

ANNUAL/REGULAR BOARD MEETING
JANUARY 14, 2016

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. Annual Meeting
 - a. Election of Officers.
2. General
 - a. Approval of Minutes of Regular Board Meeting of December 10, 2015.
3. Carrick-Hillcrest Senior Residences
 - a. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with Hillcrest Limited Partnership in the amount of up to \$1,200,000.
 - b. UDAG Program Income Fund (UPIF) Loan Agreement with Hillcrest Limited Partnership in the amount of up to \$875,000.
4. Beechview
 - a. Proposal and form of contract for the sale of Block 35-G, lot 24, in the 10th Ward, to Atlas Development Co., LLC for \$50,000.00 plus costs.
5. Fairywood
 - a. Authorization to enter into exclusive negotiations with Burns & Scalo Equities, LLC and Franklin Interiors, or entities to be formed, for a period of 90 days, with a possible 90-day extension, for the sale of a portion of Block 70-E, Lots 300, and 325, and Block 107-H lot 100 in the 28th Ward.
 - b. Authorization to enter into exclusive negotiations with SunCap Property Group, LLC or an entity to be formed, for a period of 90 days, with a possible 90-day extension, for the sale of a portion of Block 70-E, Lots 300, and 325, and Block 107-H lot 100 in the 28th Ward.

6. Economic Development

- a. East Liberty-Enright Parklet Community Planning
 - 1. Authorization to amend an Agreement with Fu Wilmers Architects, PLLC – increase of \$22,000.00
- b. Parking Tax Diversion Guidelines
 - 1. Presentation of the Parking Tax Diversion Guidelines
- c. Hazelwood-ALMONO TIF
 - 1. Authorization to enter into an Underwriter/Placement Agent contract, and related contracts, with Stifel, Nicolaus & Company, Inc. in connection with the Hazelwood-ALMONO Tax Increment Financing bond issuance.
 - 2. Authorization to enter into a contract with Savage & Associates Law Group, P.C. to serve as Bond Counsel for the Hazelwood-ALMONO Tax Increment Financing bond issuance, and related matters, in an amount to not exceed \$83,000.
 - 3. Authorization to enter into a reimbursement contract with ALMONO, LP to cover any Bond Counsel fees, should the Bond transaction not close.

7. Housing

- a. East Liberty TRID Phase I Expansion Affordable Housing Fund
 - 1. Adoption of the URA Greater East Liberty Affordable Housing Fund Guidelines.
- b. Larimer/East Liberty-Choice Neighborhood Homeowner Assistance Program (CNHAP) Guidelines.
 - 1. Presentation of the URA Choice Neighborhood Homeowner Assistance Program (CNHAP) Guidelines.

8. Center for Innovation and Entrepreneurship

- a. Southside-UPIF Business Loan: Hitchhiker Brewing Company
 - 1. Approval of a UDAG Program Income Fund loan of up to \$360,300 to Hitchhiker Brewing Company.
- b. Allegheny West-UPIF Business Loan: Savage Visual Effects
 - 1. Approval of a UDAG Program Income Fund loan of up to \$599,982 to West North Development Group, LP, and 506-508 Property Management, LLC, its General Partner, and Savage Visual Effects, LLC.

- c. Business Loan Review Committee – Appointment of new member
 - 1. Authorization to appoint Marteen Garay to the URA’s Business Loan Review Committee (LRC).

