

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of the Minutes of the Regular Board Meeting of June 8, 2017 and July 13, 2017.

2. Announcements
 - a. RFP's, RFQ's and Bids
 - i. Request for Qualifications (RFQ) for Language Translation and Interpretation Services.
 - ii. Request for Qualifications (RFQ) for consultants to provide URA staff and board members with on-going training, assessments, education, guidance, and other tools towards the fulfillment of the URA's diversity, equity and inclusion goals.
 - iii. Request for Qualifications (RFQ) for redevelopment of former Thaddeus Stevens School.
 - iv. Request for Proposals (RFP) to renew services for the Tier I Land Care Program.

3. HAPI – Home Accessibility Program for Independence
 - a. Rescission of Resolution Numbers 352 and 353 (2016).
 - b. Reappropriation of up to \$80,000.00 of the 2017 City Paygo (Housing) Residential Façade Program line item to the Home Accessibility Program for Independence (HAPI) line item to be used as matching funds for the Pennsylvania Department of Community and Economic Development Keystone Community Program grant.
 - c. Reappropriation of up to \$105,000 of the 2017 Community Development Block Grant (CDBG) and/or CDBG program income Pittsburgh Housing Construction Fund line item to the Home Accessibility Program for Independence (HAPI) line item to be used as matching funds for the Pennsylvania Department of Community and Economic Development Keystone Community Program grant.

4. Housing

- a. Affordable Housing Task Force - Inclusionary Housing Exploratory Committee
 - 1. Engagement of Grounded Solutions Network and/or National Community Land Trust Network for an amount up to \$32,000.00.

- b. Pennsylvania Department of Community and Economic Development Keystone Communities Program 2017-2018 Application(s)
 - 1. Submission of the following Keystone Communities Program applications, and execution of contracts with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED):
 - I. Choice Neighborhood Homeowner Assistance Program (resubmittal) - \$250,000.00
 - II. East Ohio Street Getaway – \$250,000.00
 - III. Polish Hill Gateway – \$400,000.00
 - IV. Neighborhood Business District Program –\$ 600,000.00
 - 2. Cooperation agreements with the City of Pittsburgh for the administration of the funds.

- c. Rebuilding Together Pittsburgh
 - 1. Grant to Rebuilding Together Pittsburgh in the amount of \$40,000.00, to be applied to the cost of the rehabilitation of eight (8) homes in the North, South, and West Homewood neighborhoods.
 - 2. Grant to Rebuilding Together Pittsburgh in the amount of \$35,000.00, to be applied to the cost of the rehabilitation of seven (7) homes in the Upper and Middle Hill District neighborhoods.

- d. Larimer/East Liberty Choice Neighborhood Implementation Grant (CNIG)
 - 1. Reimbursement from McCormack Baron Salazar (MBS) or a related entity(ies) in the aggregate amount of up to \$250,000. 00.
 - 2. Amendment of Agreement with Xia, LLC (Christopher Shea, principal) to extend the term through July 31, 2018, and to increase the amount by up to \$135,000.00, for a total amount not to exceed \$380,000.00.

5. Real Estate

- a. Fineview/Central Northside – Allegheny Dwellings Phase I
 - 1. Redevelopment Proposal submitted by the Housing Authority of the City of Pittsburgh for the redevelopment and sale of Block 23-F, Lots 59, 59A, 60, 60A, and 60B; Block 23-B, Lots 216, 227, 227A, 227B, 228, 229, 231, 232, 233, 234, 234A, and 235, and Block 23-G, Lots 344 and 345, in the 25th Ward, for \$1.00, plus costs.

- b. Citywide – Land Care
 - 1. Engagement of eight entities (shown below) for property maintenance services for a aggregate amount not to exceed \$300,000.00.

