

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of April 14, 2016.
2. East Liberty – Mellon’s Orchard South
 - a. Authorization to enter into exclusive negotiations with TREK Development Group, for a period of 90 days, for the sale of Block 83-P, Lots 60, 165 and 225, in the 11th Ward, with an option to extend the exclusive negotiation period upon approval of the Executive Director.
3. Beechview
 - a. Authorization to enter into exclusive negotiations with Atlas Development Company or an entity to be formed for a period of 90 days, for the sale of Block 35-F, Lots 266 and 267, and Block 35-G, Lot 216, in the 10th Ward.
4. Uptown – District Energy Plant
 - a. Proposal and form of contract for the sale of Block 2-G, Lot 92 (part), in the 4th Ward (also known as Lot E), to NRG DG Development LLC for \$390,175.00.
5. Executive
 - a. Community & Diversity Affairs
 1. Authorization to enter into an agreement with Extare Federal Services Group, LLC, for consulting services relating to the restructuring of the URA’s Division of Community and Diversity Affairs and MWBE Program for an amount not to exceed \$50,000.00.

6. Real Estate

- a. Northside
 - 1. Proposal and form of contract 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, 193A, 194 and 194A (Part of Disposition Parcel 3 – North Shore Project), in the 23rd Ward, to Light of Life Mission, or an entity to be formed, for \$196,560.00.
- b. Central Business District – Sports & Exhibition Authority “Cap”
 - 1. Authorization of the execution of a deed for the sale of the Authority’s interest in Block 2-B, Lots 104, 107, 257, in the 2nd Ward to the Sports & Exhibition Authority of Pittsburgh and Allegheny County for \$1.00.
- c. Chateau – Chateau Landing
 - 1. Authorization to enter into exclusive negotiations for a period of six (6) months with a development group including Peter Smerd, Greg Stein, and Millcraft Industries, Inc., or entities to be formed, for the sale of Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward.
- d. Homewood
 - 1. Authorization to enter into exclusive negotiations for a period of one (1) year with Operation Better Block for the sale of Block 174-N, Lots 190, 192, 296 and 298, in the 13th Ward.
- e. Hill District
 - 1. Authorization to acquire publicly-owned property known as Block 2-D, Lots 368 and 371; and Block 2-H, Lots 284, 285, 287, in the 3rd Ward, for \$1.00 plus costs.
- f. Neighborhood Business Districts
 - 1. Authorization to enter into contracts with the following groups to conduct their business district activities, as specified in the 2015-16 DCED Keystone Communities planning and development grant awards to URA:
 - 1. Hilltop Alliance \$37,200.00
 - 2. Northside Leadership Conference \$10,000.00
 - 3. Oakland BID \$35,000.00
 - 4. Design Center of Pittsburgh \$75,000.00
(projects in Sheraden, Knoxville/Mt. Oliver and East Ohio Street business districts @\$25,000 each)
- g. Citywide – Comprehensive Land Recycling
 - 1. Authorization to amend the contract with Fourth Economy, LLC, for an increase of compensation to \$30,000.00 not to exceed \$70,000.00.

2. Authorization to enter into a contract with Irene McLaughlin, Esq., for an amount not to exceed \$30,000.00.
3. Authorization to release Requests for Bids to renew services for maintenance of the Authority's portfolio of vacant land.

7. Housing

- a. Hill District - Crawford Square
 1. Official Action to Register the Intent to Issue Multifamily Debt for the Crawford Square Refinancing in an amount up to \$36 million.
 2. Authorization to issue a Request for Proposals for Bond Counsel.
 3. Authorization to issue a Request for Proposals for Bond Underwriting services.
 4. Authorization to issue a Request for Proposals for Trustee services.
- b. Larimer/East Liberty - Choice Neighborhood Homeowner Assistance Program (CNHAP)
 1. Contract with the Larimer Consensus Group in the amount of up to \$20,000.
 2. Authorization to expend up to \$32,000 for the completion of a historic survey for a portion of the Larimer neighborhood.
- c. UDAG Program Income Fund (UPIF) – Rehab for Resale Program
 1. UDAG Program Income Fund (UPIF) – Revolving Line of Credit Agreement with Pittsburgh Housing Development Corporation - \$200,000.00.

8. Economic Development

- a. Urban Matters Program
 1. Authorization to ratify a Contract with Operation Better Block, the selected Project Partner for the Urban Matters Spring 2016 Project, for an amount up to \$12,000.00 to provide project support and miscellaneous materials for project participants.