9. Real Estate

- a. East Liberty
 - 1. Authorization to enter into an Option Agreement with the Housing Authority of the City of Pittsburgh for the sale of Disposition Parcel B-30b (Block 84-C, Lots 360, 362, 362A, 363, 364, and Block 84-D, Lot 155) in the 11th Ward, for \$1.00.
- b. Lawrenceville
 - 1. Authorization to enter into exclusive negotiations with the Lawrenceville Corporation, for a period of six (6) months, for the sale of Block 25-D, Lots 104, 106, 107, 108, in the 6th Ward, with an option to extend the exclusive negotiation period upon approval of the Executive Director.
- c. Northside
 - 1. Authorization to enter into exclusive negotiations with the Light of Life Mission or an entity to be formed, for a period of 90 days, for the sale of Block 9-A, Lots 176, 178, 179, 182, 183, 184, 185, 186, 188, 189, 190, 191, 191-A, 192, 192-A, 194 and 194A in the 23rd Ward, with an option to extend the exclusive negotiation period upon approval of the Executive Director.
- d. Hill District
 - 1. Authorization to enter into a Memorandum of Agreement with the Hill Community Development Corporation in seeking development proposals for the New Granada Theater Block.
 - 2. Authorization to extend Exclusive Negotiations with Hill Community Development Corporation or an entity to be formed, for a period of 6 months, for the sale of the following block and lots in the 5th Ward.
- e. Perry South
 - 1. Authorization to execute a deed for the sale of certain properties to the City of Pittsburgh for \$1.00.
- f. Homewood
 - 1. Authorization to acquire publicly-owned property known as Block 125-M, Lots 326 and 328, in the 13th Ward, for \$1.00 plus costs.

- g. Bloomfield
 - 1. Authorization to enter into a Contract with Bloomfield Council for the Bloomfield Business District Lighting Project, not to exceed \$50,000.

10. Engineering and Construction

- a. East Liberty Transit Center
 - 1. Authorization to advertise for bids for operation and maintenance of landscaping features at the East Liberty Transit Center.
- b. Central Business District- Civic Building
 - 1. Authorization to advertise for bids for improvements to restrooms on URA occupied floors at 200 Ross Street.
- c. Lawrenceville – Shoppes at Doughboy
 - 1. Authorization to enter into an Amendatory Agreement with Hampton Technical Associates for engineering services – for an amount not to exceed \$10,000.00.
- d. Property Maintenance Capacity Building
 - 1. Authorization to enter into an agreement with Growth Through Energy & Community Health (GTECH) Strategies for an amount not to exceed \$66,500.00.
- e. Property Maintenance
 - 1. Amendatory Agreement with City Source Associates, Inc., to provide property maintenance – increase of an amount not to exceed \$180,000.00. Funding for this Amendatory Agreement will be from 2016 City Bond Funds.

11. Finance

- a. 2016-2017 Cooperation Agreement with the City of Pittsburgh – CDBG up to \$3,754,400.
- b. 2016 Cooperation Agreement with the City of Pittsburgh - Paygo – up to 1,500,000.
- c. 2016 Cooperation Agreement with the City of Pittsburgh – City Bond – up to \$727,200.

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AGENDA "B"

REAL ESTATE

1. East Liberty
 - a. Rescission of Board Resolution 113 (2015) approving the Proposal and form of Disposition Contract for the sale of Block 83-P, Lot 230 in the 11th Ward to 2414 Morgan Development, LLC.
 - b. Rescission of Board Resolution 174 (2015) approving the Proposal and form of Disposition Contract for the sale of Block 83-P, Lot 249 to 2414 in the 11th Ward to 2414 Morgan Development, LLC.

ECONOMIC DEVELOPMENT

2. Pennsylvania Department of Transportation dotGrant- Combo Resolution:
 - a. Authorization to amend Resolution No. 99 (2014) to change the matrix by replacing the Assistant General Counsel with Associate Counsel as shown below:

	Registration - Organization Core Info	Grant Applications	Projected Legacy Budget	Unaudited Actually Legacy Budget	Audited Actual Legacy Budget	Grant Agreement Execution	Invoices	Progress Reports
Position Title	Senior Project Development/ Project Development Specialist	Senior Project Development/ Project Development Specialist					Senior Project Development/ Project Development Specialist	
Position Title					Acting Executive Director/Executive Director	Acting Executive Director/Executive Director		
Position Title								Director of Engineering and Construction
Position Title			Director of Finance	Director of Finance				
Position Title						Associate Counsel/Assistant Secretary		