6. Finance

- a. Cooperation Agreement with the City of Pittsburgh providing for i) transfer of up to \$1,667,513.00 of the 2017 HOME allocation, and ii) the Authority's use of \$300,000.00 of HOME program income from prior years.
- b. Appointment of a slate of audit firms.
- c. 2015 City Paygo Funds – Allocation of Funding
 - 1. Appropriation of up to \$200,000 of 2015 City Paygo funds to the Larimer School stabilization.
 - 2. Appropriation of up to \$100,000 of 2015 City Paygo funds to the Homewood School.
 - 3. Appropriation of up to \$100,000 of 2015 City Paygo funds to the Smallman Street.
 - 4. Appropriation of up to \$250,000 of 2015 City Paygo funds to East Liberty
 - 5. Appropriation of up to \$150,000 of 2015 City Paygo funds to the Land Care/Lot Maintenance.

7. Executive

- a. Contracts/Agreements
 - 1. Authorization for the Executive Director or the Director of Finance, on behalf of the Authority, to execute contracts and agreements for amounts not to exceed \$10,000.00, upon supporting documentation and legal review.
 - 2. Authorization for the Executive Director or the Director of Finance, on behalf of the Authority, to execute contracts and agreements for amounts not to exceed \$20,000.00, upon supporting documentation, approval of the Chairperson or Vice Chairperson of the Authority, Board of Directors and legal review.
- b. Furbee and Associates, LLC
 - 1. Amendment of Agreement with Furbee and Associates, LLC, for consulting services by \$350.00, for a total amount not to exceed \$10,350.00.
- c. Thomas H. Ayoob III & Associates
 - 1. Amendment of Agreement with Thomas H. Ayoob III & Associates, LLC, dated September 28, 2016, as amended, for legal services

relating to the sale of the Fairmont Penn leasehold, for an increase of \$2,000.00, for a total Agreement amount not to exceed \$12,000.00.

- d. Insurance Advisory Services
 - 1. Authorization to enter into an agreement on retainer with Baily Raabe & Associates for insurance advisory services, for \$12,000.00 for one year.

- e. Insurance Policies
 - 1. Binding of insurance for current one year periods, for a total cost of \$180,000.00, with options to renew for two additional one year periods, with premiums not to exceed 110% of current premiums.

- f. Legal Services
 - 1. Engagement of Cohen & Grigsby, P.C. for legal services relating to real estate matters, for an amount not to exceed \$30,000.00.
 - 2. Engagement of Saul Ewing LLP for legal services relating to employment matters, for an amount not to exceed \$25,000.00.

AGENDA "B"

1. ECONOMIC DEVELOPMENT

- a. Amendment of Resolution No. 402 (2014) (authorizing a Cooperation Agreement with the City of Pittsburgh for a West End hydrological study) to change the \$30,000 funding source from "2012 City Bond Funds" to "Mainstreet City Bond, CDBG or Paygo".
- b. Amendment of Resolution No. 175 (2017) (approving Public Space Improvement grant to Cut 'N' Run Productions, LLC) to increase grant amount to \$45,000.00. Funding source is "2010 City Paygo Beechview" or related Beechview funding source.

2. REAL ESTATE

- a. Beechview
 1. Certificate of Completion for Beechview Atlantic LP, for Block 35-G, Lot 16, in the 19th Ward, and authorization to return the Good Faith Deposit (commercial construction – 1619 Broadway Avenue).
- b. Central Business District – The Skinny Building
 1. Amendment of Resolution No. 5 (2017) (\$120,000.00 Leased Land grant to The Landmarks Development Corporation, or a related entity), to increase grant amount by up to \$15,000.00 for a total amount not to exceed \$135,000.00 for improvements to the first floor of the Skinny Building, Block 1-H, Lot 234, in the 2nd Ward.
- c. 9 Mile Run
 1. Certificate of Completion for MRRC Summerset II, L.P., for Lot 286 a/k/a Block 88-M, Lot 42, and authorization to return the Good Faith Deposit (residential construction – 1676 Shelburne Lane).

2. Certificate of Completion for MRRC Summerset II, L.P., for Lot 288 a/k/a Block 88-M, Lot 46, and authorization to return the Good Faith Deposit (residential construction – 1664 Shelburne Lane).

3. FINANCE

- a. Decrease of HOME Front Fund by \$800,000.00, to be returned to URA General Fund.
- b. Reappropriation of up to \$12,000.00 of 2009-2010 CDBG funds from the Elm Street Program to the Pittsburgh Party Wall Program.