

REGULAR BOARD MEETING
MARCH 10, 2016

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

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2. Housing

a. Hill District - Crawford Square Refinancing

1. Amended and restated loan agreement(s) with Crawford Roberts Limited Partnership in the amount of up to \$8,760,183.
2. Amended and restated loan agreement(s) with Crawford Square Apartments II, L.P. in the amount of up to \$3,661,239.
3. Amended and restated loan agreement(s) with Crawford Square Apartments III, L.P. in the amount up to \$2,561,266.
4. Intercreditor and Subordination Agreement among the Authority, PNC Bank, Pennsylvania Housing Finance Agency (PHFA), Allies & Ross Management and Development Corporation, Crawford Roberts Limited Partnership, Crawford Square Apartments II, L.P. and Crawford Square Apartments III, L.P.

Director's Report

Authorization is requested to enter into the above referenced agreements related to the refinancing and affordable housing preservation of the three (3) rental development phases of Crawford Square. Crawford Square is a highly successful mixed income rental and for-sale housing community in the Hill District. The rental portion of the development (348 total units) is comprised of three separate phases, each owned by a separate limited partnership as follows:

1. Phase 1 - Crawford Roberts Limited Partnership closed September 12, 1991.
2. Phase 2 – Crawford Square Apartments II, L.P. closed June 20, 1994.
3. Phase 3 – Crawford Square Apartments II, L.P. closed April 17, 1998.

The development has been highly successful, with high occupancy rates and strong demand. Of the 348 units, 154 (44%) units are market rate units and 194 (56%) units are Low Income Housing Tax Credit ("LIHTC") units rented to households with incomes at or below 50% and 60% of area median income ("AMI"). The income restrictions for some of the LIHTC units are beginning to expire. Therefore, Sun America Housing Fund, the LIHTC investor for all three phases (recently purchased by AIG), decided to market the property for sale in the fall of 2015. The potential sale of the property put the affordable units at risk. In order to preserve the affordable units, the City of Pittsburgh, through the leadership of Mayor Peduto, the Authority, and the Housing Authority of the City of Pittsburgh ("HACP") worked with McCormack Baron Salazar ("MBS") which controls the general partner of all three (3) phases to develop a financing plan to maintain the current affordability mix for the long term.

A new development entity, Crawford 123, L.P. (the "Buyer") will acquire the partnership interests of the existing limited partners. The managing general partner of the Buyer will be MBS Crawford, LLC, a Missouri limited liability company. An affiliate of the Housing Authority of the City of Pittsburgh, Allies and Ross Management Development Company ("ARMDC"), will be co-general partner of the Buyer. The initial Limited Partner will be MBS ILP, Inc., a Missouri corporation. Both MBS Crawford LLC and MBS ILP, Inc. are affiliates of MBS.

The Buyer will acquire the limited partnership interests of the existing Limited Partners for an aggregate amount equal to the proceeds that would be payable to the Limited Partner assuming the properties held in all three Partnerships were sold for \$34,000,000 and the Partnerships liquidated under the terms of each Partnership Agreement. The purchase of the Limited Partnership interest in each of the three phases must be closed simultaneously.

A new first mortgage loan in the amount of \$13.0 million from PNC Bank will be needed for acquisition in the short term. ARMDC will also add a new mortgage in the amount of \$6.0 million during the acquisition phase. The Authority has \$14,982,688 of existing debt (including accrued interest) on all three phases which will need to remain in the development. Additionally, the Pennsylvania Housing Finance Agency ("PHFA") has \$1,419,064 in subordinate debt which will need to remain in the development. The existing URA and PHFA loans will be modified and subject to a new Intercreditor and Subordination Agreement among the parties. All subordinate loans will be paid from surplus cash. Lien priority for the subordinate lenders will need to be determined among the lenders.

Crawford 123, L.P. will likely resyndicate all phases of the project through the use of tax exempt financing and the 4% LIHTC program. In the resyndication phase, MBS and ARMDC will redevelop the 348 residential units with LIHTC equity and tax exempt revenue bond proceeds, and with the cooperation of the existing subordinate lenders (PHFA, URA and ARMDC). For the resyndication, the Buyer entity will be restated to admit a tax credit investor. This resyndication, involving a moderate rehabilitation of the existing units is anticipated to commence in late 2016. The exact scope of work, choice of contractor, and other details of the rehabilitation are not determined at this time. The re-syndication will provide for an additional 30-years of affordability for the development.

Acquisition Sources of Funds are as follows:

	<u>Partnership</u>
1 st mortgage – PNC Bank – acquisition only	\$13,000,000
PHFA PENN HOME funds	\$ 1,419,064
URA funds	\$14,982,688
ARMDC mortgage – new funds	<u>\$ 6,000,000</u>
Total Permanent Sources	\$35,401,752

RESOLUTION NO. _____ (2016)

