

**Urban Redevelopment Authority of Pittsburgh
Request for Proposal
For Legal Counsel**

Various Tax Incremental Financings (TIF) and
Transit Revitalization Investment District (TRID) Projects

Type of issuance:

<input type="checkbox"/>	Single Family Housing
<input type="checkbox"/>	Multi-Family Housing
<input checked="" type="checkbox"/>	Economic Development
<input checked="" type="checkbox"/>	Other / Legal Advise

The Urban Redevelopment Authority of Pittsburgh (URA) will be closing on approximately six Tax Incremental Financing (TIF) deals and one TRID deal within the City of Pittsburgh from 2015 through 2019. The selected TIF Counsel(s) will be expected to review and draft appropriate documents during each TIF/TRID approval process, and could be retained as needed to provide Legal Advice after the transaction closes. Counsel will be provided with detailed information about the developments, deal structure and parties involved. Other services relating to TIF and TRID Districts and may include general TIF/TRID consultation, document drafting related to potential TIF/TRID plan review, TIF/TRID Statute review and amendments and documents relating to TIF/TRID financing.

The projects that we anticipate in this four-year timeframe include the following:

Potential TIF / TRID Project:	Project Description:	Anticipated Closing Date:	Anticipated Financing:
TIF #1 28 Acre Pledged and 900 -Acre Unpledged Mixed-use (Location: Hill District)	Mixed-use office, housing, parking and public space.	2015 / 16	TIF (Private-placed notes), NMTC, RACP, BIOS
TIF #2 Office/retail building with parking garage (Location: Downtown CBD)	New 521K office construction, street level retail and 100-space parking facility.	2016	TIF (Private-placed note), MAP, unknown
TIF #3 30+ Acre Mixed-use (Location: Strip District)	Mixed-use office, housing, parking and public space.	2016 / 17	TIF (Private-placed notes), State, unknown
TIF #4 6-13 Acres Mixed-use (Location: Manchester)	Mixed-use office, housing, parking and public space.	2017	TIF (Private-placed note), Unknown, BIOS
TIF #5 1 - Acre Hotel (Location: Squirrel Hill)	Hotel with integral parking facility.	2015 / 16	TIF (Private-placed note)
TRID #1 Bus Rapid Transit (BRT) Value Capture (Location: CBD to Oakland)	New Port Authority BRT line from Downtown to Oakland through Uptown.	2016 / 17	TRID, FTA, State
On-Call Legal Services for TIF or TRID Matters (Location: City-wide)	Legal counsel may be needed, from time-to-time, to advise the URA on legal matters and questions relating to TIF and TRID.	2014 to 2019	Not applicable

Proposals are due by Noon, Thursday, October 30, 2014. Five (5) hard copies of the proposals should be mailed and should include a digital PDF file on CD or a PDF file via email. Limit responses to 20 pages. Please contact Susheela Nemani-Stanger at 412-255-6612 with any questions.

Notes/additional information:

The selected Legal Counsel will be expected to:

1. Have an understanding of the **State TIF or State TRID and other related statutes.**
2. Have experience in the drafting of TIF documents, the TIF approval process and with TIF financings. If proposing on TRID, please list experience.
3. Produce and negotiate various documents such as resolutions, Cooperation Agreements, Indentures, Funding Agreements, Minimum Payment Agreements (MPAs) and other related documents. If proposing on TRID, please list experience.
4. Counsel will need to attend certain meetings with URA staff, developers, and developers' attorneys, attend occasional meeting with the three taxing bodies, or participate in conference calls.
5. The URA shall be the sole judge as to which proposal best meets the potential project. The URA reserves the right to reject any or all proposals received, to waive any informalities or irregularities in any submitted proposal, and to negotiate scope and proposal prices.

Questions for Proposing Firm
(You may use your own format for response)

Firm Name:

Primary Contact Name:

Primary Contact Phone Number:

Primary Contact E-Mail Address:

1. Are you interested in participating in the above transaction (s)?
Use the attached chart.
2. Based on the limited information provided above, to the best of your knowledge, are there any real or perceived conflicts that may prevent you from serving on the URA's TIF or TRID team for the proposed transactions?
3. If you responded to the 2012 RFQ, are there any additions to the information provided in your response to our 2012 RFQ that we should consider with respect to TIF or TRID assignments for these transactions?
4. Specifically state your tax increment financing, minimum payment agreement, funding agreement and cooperation agreement preparation experience in the past five years. Include issuer/client, amount, type of financing, credit enhancement, and your firm's role (e.g. TIF counsel, underwriter counsel, other). List related experience with TRID.
5. Please include your firm's experience in the City of Pittsburgh. Indicate Minority/Women participation / certification for relevant projects.

6. What is your best estimate of fees to be charged for each of the transactions proposed on the previous page? Separate your transaction fees for each project USING THE ATTACHED CHART. Depending on responses, the URA reserves the right to award to multiple firms for this work. Base your estimates on hourly rates plus expenses with an estimated cost per document to be drafted. If you envision your fee increasing over the next four years, provide current and future rates. Attach a detailed summary page for expenses and other relevant fees.
7. Submit resumes (max. 2 pages/person) for key staff. Indicate role for proposed project.
8. Additional information pertinent to our decision (limit to 3 pages).

FEE SCHEDULE – TO BE FILLED OUT BY EACH RESPONDENT

FIRM NAME: _____

Potential TIF/TRID Project	Fee Plus Expenses	Hourly Rate	If you do not wish to be considered for a certain project please state, “not interested at this time”.
TIF #1 28 Acre Pledged and 900 - Acre Unpledged Mixed-use (Location: Hill District)			
TIF #2 Office/retail building with parking garage (Location: Downtown CBD)			
TIF #3 30+ Acre Mixed-use (Location: Strip District)			
TIF #4 6-13 Acres Mixed-use (Location: Manchester)			
TIF #5 1 - Acre Hotel (Location: Squirrel Hill)			
TRID #1 Bus Rapid Transit (BRT) Value Capture (Location: CBD to Oakland)			
On-Call Legal Services for TIF or TRID Matters (Location: City-wide)	* List hourly rate.		
<i>Total Cost of Individual Study Area Fees</i>			
<i>Bulk Cost of all Areas (if different than sum of individual fees)</i>			

Attach a detailed cost summary.