

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General
  - a. Approval of Minutes of Regular Board Meeting on September 8, 2016.
2. Morningside – Morningside Crossing
  - a. Proposal and form of contract for the sale of Block 121-K, Lot 166, in the 10<sup>th</sup> Ward, to Morningside Partners LP for \$275,000.00.
3. ECONOMIC DEVELOPMENT
  - a. Central Business District - Union Trust Building
    1. Authorization to advance a Parking Tax Diversion Plan with the City of Pittsburgh, and enter into a cooperation agreement with the City of Pittsburgh.
    2. Authorization to enter into a funding agreement and administrative fee agreement with the Davis Companies, or an affiliate, and related documents for the Parking Tax Diversion Plan.
    3. Authorization to enter into trustee agreements, and related agreements, with a Trustee.
  - b. South Oakland - Pittsburgh Technology Center
    1. Ratification of Final drawings, evidence of financing and execution of deed for the sale of portion of Block 29-B, Lot 315, Pittsburgh Technology Center Lot 8a, in the 4th Ward to PTC Lodging, LLC for \$525,000.00.

4. REAL ESTATE

- a. Homewood – Tioga Parklet
  - 1. Final drawings, evidence of financing and execution of deed for the sale of Block 174-P, Lots 47 and 48, in the 13<sup>th</sup> Ward, to Operation Better Block, for \$2,000.00.
  - 2. Authorization to issue a Certificate of Completion to Operation Better Block for Block 174-P, Lots 47 and 48, in the 13<sup>th</sup> Ward, and authorization to return the Good Faith Deposit.
- b. East Liberty – Former Detective Building
  - 1. Final drawings, evidence of financing, and execution of a deed for the sale of a portion of Block 83-P, Lot 165 in the 11<sup>th</sup> Ward, that includes the structure known as the Detective Building, to Detective Building LLC for \$250,000.00.
- c. Larimer/East Liberty – Choice Neighborhood Initiative Phase II
  - 1. Proposal and form of contract for the sale of Block 84-C, Lots 360, 362, 362A, 363, and 364, and Block 84-D, Lot 155, in the 11<sup>th</sup> Ward, to the Housing Authority of the City of Pittsburgh for \$1.00.
- d. Beechview – 1600 and 1602 Broadway
  - 1. Proposal and form of contract for the sale of Block 35-F, Lots 266 and 267, in the 19<sup>th</sup> Ward, to 1601 Broadway Ave., LP, for \$100,000.00.
- e. Hill District – Schenley Heights Collaborative
  - 1. Authorization to acquire the following publicly-owned properties for \$1.00 plus costs:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
5 <sup>th</sup>	26-P-185	830 Adelaide Street
5 <sup>th</sup>	27-B-95A	3212 Camp Street
5 <sup>th</sup>	27-B-96	3214 Camp Street
5 <sup>th</sup>	27-B-204	912 Anaheim Street
5 <sup>th</sup>	27-B-318	912 Cherokee Street
5 <sup>th</sup>	27-B-319	914 Cherokee Street

5. HOUSING

- a. Larimer/East Liberty Choice Neighborhood Parks
  - 1. Authorization to amend an Agreement dated October 19, 2015 with Wallace Roberts & Todd, LLC in the amount of \$389,993 for

an increase not to exceed \$150,000 for additional Larimer/East Liberty Park Design Services.

- b. Pennsylvania Department of Community & Economic Development  
Keystone Communities Program 2016-2017 Application(s)
  - 1. Ratification of authorization to submit the following Keystone Communities Program applications to and enter into Contracts with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED):
    - i. Choice Neighborhood Homeowner Assistance Program – up to \$250,000.00.
    - ii. Accessible Housing Program/Home Accessibility Program for Independence –up to \$250,000
    - iii. 2016 Neighborhood Business Districts Program – up to \$500,000
  - 2. Ratification of Cooperation Agreement(s) with the City of Pittsburgh for the administration of the funds.
  - 3. Authorization to commit matching funds for the three Keystone Communities Program requests as follows:
    - i. City Housing Paygo funds for Accessible Housing - \$100,000
    - ii. CDBG housing program income for Accessible Housing - \$150,000
    - iii. HUD Choice Neighborhood Implementation Grant (CNIG) funds for Choice Neighborhood Homeowner Assistance Program - \$800,000
  - 4. Presentation and approval of the revised program guidelines for the Home Accessibility Program for Independence (HAPI)

6. ENGINEERING & CONSTRUCTION

- a. Central Business District - Civic Building
  - 1. Authorization to amend the Agreement with Sota Construction, Inc., for an increase of \$40,650.00, for a total agreement amount not to exceed \$151,950.00.
- b. Fairywood - Chartiers Industrial Park
  - 1. Authorization is requested to enter into an Agreement with Skelly and Loy for environmental engineering services for an amount not to exceed \$15,500.00.

7. EXECUTIVE

- a. URA Employee Handbook
  - 1. Authorization to adopt the updated URA Employee Handbook dated September 1, 2016, to be effective January 1, 2017.
  - 2. Authorization to adopt the URA employee sick leave conversion/payout policy dated September 1, 2016, to be effective January 1, 2017.

AGENDA "B"

REAL ESTATE

1. Manchester
  - a. Authorization to ratify the execution of a Certificate of Completion for D. Thomas Mistick and M. Robert Mistick, Block 22-R, Lot 159, 1110 Sheffield Street in the 21st Ward, and authorization to return the Good Faith Deposit (residential rehabilitation).
  
2. Southside Flats - Riverside Mews
  - a. Amend Resolution No. 309 (2015), which ratified the issuance of a Certificate of Completion for 1843 Merriman Street, to remove the reference to Unit #29 and replace it with Unit #32.
  - b. Authorization to execute a Certificate of Completion for Riverside Mews with respect to the Improvements constructed on Block 12-A, Lot 44 (formerly Part of Block 12-A, Lot 19), Phase 2B Unit 29-C3 in the 17<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (residential construction – 20 S. 19<sup>th</sup> Street).

CENTER FOR INNOVATION AND ENTREPRENEURSHIP

1. Hazelwood – ACTION-Housing project at 4847 Second Ave (former Spahr Building)
  - a. Authorization to amend Resolution No. 379 (2014), to change the funding source for the \$81,000.00 Streetface loan from "2007 City Bond Streetface" to "CDBG Streetface."
  
2. CDBG
  - a. Authorization is requested to reallocate funds from CDBG Neighborhood Business and Economic Development program years as follows:
    - Reallocate up to \$25,000.00 from 2009-10 CDBG Pittsburgh Entrepreneur

Fund Program to Streetface.

- Reallocate \$50,000.00 from 2011-12 CDBG Pittsburgh Entrepreneur Fund program to Streetface.
- Reallocate \$25,000.00 from 2013-14 CDBG Pittsburgh Entrepreneur Fund program to Streetface.

## LEGAL

### 1. Cohen & Grigsby, P.C

- a. Authorization to amend Resolution No. 331 (2016), the Agreement with Cohen & Grigsby, P.C dated April 13, 2016, for legal service related to the Garden Theater block, for an increase of \$10,000.00, for a total agreement amount not to exceed \$40,000.00.