RESOLVED: That amendment and restatement of the loan agreements, promissory notes, and related documents between the Authority and Crawford Roberts Limited Partnership dated on or about September 12, 1991, to restructure the repayment of the outstanding loan balance (up to \$8,760, 183.00) in order to facilitate the change of ownership of Crawford Roberts Limited Partnership is hereby approved, and the Executive Director, Acting Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute amended and restated agreements therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That amendment and restatement of the loan agreement, promissory notes, and related documents between the Authority and Crawford Square Apartments II, L.P. dated on or about June 20, 1994, to restructure the repayment of the outstanding loan balance (up to \$3,661,239.00) in order to facilitate the change of ownership of Crawford Square Apartments II, L.P. is hereby approved, and the Executive Director, Acting Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute amended and restated agreements therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That amendment and restatement of the loan agreement, promissory notes, and related documents between the Authority and Crawford Square Apartments III, L.P. dated on or about April 17, 1998, to restructure the repayment of the outstanding loan balance (up to \$2,561,266.00) in order to facilitate the change of ownership of Crawford Square Apartments III, L.P. is hereby approved, and the Executive Director, Acting Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute amended and restated agreements therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That subordination of the Authority's mortgages on real property located at Crawford Square, arising out of the Authority's loan transactions with Crawford Roberts Limited Partnership (1991), Crawford Square Apartments II, L.P. (1994), and Crawford Square Apartments III, L.P. (1998), is hereby approved, and the Executive Director, Acting Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute an intercreditor and subordination agreement therefor with PNC Bank, Pennsylvania Housing Finance Agency (PHFA) and Allies & Ross Management and Development Corporation, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

2. Housing

b. Observatory Hill - Bonvue Street

1. UDAG Program Income Fund (UPIF) loan agreement with Observatory Hill Development Corporation in the amount of up to \$225,000.
2. Pittsburgh Housing Construction Fund (PHCF) – Grant Agreement with Observatory Hill Development Corporation for \$175,000.
3. Housing Recovery Program (HRP) – Developer – Agreement with Observatory Hill Development Corporation for \$150,000.

Director's Report

Authorization is requested to approve the above agreements for a proposed scattered site for-sale housing rehabilitation project in the Observatory Hill neighborhood of the city. Observatory Hill Development Corporation (OHDC) is the non-profit community development corporation for the neighborhood. OHDC builds a better Observatory Hill by working toward a diverse community of long-time residents, homeowners and renters, children and seniors, low-income and middle class families.

Observatory Hill, located on the Northside of Pittsburgh, is a tight-knit community, best known for the Allegheny Observatory operated by the University of Pittsburgh located in historic Riverview Park. It is largely a neighborhood of single-family detached houses. But disinvestment and population loss have taken their toll. The once-quaint business district along Perrysville Avenue has several vacant and dilapidated properties near the intersection of Perrysville and Bonvue. OHDC is working to address those properties. The fire station, located on the corner of Bonvue and Perrysville, was also severely dilapidated – but the City completed renovations to that building last fall. While the residents are proud of their community and continually work together to improve their neighborhood, there are several areas that still need to be addressed.

The most critical area that needs to be addressed is Bonvue Street. Drug-related violence, several problem property owners, a large number of bank foreclosures, and a high number of vacant units has made this street one of the biggest challenges in the neighborhood.

The goal is to undertake quality renovations of vacant properties and sell to owner-occupants in order to stabilize the street. This phase of 5 renovations, plus the additional phases of this project will allow OHDC to control a significant number of problem properties that will provide a critical mass for changing the trajectory of Bonvue Street, which will help produce a long-term transformation of the housing in the core of Observatory Hill.

Once the renovations are completed the properties will be affordable to households with incomes at or below 115% of the area median income ("AMI"). URA will provide a commitment of up to

\$150,000 in Housing Recovery Program (HRP) deferred second mortgage loans to income eligible buyers to make the units more affordable. The sales prices of the units are expected to range from \$145,000 to \$170,000.

The Pittsburgh Housing Construction Fund grant is to be funded by 2015 Paygo funds.

Details of the development are as follows:

Developer: Observatory Hill Development Corporation
Leslee Schaffer, Housing Chair
3300 Grant Building
330 Grant Street
Pittsburgh, PA 15219

Project Manager: Northside Leadership Conference
Johnathan Huck, Real Estate Director
1319 Allegheny Avenue – 2nd Floor
Pittsburgh, PA 15233

Location: Bonvue Street in Observatory Hill

Ward: 26th Ward

Description: Acquisition, rehabilitation and resale of five (5) properties on Bonvue Street in Observatory Hill.

Total Development Cost: \$970,000

Sales Price: \$145,000 - \$170,000

Construction Financing Sources:

NON URA FINANCING

Bank Construction Loan	\$551,700
Deferred Costs	<u>\$59,400</u>
TOTAL:	\$611,100

URA FINANCING

URA UDAG (UPIF) Loan:	\$225,000
URA PHCF Grant:	<u>\$175,000</u>
TOTAL:	\$400,000

Total: \$1,011,100

Authority Financing:

\$225,000 - UDAG (UPIF) loan: 2% interest rate, two (2) year term.

\$175,000 - Pittsburgh Housing Construction Fund (PHCF) Grant.

\$150,000 - Housing Recovery Program – Developer, 0% loan, due on sale

Program Benefit:

This development will help prevent blight and strengthen the housing market.

**Real Estate Loan Review
Committee Status:**

To be presented at the March 9, 2016 Real Estate Loan Review Committee.

**EORC
Committee Status:**

To be presented at the March 16, 2016 Equal Opportunity Review Commission (EORC) Committee.

