

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of the Regular Meeting of May 8, 2014.
2. South Side Works
 - a. 3030 South Water Street Development:
 1. Rescission of Resolution No. 284 (2013) accepting the Proposal and form of contract for the sale of South Side Works Development Parcel E2b, in the 16th Ward, to a Limited Partnership between Ralph A. Falbo, Inc. and Beacon Communities Development LLC for \$237,300.00.
 2. Proposal, form of contract, final drawings, evidence of financing and execution of deed for the sale of South Side Works Development Parcel E2b, Block 29-P, Lot 350 in the 16th Ward, to 3030 South Water Limited Partnership, for \$237,300.00.
 3. Authorization to seek the removal of Parcel E2b, in the 16th Ward, from the South Side Works Tax Increment Financing District.
 4. Authorization to enter into an Administrative Fee Agreement with 3030 South Water Limited Partnership.
3. Larimer
 - a. Final drawings, evidence of financing and execution of deed for the sale of the certain properties in the 12th Ward to Larimer Phase 1, L.P., for \$160,000.00.
4. Pennsylvania Department of Community & Economic Development Keystone Communities 2014-2015 Application(s).
 - a. Authorization to submit the following Keystone Communities Program Applications and enter into Contracts with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED):
 - i. Larimer For-Sale Housing -\$400,000
 - ii. Residential Façade Program - \$250,000
 - iii. 1600-1602 Broadway - \$250,000
 - b. Cooperation Agreement(s) with the City of Pittsburgh for the administration of the funds.

5. Federal North Project

- a. Go Realty LLC:
 - 1. Final drawings, evidence of financing and execution of deed for the sale of Disposition Parcel No. 26, Block 23-F, Lot 227, in the 25th Ward, to Go Realty LLC for \$3,500.00.
- b. Site Preparation Contract No. 5:
 - 1. Agreement for Federal North Site Preparation Contract No. 5 with Costa Contracting, Inc. - \$138,549.00.

6. Summerset at Frick Park

- a. Reimbursement Agreement with Summerset Land Development Associates - \$325,000.
- b. Authorization to solicit proposals for the recovery of metals at the Summerset at Frick Park Phase 3 Area.

7. Economic Development

- a. Urban Matters Pilot Program:
 - 1. Authorization to enter into a Contract with YouthPlaces for an amount up to \$25,000.00.
- b. Tax Increment Financing Guidelines:
 - 1. Presentation of the revised URA Tax Increment Financing Guidelines.

8. Center for Innovation and Entrepreneurship

- a. Pittsburgh Business Growth Fund:
 - 1. Authorization to enter into Pittsburgh Business Growth Fund Loan Agreement with Alung Technologies Inc. for the amount of \$260,000.
 - 2. Waiver of Pittsburgh Business Growth Fund guidelines to lend greater than \$150,000.
- b. Living Pittsburgh, LLC:
 - 1. Agreement with Living Pittsburgh, LLC, publishers of PittsburghBuyLocal.com for advertisement and editorial development for an amount not to exceed \$15,000.00.

9. Housing

- a. Mortgage Revenue Bond Program – Single Family:
 - 1. Contract with Eckert Seamans Cherin & Mellott, LLC as legal counsel for an amount up to \$30,000.00 for a three year term.
- b. Administrative – Pittsburgh Housing Development Corporation:
 - 1. Reappointment of Thomas Bartnik, to the Board of Pittsburgh Housing Development Corporation (3 year term).
 - 2. Reappointment of Jerome Jackson to the Board of Pittsburgh Housing Development Corporation (3 year term).

10. Real Estate

- a. Garfield:
 - 1. Proposal and form of contract for the sale of Block 50-K, Lot 51, in the 10th Ward, to Garfield Glen Housing II L.P., for \$1,500.00.
- b. East Liberty:
 - 1. Authorization to acquire publicly-owned properties known as Block 83-P, Lots 60 and 165, in the 11th Ward, for \$1.00, plus costs.

