

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of Minutes of Regular Board Meeting of January 12, 2017.
- b. Announcements
  - (1) Closed loans
    - a. Center for Innovation and Entrepreneurship
    - b. Housing Department
  - (2) RFPs and Bids
    - a. South Oakland - Pittsburgh Technology Center
      - 1. Advertisement for Bids for Technology Drive improvements
      - 2. Request for Proposals for Technology Drive improvements
    - b. California Kirkbride and Central Northside - Northside Properties Residences Phase I - Multifamily Financing
      - 1. Request for Proposals for Bond Counsel (Relating to Item No. 2e, page 18)
    - c. Citywide - PHRP Plus Energy Efficient Loan Program
      - 1. Request for Proposals for energy audit and inspection services (Relating to Item No. 2f, page 22)

2. Housing

- a. Morningside - Morningside Crossing
  - 1. Final drawings, evidence of financing and execution of deed for the sale of Block 121-K, Lot 166, in the 10<sup>th</sup> Ward, to Morningside Partners LP for \$275,000.00.
  - 2. Rental Housing Development and Improvement Program (RHDIP) loan in the amount of up to \$1,000,000.00 to Morningside Partners, LP.

- b. Central Business District - Residences at Wood Street
  - 1. Rental Housing Development and Improvement Program (RHDIP) grant agreement with the Residences at Wood Street, for an amount up to \$180,000.00, and a waiver of Administrative Guidelines.
  - 2. Loan or grant from the Housing Authority of the City of Pittsburgh for an amount up to \$125,000.00.
  - 3. Loan or grant to the Residences at Wood Street for an amount up to \$125,000.00.
  - 4. Rescission of Resolution Number 365 (2015).
  
- c. East Liberty – Larimer/East Liberty Choice Neighborhoods Phase II
  - 1. Final site preparation drawings, evidence of financing and execution of Deed for the sale of Disposition Parcel B-30b (Block 84-D, Lot 125—formerly Block 84-C, Lots 360, 362, 362A, 363, 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 plus costs.
  - 2. Grant to the Housing Authority of the City of Pittsburgh or Allies & Ross Management and Development Corporation for an amount not to exceed \$3,272,400.
  
- d. East Liberty - Larimer/East Liberty Choice Neighborhood Park
  - 1. Authorization to file a Community Infrastructure and Tourism Fund (CITF) application to and enter into a grant agreement with the Redevelopment Authority of Allegheny County (RAAC) for up to \$250,000 for the construction of a new park at the intersection of Larimer Avenue and Station Street.
  - 2. Authorization to file a Gaming Economic Development Fund (GEDF) application to and enter into a grant agreement with the Commonwealth Financing Authority and/or the Redevelopment Authority of Allegheny County (RAAC) for up to \$500,000.00 for the construction of a new park at the intersection of Larimer Avenue and Station Street.
  
- e. California Kirkbride and Central Northside - Northside Properties Residences Phase I - Multifamily Financing Inducement Resolution
  - 1. Official Action to Register the Intent to Issue Multifamily Debt for the Northside Properties Residences Redevelopment, in the amount of up to \$15.0 million.
  
- f. Citywide - PHRP Plus Energy Efficient Loan Program
  - 1. Amendment of Agreement with West Penn Energy Solutions, LLC for increase of \$6,000.00, for a total Agreement amount of up to \$36,000.00.

3. Real Estate

- a. Uptown – District Energy Plant
  - 1. Final drawings, evidence of financing, and execution of a deed for the sale of a portion of Block 2-G, Lot 92, in the 3<sup>th</sup> Ward (also known as Lot E), to NRG Energy Center Pittsburgh LLC for \$541,475.00.
  - 2. Amendment of Resolution No. 149 (2016) to increase the sale price for a portion of Block 2-G, Lot 92, in the 3<sup>rd</sup> Ward (also known as Lot E) from \$390,175.00 to \$541,475.00.
  - 3. Right of first refusal on the remainder of Block 2-G, Lot 92, in the 3<sup>rd</sup> Ward (also known as Lot E) to NRG Energy Center Pittsburgh LLC.
  
- b. East Liberty – CUBE
  - 1. Rescission of Resolution No. 358 (2005) which approved the proposal and form of disposition contract for the sale of Block 84-E, Lot 118, in in the 8<sup>th</sup> Ward, to Crossgates Realty, Inc.
  - 2. Proposal and disposition contract with Baum Grove, LP for the sale of Block 84-E, Lot 118, in the 8<sup>th</sup> Ward, for \$25,000.00.
  
- c. Citywide – NEXTpittsburgh
  - 1. Engagement of NXT Cities Media LLC - Homewood NextThree Days for an amount not to exceed \$45,000.00.
  - 2. Engagement of NXT Cities Media LLC -public relations and advertising for an amount not to exceed \$13,000.00.
  
- d. Property Maintenance Capacity Building
  - 1. Amendment of Growth Through Energy & Community Health (GTECH) Strategies, Pittsburgh Agreement for increase of \$60,000.00, for total Agreement amount of up to \$126,500.00.
  