RESOLUTION NO. _____ (2016)

RESOLVED: That a loan to Observatory Hill Development Corporation for an amount not to exceed \$225,000.00, payable from the UDAG Program Income Fund (UPIF), to be used for a proposed scattered site for-sale housing rehabilitation project in the Observatory Hill neighborhood of the city, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2016)

RESOLVED: That a grant to Observatory Hill Development Corporation for an amount not to exceed \$175,000.00, payable from the Pittsburgh Housing Construction Fund (PHCF), to be used for a proposed scattered site for-sale housing rehabilitation project in the Observatory Hill neighborhood of the city, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2016)

RESOLVED: That a loan to Observatory Hill Development Corporation for an amount not to exceed \$150,000.00, payable from the Housing Recovery Program (HRP), to be used for a proposed scattered site for-sale housing rehabilitation project in the Observatory Hill neighborhood of the city, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

2. Housing

c. Community Acquisition and Rehabilitation Loan (CARL) Program

1. Authorization to amend the program guidelines to add 31 census tracts for participation in the Community Acquisition and Rehabilitation Loan (CARL) Program.

Director's Report

The Authority operates the Community Acquisition and Rehabilitation Loan ("CARL") Program in cooperation with Pittsburgh Community Reinvestment Group ("PCRG") and several local lenders to have a single acquisition and rehabilitation loan product for homeownership. Under the CARL program participating lenders, originate, underwrite and service acquisition and rehabilitation loans for homeownership. The Authority performs construction management services for the program and also provides the participating lenders with a loan guarantee not to exceed 15% of the post rehabilitation appraisal. The Authority loan guarantee enables borrowers to obtain the loans with five (5%) equity and no mortgage insurance (which is difficult and expensive to obtain).

The program was established in late 2014 as a pilot program with 27 eligible census tracts with the Authority able to provide loan guarantees in the aggregate amount of \$1.0 million. Demand for the program has been somewhat slow with only one CARL loan being closed. Based on discussions with PCRG and our lending partners, at this time we are requesting approval to add 31 census tracts to the pilot program.

The additional census tracts are being added (1) to complement other development initiatives (e.g. Choice neighborhoods) (2) based on expressed level of interest in the program by potential borrowers, (3) active participation in program marketing by community organizations, and (4) adding all neighborhood census tracts where previously only a portion of the neighborhood was eligible.

The original 21 CARL eligible neighborhoods and 27 eligible census tracts are:

Brighton Heights (2701, 2703)
Central Northside (2206, 2503)
East Allegheny/North Shore (5632)
Manchester (2107)
Marshall Shadeland/Brightwood (2715)
Beechview (1916, 1920)
Mt. Washington (1914)
South Side Slopes (1706)
Central Lawrenceville (901)
Upper Lawrenceville (1011)
East Liberty (1113, 1115)

Garfield (1114)
Greenfield (1517)
Hays, Glen Hazel (5629, 5623)
Hazelwood (1501, 1515)
Highland Park (1102)
Homewood North (1302)
North Point Breeze (1405)
Stanton Heights (1005)
Upper Hill (506)
Sheraden/Esplen (5625)

The requested additional 31 census tracts are as follows:

Fineview (2509)
Perry South (2614, 2615)
Troy Hill (2406)
Allentown (1803)
Arlington (5616)
Beltzhoover (5624)
Brookline (1917)
Carrick (2901, 2902)
Knoxville (3001)
Mt. Oliver (5617)
Mt. Washington (1915)
South Side Slopes (1608)
Bloomfield (802, 804)
Garfield (1016)
Greenfield (1516)
Homewood South (1303, 1304)
Homewood West (1207)
Larimer (1204, 1208)
Lincoln Lemington-Belmar (1203)
Middle Hill (501)
Central Oakland (405,406)
South Oakland (409)
West Oakland (402)
Uptown/Bluff (103)
Elliott (5626)

With these additional census tracts, 42 neighborhoods (59 census tracts) will be eligible for participating in the CARL program.

RESOLUTION NO. _____ (2016)

RESOLVED: That amendment of the Community Acquisition and Rehabilitation Loan (CARL) Program Guidelines to add the following 31 census tracts for participation in the Community Acquisition and Rehabilitation Loan (CARL) Program is hereby approved:

Fineview (2509)
Perry South (2614, 2615)
Troy Hill (2406)
Allentown (1803)
Arlington (5616)
Beltzhoover (5624)
Brookline (1917)
Carrick (2901, 2902)
Knoxville (3001)
Mt. Oliver (5617)
Mt. Washington (1915)
South Side Slopes (1608)
Bloomfield (802, 804)
Garfield (1016)
Greenfield (1516)
Homewood South (1303, 1304)
Homewood West (1207)
Larimer (1204, 1208)
Lincoln Lemington-Belmar (1203)
Middle Hill (501)
Central Oakland (405,406)
South Oakland (409)
West Oakland (402)
Uptown/Bluff (103)
Elliott (5626)



3. Center for Innovation and Entrepreneurship

a. Business Action Team

1. Authorization to release a Request for Qualifications (RFQ) for services.

Director's Report

The Business Action Team ("Team") is coordinated through the URA's Center for Innovation and Entrepreneurship. The Team executes a coordinated and proactive approach to identify and attract business location and expansion opportunities (both local and national) resulting in new jobs, new taxes and a growing, diversified, vibrant economic base for the City of Pittsburgh.

