P-60.
5. Housing
- a. Larimer/East Liberty – Choice Neighborhood Homeowner Assistance Program 16
1. Adoption of the Choice Neighborhood Homeowner Assistance Program Guidelines
- b. Real Estate Loan Review Committee individuals – Appointment of new members. 18
1. Approval is requested to add the following members to the Authority Real Estate Loan Review Committee:
    - LaVerne Peakes, Director of Community Development & Sustainability, the Kingsley Association
    - David Serafini, Vice President, Community Development Banking, PNC Bank
    - Aaron Sukenik, Executive Director, Hilltop Alliance
    - Zak Thomas, Senior Program Officer, Local Initiatives Support Corporation and Neighborhood Allies
    - Soyna Tilghman, Executive Director of Hazelwood Initiative
6. Center for Innovation and Entrepreneurship
- a. Steel City Codefest 20
1. Approval of a Sprout Fund grant in the amount of \$3,000 to be used for the execution of the Steel City Codefest and Steel City Codefest Jr.
  2. Approval to accept corporate sponsorship dollars totaling \$29,500 for the Steel City Codefest and Steel City Codefest Jr. from: Google, Mylan, Uber, American Eagle, OpenArc, PNC, Bakery Square, Software Engineering Institute, Alloy 26, Wall-to-Wall Studios, AlphaLab, ShowClix.

7. Real Estate

- a. Shadyside 23
  - 1. Authorization to extend the an Agreement with the Commonwealth of Pennsylvania, Department of General Services, to reimburse for costs of utilities used at parcel 84-L-283, the Hunt Armory, from February 20, 2016 through May 30, 2016, not to exceed \$20,000.00.
- b. Homewood 25
  - 1. Authorization to acquire publicly owned property known as Block 125-G, Lots 33, 34 and 35, in the 12<sup>th</sup> Ward, for \$1.00 plus costs.
- c. Homewood 27
  - 1. Authorization to execute an Agreement of Sale with The Board of Education of the School District of Pittsburgh for the acquisition of Block 125-S, Lot 125, in the 13<sup>th</sup> Ward.
- d. Elliott 29
  - 1. Authorization to execute an Agreement of Sale with The Board of Education of the School District of Pittsburgh for the acquisition of Block 19-C, Lot 166, in the 20<sup>th</sup> Ward.
- e. Neighborhood Business Districts 31
  - 1. Authorization to enter into contract with NEXTPittsburgh to provide services for the coordination, branding and promotion of two Next Three Days (N3D) events in 2016, in an amount not to exceed \$80,000.
- f. City-Wide Market Value Analysis 33
  - 1. Authorization to enter into a Contract with Reinvestment Fund to develop a 2015 Market Value Analysis, not to exceed \$71,500.

8. Marketing

- a. Next pittsburgh 35
  - 1. Agreement with NXT Cities Media for advertisement of URA projects and programs, and a related event, as a sponsor of NEXTpittsburgh, not to exceed \$13,000.00.
- b. Living Pittsburgh 37
  - 1. Agreement with Living Pittsburgh, LLC, publishers of LivingPittsburgh.com for advertisement and editorial development for an amount not to exceed \$10,000.00.

9. Finance

- a. 2012-2013 Cooperation Agreement with the City of Pittsburgh 39  
– CDBG – Increase of \$503,000 from originally \$3,200,000 to \$3,703,000.
- b. Authorization to Amend Resolution No. 29 (2016) to increase the 2016 41  
Cooperation Agreement amount between the Authority and the City of Pittsburgh  
City Bond fund by \$200,000.00 for a total contract amount of \$927,200.00.
- c. Adoption of the 2016 Administrative Budget. 43

AGENDA "B"

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