9. Center for Innovation and Entrepreneurship

- a. Entrepreneur Support – Biz Fit
 1. Authorization to enter into a Grant Agreement with North Side Industrial Development Company d/b/a Riverside Center for Innovation(RCI), in an amount not to exceed \$25,000.00 for the purposes of funding the BizFIT Entrepreneurial Training Program.

- b. District Improvement Fund – Council District #8
 - 1. Authorization to provide a \$35,000.00 grant to the Shadyside Chamber of Commerce.
 - 2. Waiver to District Improvements Fund guidelines to provide a grant.
- c. District Improvement Fund – Council District #8
 - 1. Authorization to provide a \$15,000.00 grant to the Oakland Business Improvement District.
 - 2. Waiver of District Improvement Fund guidelines to provide a grant.
- d. District Improvement Fund – Council District #6
 - 1. Authorization to provide a \$50,000.00 grant to Centre Heldman Associates.
 - 2. Waiver of District Improvement Fund guidelines to provide a grant.

10. Engineering and Construction

- a. Lawrenceville
 - 1. Authorization to award to the lowest responsible bidder for Shoppes at Doughboy Site Preparation Contract No. 2.
 - 2. Authorization to award to the selected construction management and inspection firm for Shoppes at Doughboy Site Preparation Contract No. 2.
- b. East Liberty
 - 1. Authorization to advertise and award to the lowest responsible bidder for North Highland Avenue at East Liberty Boulevard intersection improvements.
- c. Pittsburgh Technology Center
 - 1. Authorization is requested to advertise for bids for Pittsburgh Technology Center Site Preparation Contract No. 14.

AGENDA "B"

ECONOMIC DEVELOPMENT

1. Various Neighborhoods
 - a. Authorization to amend Resolution No. 12 (2015), to increase contract amount with KU Resources by \$3,000.00 for a new amount not to exceed \$36,700.00 in order to incorporate revisions requested by community for Basic Conditions Reports.

2. Hill District CCIP
 - a. Authorization to enter into an agreement with Pittsburgh Arena Real Estate Development LP to accept funding in the amount of \$100,000.00, on behalf of the Community Collaboration and Implementation Plan (CCIP) for the development of a Work Plan and Budget, being undertaken by Always Busy Consulting, LLC (ABC). The total project budget is \$345,000.00.

HOUSING

1. Larimer – Fiore of Pittsburgh, LLC
 - a. Amendment to Resolution No. 233 (2015) to add Larimer Project Funds as an additional source of funds to support the development of the Fiore Building located at 427 Larimer Avenue. URA will enter into a Sub-Grant Agreement with Fiore of Pittsburgh, LLC in the amount of \$250,000.

2. Authorization to transfer up to \$180,000 of the 2010 Paygo "Allegheny Riverfront" line item to the 2010 Paygo "Beechview" line item.

3. Authorization to transfer up to \$180,000 of the 2013 City Bond "Beechview" line item to the 2013 City Bond "Green Boulevard" line item.

4. Authorization to transfer up to \$115,850.56 of the 2013 City Bond "PHCF" line item to the St. John's Project Budget.

5. Authorization to transfer up to \$35,901.37 of the 2007 City Bond "Westwood/Oakbrook" line item to the 2007 City Bond "Homewood" line item.

REAL ESTATE

1. Summerset - 9 Mile Run
 - a. Authorization to ratify a Certificate of Completion for MRRC Summerset II, L.P. for Lot 185 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1621 Overton Lane).
2. Southside Works
 - a. Authorization to execute a Certificate of Completion for 3030 South Water Limited Partnership for Parcel E2b (Block 29-P, Lot 350) in the 16th Ward and authorization to return the Good Faith Deposit (residential construction-3030 S. Water Street).
3. Manchester
 - a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 22-P, Lot 277-A, in the 21st Ward, to Nicole Manison, for \$500.00 (Sideyard – 1337 Stedman Street). Nicole Manison is a former employee of the Urban Redevelopment Authority of Pittsburgh. Her employment ended in December, 2015.
4. Hill District
 - a. Rescission of Resolution No. 172 (2015), which approved the Proposal and form of Disposition Contract for the sale of Block 2-H, Lots 301, 302, 336, 337, 340 and Block 11-E, Lots 312, 313, 314, 315, in the 3rd Ward, to TREK Development Group, Inc., or an entity to be formed, for \$28,911.48.
 - b. Proposal and form of contract for the sale of Block 2-H, Lot 340, and Block 11-E, Lots 312, 313, 314, 315, 358 and 359, in the 3rd Ward, to TREK Development Group, Inc., or an entity to be formed, for \$22,333.00 plus costs.