The Team utilizes a suite of services, including URA business financing products, concierge services and coordination of Pittsburgh's economic development network to identify and convert business expansion opportunities into location, expansion and new jobs.

This RFQ seeks to expand and enhance the services provided by the Team. These services may include a data driven approach to identifying opportunities, packaging of a 'Pittsburgh Investment Thesis', proactive outbound lead acquisition and conversion, and attraction of capital to support business growth.

RESOLUTION _____ 2016

RESOLVED: That the release of a Request for Qualifications (RFQ) to expand and enhance the services provided by the Business Action Team of the Authority's Center for Innovation and Entrepreneurship is hereby approved.

3. Center for Innovation and Entrepreneurship

b. Hazelwood - Streetface

1. Waiver of Streetface Program Guidelines to allow Joseph Reich to receive more than one Streetface loan for an amount not to exceed \$61,500.00 for 5041 Second Avenue.
2. Authorization to apply to and execute an agreement with The Heinz Endowments for a \$200,000.00 grant for Hazelwood façades.

Director's Report

1. 5041 Second Avenue is a three-story, corner building with two large sides visible from street level. The commercial space has two separate storefronts with entrances on Second Avenue. The side entrance on Elizabeth Street, is used for the upper floors. The project is located in an approved Streetface target area for the Hazelwood business district, a program designated high impact neighborhood, which makes this project eligible for an 80% match.

This building will be undertaking a large façade restoration that will reinstall important historic architectural details to the building. The mural on the building will remain. The upper floors will be rehabbed into residential apartments and the ground floor is occupied by Elizabeth Pharmacy, as small business that has operated in Hazelwood for over 20 years at this location.

Board authorization is required to waive guidelines to allow this property to receive more than one Streetface loan for a total amount not to exceed \$61,500 payable from the Streetface Program budget.

Property Owner:

Joseph A. Reich

Location:

5041 Second Avenue, Pittsburgh PA, 15207

Sources of Funds		
Joe Reich	\$ 20,000	13%
Bridgeway Capital	\$ 49,500	33%
URA Streetface	\$ 61,500	41%
Miller Foundation	\$ 15,000	10%
Heinz Endowments	\$ 5,200	3%
TOTAL	\$ 151,200	
Use of Funds		
Hard Costs	\$ 141,339	93%
Soft Costs	\$ 9,861	7%
TOTAL	\$ 151,200	

2. The URA seeks to apply to The Heinz Endowments for a \$200,000 grant to supplement the Streetface and Storefront Renovation Program budgets. Hazelwood is designated "high-impact" community for the Streetface program. There has been a large increase in applications for funding to enhance commercial buildings in this neighborhood. Funds will help enhance our façade outreach efforts and help us provide a greater impact to individual projects in Hazelwood.

RESOLUTION NO. _____ (2016)

RESOLVED: That a loan to Joseph Reich for an amount not to exceed \$61,500.00, payable from the Streetface Program budget, for 5041 Second Avenue is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That a waiver of the Streetface Program Guidelines to allow Joseph Reich to receive a Streetface loan for an amount not to exceed \$61,500.00 for 5041 Second Avenue is hereby approved.

RESOLUTION NO. _____ (2016)

RESOLVED: That application to The Heinz Endowments for a grant in an amount up to \$200,000.00 to supplement the Streetface and Storefront Renovation Program budgets is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That the acceptance of a grant from The Heinz Endowments for an amount up to \$200,000.00 to supplement the Streetface and Storefront Renovation Program budgets is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.



4. Real Estate

a. Beechview - Property Disposition

1. Authorization to issue a Request for Proposals for the sale of Block 35-F, Lot 267 and 35-F-266 Block in the 19th Ward.

Director's Report

Through foreclosure action in 2008, the Authority came to own the properties at 1600 and 1602 Broadway Avenue in Beechview. For the past eight years the Authority has worked with various developers to explore potential projects for these properties.

The most recent RFP issued for the properties was on March 19th of 2014, of which one development team submitted a proposal. While working through their due diligence, the condition of the buildings and rehab costs required caused the developer to exit exclusive negotiations. Recently another developer was exploring future uses for the properties, but has suspended his interest in the property due to other projects.

In order to facilitate development, the URA has gutted 1600 Broadway, removed a dangerous stairwell, and added a new roof. 1602 Broadway was found to be structurally deficient and was demolished in 2015. There is renewed interest in the area and the URA is confident that a new solicitation of proposals will result in strong development proposals for these properties.

RESOLUTION NO. _____ (2016)

RESOLVED: That the issuance of a Request for Proposals for the sale of Block 35-F, Lot 267 and 35-F-266 Block in the 19th Ward is hereby approved.

4. Real Estate

b. Southside Flats - Wharton Street

1. Final drawings, evidence of financing and execution of deed for the sale of Block 12-E, Lots 67, 69, and 70, in the 17th Ward to Brooks and Blair Southside Properties, LP for \$301,000.00.