11. Legal

- a. Legal Services:
 - 1. Authorization to enter into an Amendatory Agreement for legal services with Buchanan Ingersoll & Rooney, P.C. for matters relating to labor and personnel by increasing the amount of the contract from \$40,000 to \$80,000.
- b. Legal Services:
 - 1. Authorization to enter into an Agreement with Clark Hill Thorp Reed regarding the August Wilson Center for an amount of \$60,000.
- c. Legal Services:
 - 1. Authorization to enter into an Amendatory Agreement with Fox Rothschild LLC for services regarding the Riverhounds Bankruptcy, by increasing the amount of the contract from \$50,000 to \$85,000.

12. Finance

- a. Single Family Mortgage Bonds:
 - 1. Authorization for Redemption of Single Family Mortgage Bonds \$1,175,000.

AGENDA “B”

REAL ESTATE

1. 9 Mile Run
 - a. Authorization to execute a Certificate of Completion for MRRC Summerset II, L.P. for Lots 190, 192, 206, 220, & 252 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1641 Overton Lane, 231 Beardsley Lane, 1619 Parkview Boulevard and 1664 & 1687 Biltmore Lane).

2. Hill District
 - a. Authorization to rescind Resolution No. 111 (2014) authorizing the sale of Block 11-A, Lot 246, in the 3rd Ward, to TREK Development Group, Inc. (KaBOOM Playground – 304 Dinwiddie Street).
 - b. Authorization to rescind Resolution No. 335 (2003) authorizing the sale of Block 11-A, Lot 284 (Disposition Parcel 61-A), in the 3rd Ward, to Hill House Housing Development Corporation, and authorization to return the Good Faith Deposit and Option Payments (parking lot construction - Rose/Devilliers Street).
 - c. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 26-J, Lots 228 & 230, in the 5th Ward, to Juanita Parks, for \$1,000.00 (sideyard – 3386 & 3384 Ridgeway Street).

3. Brighton Heights
 - a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 75-H, Lot 80, in the 27th Ward, to Thomas P. Uhler, for \$500.00 (sideyard – McClure Avenue).

4. Chartiers
 - a. Authorization to adopt a Post-Construction Stormwater Management Plan and Post-Construction Stormwater Management Plan Letter Agreement between Giant Eagle, Inc. and Urban Redevelopment Authority of Pittsburgh for Block 108-R, Lot 10 in the 28th Ward. (Leased parking lot – Beechnut Drive).

HOUSING

1. Doughboy Square Apartments – Amendment of Resolution Number 157 (2014)
 - a. Authorization to amend URA Resolution Number 157 (2014) to change an existing allocation of URA CDBG financing in the amount of \$100,000 from a grant to a loan.

CENTER FOR INNOVATION AND ENTREPRENEURSHIP

1. CDBG Reallocation of Funds:
 - a. Authorization is requested to reallocate funds from 2008 CDBG Neighborhood Business and Economic Development as follows:
 1. Reallocate \$150,000.00 from 2008 CDBG Downtown Façade program to the Streetface program.
 2. Reallocate \$50,000.00 of 2008 CDBG Downtown Façade program to the Pittsburgh Business Growth Fund program.
 3. Reallocated \$50,000.00 of 2008 CDBG Downtown Façade program to the Pittsburgh Entrepreneur Fund program.

FINANCE

1. Release of \$1,008,397 of Board Designated Funds from the General Fund for the NSP3 Housing Program now completed.
2. Release of \$500,000 of Board Designated Funds from the General Fund for the Tiger II (Allegheny Riverfront) project now completed.
3. Release of \$400,000 of Board Designated Funds from the General Fund for the Liberty Park Project now completed.
4. Clarification and ratification of an approved Amendment of up to \$60,000 of Housing Redevelopment Assistance Program/Keystone for use in the Beaver Avenue Project from the East Ohio Street line item for 2008 Funds per Amendment of Contract #000044996.