- e. Insurance
  - 1. Purchase of insurance through Arthur J. Gallagher Risk Management Services, Inc. for a first year amount not to exceed \$139,947.00.
  
- f. Larimer – Former Larimer School
  - 1. Engagement of Allegheny Fence Construction Company, Inc. for an amount not to exceed \$13,000.00.

4. Executive

- a. Citywide – Amendment of fee structure for the following:
  - 1. Housing - Consumer and Real Estate Programs.
  - 2. Center for Innovation and Entrepreneurship -Programs.

- b. General
  - 1. Authorization to enter into a contract with Summa Technologies, Inc. for Salesforce.com implementation services in an amount not to exceed \$200,000.00.
  
- 5. Economic Development
  - a. North Shore – Heinz TIF District Amendment
    - 1. Amendment of Heinz TIF District Plan to remove three parcels.
  
- 6. Center for Innovation and Entrepreneurship
  - a. Fourth Economy Consulting, Inc.
    - 1. Engagement of Fourth Economy Consulting, Inc. for development of Business Action Team and Business Retention, Expansion and Attraction Program for an amount not to exceed \$50,000.00.
  
  - b. Appointment of new member to the Business Loan Review Committee
    - 1. Appointment of Dr. Mary McKinney.
  
- 7. Engineering and Construction
  - a. Scattered Sites
    - 1. Amendment to the existing Agreement for \$75,000.00 with Chester Engineers, Inc. (Chester) for environmental engineering services for various projects throughout the City of Pittsburgh for an increase of an amount not to exceed \$250,000.00.
  
- 8. Finance
  - a. 2017-2018 Cooperation Agreement with the City of Pittsburgh – CDBG – up to \$4,604,400.00
  - b. 2017 Cooperation Agreement with the City of Pittsburgh - Paygo – up to \$1,950,000.00
  - c. 2017 Cooperation Agreement with the City of Pittsburgh – City Bond – up to \$545,000.00

AGENDA "B"

CERTIFICATE OF COMPLETION

1. 9 Mile Run
  - a. Execution of Certificate of a Completion for BT Parkview, LLC for Parcel A a/k/a Block 88-R, Lot 110, in the 15th Ward, and return of Good Faith Deposit (commercial construction – 4664 Browns Hill Road).
  
2. Hazelwood
  - a. Execution of Certificate of Completion for Hazelwood Second Avenue, LP for the Spahr Building and supporting improved parking areas, Block 56-F, Lots 111, 113, 114, 115, and 325, in the 15th Ward, and return of Good Faith Deposit (commercial construction – 4835, 4845, and 4847 2<sup>nd</sup> Avenue, and 111 Flowers Avenue).
  
3. Hill District
  - a. Execution of Certificate of Completion for Dinwiddie Housing Limited Partnership IV for Block 11-A, Lots 172-A, 173, 175, 246, 248, 250, 251, 252; Block 11-E, Lots 245, 248, 249, 250; and Block 2-H, Lot 298, in the 3rd Ward, and return of Good Faith Deposit (multi-family residential construction - Dinwiddie Street, Reed Street, and Kearney Way).

FUNDING ALLOCATIONS

1. 2015 City Paygo Funds
  - a. Appropriation of up to \$280,000.00 of 2015 City Paygo funds to the Strategic Site Assembly line item.
  
  - b. Appropriation of up to \$125,000.00 of 2015 City Paygo funds to the Closed Schools line item.
  
2. KU Resources, Inc.
  - a. Amendment of Agreement with KU Resources, Inc. for basic conditions reports, dated April 5, 2015 to increase the amount by \$6,582.30, payable from 2013 City Bond Fund -Hill District, for additional public and Planning Commission meetings, for a total Agreement amount not to exceed \$43,282.30.

3. North Side-Garden Theater Sign Project
  - a. Amendment of Agreement with Indovina Associates Architects, LLC for architectural services, dated January 28, 2016, to increase the amount by \$6,500.00 for additional services, for a total agreement amount not to exceed \$16,500.00.
4. Property Maintenance
  - a. Amendment of Resolution No. 149 (2015) to add the Leased Land Fund as a funding source.

#### REAL ESTATE

1. Fairywood
  - a. Rescission of Resolution No. 249 (2016), which approved the proposal and form of disposition contract for the sale of Block 70-E, Lots 300 and 325, and Block 107-H, Lot 100, in the 28<sup>th</sup> Ward, to Burns & Scalo Equities, LLC, and Franklin Interiors, or related entities to be formed, for \$1,643,200.00.
  - b. Request for Proposals for the sale and redevelopment of Block 70-E, Lots 300 and 325, and Block 107-H, Lot 100, in the 28<sup>th</sup> Ward.

#### HOUSING

1. Pittsburgh Housing Rehabilitation Program (PHRP)
  - a. Approval of Cory M. Kane, a City of Pittsburgh Department of Public Works employee, to participate in the Pittsburgh Housing Rehabilitation Program, for a property located at 5217 Carnegie Street, Pittsburgh, PA 15201, subject to the approval of the U.S. Department of Housing and Urban Development.