Director's Report

At its meeting of September 10, 2015, the Board of this Authority accepted the Proposal and authorized execution of a Disposition Contract with Brooks and Blair Southside, LP, or an entity to be formed, for the redevelopment of 1817 Fox Way and 1819 Wharton Street in the Southside. At this time, we are requesting authorization to execute a deed with Brooks and Blair Southside Properties, LP, for the conveyance of the property subject to staff review and approval of the developer's final working drawings and evidence of financing. The property contains a land area of approximately 6,000 square feet, and will be sold for a purchase price of \$301,000.00. The redeveloper intends to construct 5 single-family town homes with approximately 2,500 square feet of living area and proposed sales prices of \$452,500.00 per unit. Development costs are estimated at \$2,045,830.00.

Brooks and Blair Southside Properties, LP, is a Pennsylvania limited partnership, having a mailing address of 310 Seven Fields Boulevard, Suite 350, Seven Fields, PA, 16046. Daniel J. Mancosh is the President.

RESOLUTION NO. _____ (2016)

RESOLVED: That the sale of Block 12-E, Lots 67, 69, and 70, in the 17th Ward from the Authority to Brooks and Blair Southside Properties, LP for the price of \$301,000.00 is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents required to effect said sale, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

4. Real Estate

c. Citywide-Comprehensive Land Recycling

1. Ratification of an application to The Heinz Endowments and to enter into a grant agreement for an amount up to \$200,000.
2. Authorization to enter into a professional services contract, in an amount not to exceed \$25,000.00, with Center for Community Progress for consulting services.

Director's Report

Authorization is requested to ratify an application to the Heinz Endowments and to enter into a grant agreement for an amount up to \$200,000 for the development and implementation of comprehensive solutions for city-wide land recycling.

Vacant property reclamation in Pittsburgh is a generational problem that has never before been tackled comprehensively. There are numerous challenges: legal, financial, administrative, and outdated policy. These challenges stand in the way of Pittsburgh reclaiming its historic grid and repositioning the City for the concerns and needs of the 21st Century. The problem of gaining access to vacant and abandoned land and buildings in Pittsburgh comes down to an inordinately complex set of tedious administrative challenges that are not easily solvable on their face. These issues are also hard to understand – the complexity is built upon decades of legal practice, due process regulation, outmoded administrative systems that few understand very well.

Resolving these issues will take an engineered set of highly specific and technical solutions that taken together will allow a new system of land recycling to be set up that meet the goals of the City as a whole, local communities, and individuals.

The Peduto administration has placed resolving the situation with vacant and abandoned land at the top of it's current agenda. The Administration's team working on this project include top level and executive staff of all agencies that touch the issue. Full time high level staff is funded through City financing to support this effort in coordination with URA senior staff over the next 18 months. As such there is an unprecedented opportunity to create lasting generational change.

To assist with these efforts, the requested grant funds will be used as set forth below:

1. Funding a contract with Fourth Economy, LLC. At its meeting of July 2015, this Board authorized a contract with Fourth Economy for the development of a comprehensive land recycling business plan. This grant will fund the URA's contract with Fourth Economy as they work to set up the business model for a new system, largely focused on the operational and financial model of a new system of land recycling. Fourth Economy's work will include process mapping,

financial modelling, understanding the sources of revenue, and quantifying the cost needs of the project as well as modeling reasonable time frames and estimating economic impact.

2. Funding for Judge Irene McLaughlin. Judge McLaughlin will provide legal support to Fourth Economy. Judge McLaughlin is a former Housing Court magistrate, and understands the intricacies of tax foreclosure process and regulation. A key challenge to this undertaking is providing for congruence with these legal systems.

3. Funding a to-be negotiated contract with Center for Community Progress. The Center for Community Progress is a recognized national expert in Land Bank governance. In keeping with the overall approach to condense and redefine the City's approach to Land Recycling, CCP will make certain that the emerging Land Bank supports the overall goals of Land Recycling and does not add more layers of challenge and complexity to the already overburdened system. Current plans have CCP serve as an "on call" resource as issues emerge.

At this time we are also requesting authorization to enter into the above referenced contract with Center for Community Progress, in an amount not to exceed \$25,000.00 to provide the URA and the Landbank consulting and "on-call" services resource to efficiently handle emerging issues.

Center for Community Progress is a 501(c)(3) with offices located at 1001 Connecticut Avenue N.W., Suite 1235, Washington, D.C., 20036.

RESOLUTION NO. _____ (2016)

RESOLVED: That submission of an application to The Heinz Endowments for a grant in an amount up to \$200,000.00 for the development and implementation of comprehensive solutions for city-wide land recycling is hereby ratified; and it is

RESOLVED FURTHER: That the acceptance of a grant from The Heinz Endowments for an amount up to \$200,000.00 for the development and implementation of comprehensive solutions for city-wide land recycling is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2016)

RESOLVED: That the engagement of Center for Community Progress to provide consulting and "on-call" services to the Authority and The Pittsburgh Landbank, for an amount not to exceed \$25,000.00, payable from The Heinz Endowments grant, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

4. Real Estate

d. Brighton Heights

1. Agreement with Piccolomini Contractors, Inc. for Brighton Heights Demolition and Site Clearance Contract No. 1 - Rebid -\$128,000.00.
2. Authorization to enter into exclusive negotiations with Allegheny Land Trust for a period of 90 days, for the sale of Block 75 L, Lots 270 and 275 in the 27th Ward, with an option to extend the exclusive negotiation period upon approval of the Executive Director.

Director's Report

1. Authorization is requested to enter into an Agreement with Piccolomini Contractors, Inc. for Brighton Heights Demolition and Site Clearance Contract No. 1 - Rebid. The Project was publicly bid by the URA and four bids were received and opened on February 24, 2016. Piccolomini Contractors, Inc. submitted the lowest responsible bid for the project. The project location is the site of the former St. John's Hospital. The project will consist of the removal of pavement and miscellaneous debris, the removal and backfill of a sidewalk vault and the seeding of the site.

Piccolomini Contractors, Inc. is located at 1790 Pittsburgh Road, Waltersburg, PA 15488, and Mr. Mario Piccolomini is CEO.

Funding for this agreement will be from City PAYGO and/or City Bond Funds.

2. Authorization is requested to enter into exclusive negotiations with Allegheny Land Trust for the conveyance of the property in the Brighton Heights neighborhood located between Fleming St and McClure Avenue.

The 4.8 acre site was previously home to St. John's Hospital but is presently a vacant, semi-wooded lot. Situated in the side of a hill, the north side of the site sits approximately 40 feet higher than the south side of the site.

The URA issued a Request for Proposal for housing development in June, 2014. The RFP garnered no response or interest from the development community. The challenging topography requires significant site work and infrastructure and the neighborhood market cannot support higher sales prices that the budget requires. Based on developer feedback and our own due diligence, a housing strategy is not financially feasible. After meeting with the Brighton Heights Citizens Federation (BHCF) they have endorsed a permanent green plan.

The URA is currently working with GTECH to stabilize, design, and program the site. Through an engaged community process a final design will act as the foundation for the redevelopment of the site and programming under Allegheny Land Trust ownership. The exclusive negotiation period will allow the Redeveloper to conduct due diligence activities on the URA owned parcels.

Allegheny Land Trust is a nonprofit 501(c)(3) organization with an address of 416 Thorn Street, Sewickley, PA 15143. Chris Beichner is the Executive Director.

RESOLUTION NO. _____ (2016)

RESOLVED: That the engagement of Piccolomini Contractors, Inc. for demolition and site clearance in the Brighton Heights neighborhood, for an amount not to exceed \$128,000.00 payable from City PAYGO and/or City Bond funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute the Brighton Heights Demolition and Site Clearance Contract No. 1 (Rebid), and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2016)

RESOLVED: That a ninety (90) day exclusive negotiations period with the Allegheny Land Trust, with an option to extend at the discretion of the Executive Director or Acting Executive Director, for the sale of Block 75 L, Lots 270 and 275 in the 27th Ward is hereby approved.

5. Engineering and Construction

a. South Side Works

1. Amendatory Agreement with LGA Partners for additional design services for Parcel F4C and South Shore Riverfront Park Gateway for an amount not to exceed \$25,000.00.
2. Authorization to advertise for bids for South Side Works Site Preparation Contract No. 25.
3. Authorization to solicit proposals for construction management/ construction inspection of South Side Works Site Preparation Contract No. 25.

Director's Report

1. Authorization is requested to amend the agreement between LGA Partners (LGA) and the URA for design services dated December 10, 2014, Board Resolution No. 363 (2014), to increase the Agreement by an amount not to exceed \$25,000.00, for a total not to exceed amount of \$95,000.00.

The original scope of work for this agreement included architectural, engineering and landscape architectural services for design of a low maintenance landscaped entrance to the South Side Works at Parcel F4C and a gateway to the South Shore Riverfront Park at South 27th Street that would include one or more structures, signage and landscaping. During the design process the design steering committee, comprised of URA, Soffer and Riverlife representatives, determined that Tunnel Park (the area that is located over the roof of the CSX railroad tunnel) created a barrier between the commercial area of South Side Works and South Shore Riverfront Park. LGA was authorized to prepare preliminary design studies to visually reduce the gap between the commercial area and park and implement a design concept that could potentially be replicated elsewhere in the park. The services under this amended Agreement will include this design work, as well as additional meetings with the steering committee, South Side Forum, CDAP and the Planning Commission.

LGA Partners is located at 1425 Forbes Avenue, Suite 400, Pittsburgh, PA 15219 and Mr. Jonathan B. Glance, RA, AIA, NCARB is the Partner in Charge.

Funding for this agreement will be from the South Side Works Account.

2. Authorization to advertise for bids for South Side Works Site Preparation Contract No. 25. The proposed work will include the construction of a low maintenance landscaped entrance to the South Side Works at Parcel F4C and a gateway to the South Shore Riverfront Park at South

27th Street that will include structures, signage and landscaping. These improvements will enhance the experience of visitors to the park and commercial areas.

3. Authorization is requested to solicit proposals from engineering and construction management firms to provide construction management and inspection services for South Side Works Site Preparation Contract No. 25. Firms will be selected to receive the RFP based on their qualifications that were previously submitted to the URA Engineering and Construction Department via the Request For Qualifications that was issued in March of 2014.

RESOLUTION NO. _____ (2016)

RESOLVED: That amendment of the agreement between the Authority and LGA Partners, dated December 10, 2014, for an increase of \$25,000.00, payable from the South Side Works account, for a total agreement amount not to exceed \$95,000.00, for additional design services for Parcel F4C and South Shore Riverfront Park Gateway is hereby approved, and the Executive Director, Acting Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2016)

RESOLVED: That the advertising of bids for South Side Works Site Preparation Contract No. 25 is hereby approved.

RESOLUTION NO. _____ (2016)

RESOLVED: That authorization to solicit proposals from contractors for construction management/ construction inspection of South Side Works Site Preparation Contract No. 25 is hereby approved.

5. Engineering and Construction

b. City-Wide

1. Agreements with Sci-Tek Consultants, Inc. and Professional Service Industries, Inc. (PSI) to provide Lead Based Risk Assessments and Clearance Testing - \$70,000.00 each.

Director's Report

Authorization is requested to enter into contracts with Sci-Tek Consultants, Inc. and Professional Service Industries, Inc. (PSI) each in the amount of \$70,000.00 for the purpose of performing Risk Assessments and Clearance Testing to implement the HUD regulations for lead based paint hazard reductions.

HUD regulations requires the URA to provide Assessment and Clearance Testing for each housing unit where CDBG or HOME funds are used. The affected programs include the Pittsburgh Home Rehabilitation Program (PHRP), Rental Housing Development and Improvement Program (RHDIP) and the Pittsburgh Housing Construction Fund (PHCF).

Requests for Proposals were solicited for this work in January 2016. Firms were selected to receive the RFP based upon their qualifications that were previously submitted to the URA Engineering and Construction Department via the Request for Qualifications that was issued in March, 2014. The RFP was sent to six (6) firms: Skelly and Loy, Inc., Sci-Tek Consultants, Inc., Professional Service Industries, Inc., Penn Environmental & Remediation, Inc., Key Environmental Inc., and Buchart Horn, Inc./Basco Assoc. A proposal was also going to be solicited from CP Environmental Group, Inc., but they informed the URA that they no longer perform (lead based paint) inspection and reports. Three (3) companies' submitted proposals: Professional Service Industries, Inc., Sci-Tek Consultants, Inc., and Skelly and Loy, Inc. Professional Service Industries, Inc. and Sci-Tek Consultants, Inc. submitted the best proposals.

It is anticipated that the requested Agreement amounts should allow the selected consultants to provide the requested services for approximately two (2) years, based on the current program volume.

Sci-Tek Consultants, Inc. is located at 655 Rodi Road, Suite 303, Pittsburgh, PA 15235 and Mr. Charles R. Toran, Jr. is the President.

PSI is located at 850 Poplar Street, Pittsburgh, PA 15220 and Mr. William L. Nicastro is the Environmental Department Manager.

This work is being funded from various Housing Programs.

RESOLUTION NO. _____ (2016)

RESOLVED: That the engagement of Sci-Tek Consultants, Inc. to provide lead based risk assessments and clearance testing, for an amount not to exceed \$70,000.00, payable from various housing programs, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. _____ (2016)

RESOLVED: That the engagement of Professional Service Industries, Inc. (PSI) to provide lead based risk assessments and clearance testing, for an amount not to exceed \$70,000.00, payable from various housing programs, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Engineering and Construction

c. East Liberty – East Liberty Transit Center

1. Agreement with Lawn Sense, Inc. for East Liberty Transit Center Landscape Operations and Maintenance Contract No. 1 - \$112,530.25.

Director's Report

Authorization is requested to enter into an agreement with Lawn Sense, Inc. for East Liberty Transit Center Landscape Operations and Maintenance Contract No 1. The project was publicly bid by the URA and three bids were received and opened on February 26, 2016. Lawn Sense, Inc. submitted the lowest responsible bid for this project. The contract is for a period of three years, with a URA option to extend the Contract for two additional years.

The URA advertised for bids on behalf of the East Liberty Transit Revitalization Investment District Revitalization Authority (ELTRIDRA) to engage a landscaping firm to perform maintenance of the landscaped areas on the plaza and the pedestrian bridge, which are outside of the Port Authority of Allegheny County's normal maintenance routine.

The project consists of maintenance of 0.64 acres of landscape panels at the recently completed Martin Luther King Plaza, pedestrian bridge, and bus stop platform in the East Liberty section of Pittsburgh, including mulching, weeding, trash pickup, pruning, dead plant replacement, and fertilizing, as well as startup/shutdown/on-going maintenance of the irrigation system.

Lawn Sense, Inc. is located at 450 Davidson Road, Pittsburgh, PA 15239 and Ms. Brenda L. Williams is President.

Funding for this Agreement will be from East Liberty TRID funds.

RESOLUTION NO. _____ (2016)

RESOLVED: That the engagement of Lawn Sense, Inc. for maintenance of the landscaped areas on the Martin Luther King Plaza, pedestrian bridge and bus stop platform that are part of the East Liberty Transit Center, for an amount not to exceed \$112,530.25, payable from East Liberty TRID funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute the East Liberty Transit Center Landscape Operations and Maintenance Contract No. 1, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Engineering and Construction

d. Hill District – Miller/Reed

1. Agreement with Plavchak Construction Company, Inc. for Miller/Reed Homes, Site Preparation Contract No. 1 - \$79,220.00.

Director's Report

Authorization is requested to enter into an agreement with Plavchak Construction Company, Inc. for Miller/Reed Homes, Site Preparation Contract No 1. The project was publicly bid by the URA and eight bids were received and opened on February 25, 2016. Plavchak Construction Company, Inc. submitted the lowest responsible bid for this project.

The proposed work includes clearing and grubbing, selective demolition, erosion and sedimentation control, earthwork, and revegetation for a proposed residential development located at Miller and Reed Streets in the Hill District.

Plavchak Construction Company, Inc. is located at 1512 Route 51, Jefferson Hills, PA, 15025, and Mr. Michael J. Plavchak is the President.

The work will be funded by CITF Funds.

RESOLUTION NO. _____ (2016)

RESOLVED: That the engagement of Plavchak Construction Company, Inc. for demolition and site preparation for a proposed residential development at Miller and Reed Streets in the Hill District, for an amount not to exceed \$79,220.00, payable from CITF funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute the Miller/Reed Homes, Site Preparation Contract No. 1, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Engineering and Construction

e. Washington's Landing

1. Amendatory Agreement with Allegheny City Electric for an amount not to exceed \$32,000.00.

Director's Report

Authorization is requested to amend the agreement between Allegheny City Electric and the URA for repairs to the street lighting system on Washington's Landing dated January 14, 2016, Board Resolution No. 337 (2015), to increase the Agreement by an amount not to exceed \$32,000.00, for a total not to exceed amount \$47,000.00.

The original scope of work for this agreement with Allegheny City Electric, Inc., who also serves as the City of Pittsburgh's B contractor for street lighting, included the removal and replacement of an old street light pole foundation and installation of new conduit and wire from an existing Duquesne Light junction box to the new light pole foundation to provide power to the existing street lighting system. This work was intended to provide a new source of power to the street lighting system on the north eastern end of the island that was not working. After this work was completed and energized, it was discovered that there were issues with the underground wiring running north-east on Waterfront Drive from the newly installed street light pole foundation that were not evident until the new street light was energized.

The proposed new work will include the removal and replacement of all of the underground wiring from the new street light pole foundation to the two street lights located just beyond the railroad trestle at the northern end of Waterfront Drive. Upon completion of this proposed work and demonstration that the lights are working, the City of Pittsburgh Department of Public Works will formally accept the lighting improvements so that the public improvements on Washington's Landing can be dedicated to the City.

Allegheny City Electric is located at 3080 Bobcock Boulevard, Pittsburgh, PA 15237 and Mr. Michael J. Septak is President.

Funding for this agreement will be from the Washington's Landing account.

RESOLUTION NO. _____ (2016)

RESOLVED: That amendment of the agreement between the Authority and Allegheny City Electric, dated January 14, 2016, for an increase of \$32,000.00, payable from the Washington's Landing account, for a total agreement amount not to exceed \$47,000.00, for repairs to the street lighting system on Washington's Landing is hereby approved, and the Executive Director, Acting Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

6. Executive

a. p4

1. Authorization to ratify an application with The Heinz Endowments for a grant in the amount of \$50,000.00 to partially fund the p4 Policy Officer position, and to accept said grant and execute an agreement therefor.

Director's Report

The Authority is requesting authorization to ratify a grant application to fund the p4 Policy Officer position at the Authority. The purpose of the p4 position is to support the creation of sustainability metrics to guide public subsidy of development at the Authority.

By Resolution 343 (2015), the Board approved the acceptance of a prior grant from The Heinz Endowments in the amount of \$50,000.00, which was also used to partially fund the p4 Policy Officer position. The Authority received these funds in December 2015.

Principal:

Grant Oliphant
The Heinz Endowments
625 Liberty Avenue
Pittsburgh, PA 15222
Phone: 412-281-5777

RESOLUTION NO. _____ (2016)

RESOLVED: That the submission of a grant application to The Heinz Endowments for an amount up to \$50,000.00 to partially fund the p4 Policy Officer position is hereby ratified; and it is

RESOLVED FURTHER: That the acceptance of a grant from The Heinz Endowments for an amount up to \$50,000.00 to partially fund the p4 Policy Officer position is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

AGENDA "B"

REAL ESTATE

1. Fifth /Forbes
 - a. Authorization to execute a Certificate of Completion for PNC BANK, National Association for Block 1-H, Lots 249, 250 and 251, in the 2nd Ward, and to return the Good Faith Deposit (commercial construction – 430-438 Wood Street).

2. Squirrel Hill South – 9 Mile Run
 - a. Authorization to execute a Certificate of Completion for Summerset Cottage, L.P., for Lot 280 in Phase 2C, and to return the Good Faith Deposit (residential construction -1722 Parkview Blvd).

3. Lower Hill/Uptown – Ecolnnovation District
 - a. Authorization to extend the period of exclusive negotiations with NRG DG Development LLC, for a period of 60 days, for the sale or long term lease of Block 2-G, Lot 92 in the 4th Ward (also known as Lot E). See Resolution 269 (2015).

4. Strip District
 - a. Authorization to extend the period of exclusive negotiations with McCaffery Interests, Inc. and Pittsburgh Gateways, until April 14, 2016, for the sale or long term lease of Block 9-D, Lot 200 in the 2nd Ward (the Produce Terminal). See Resolution 190 (2015).

CENTER FOR INNOVATION AND ENTREPRENEURSHIP

5. Streetface
 - a. Approval of the Hill House Association to participate in the Streetface Program. The Hill House Association's Executive Director is a member of the Urban Redevelopment Authority of Pittsburgh's Board of Directors.

