

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH  
AGENDA "A"

1. General
  - a. Approval of Minutes of the Regular Meeting of August 14, 2014.
2. Hill District – Lower Hill District Redevelopment Area
  - a. Execution of a Comprehensive Option Agreement with Pittsburgh Arena Redevelopment LP and the Sports & Exhibition Authority of Pittsburgh and Allegheny County for the sale of Block 2-C, Lot 300 (part) in the Third Ward.
  - b. Execution of Cooperation Agreement between the Urban Redevelopment Authority and the Sports & Exhibition Authority of Pittsburgh and Allegheny County related to the joint administration of the Comprehensive Option Agreement.
  - c. Execution of the Lower Hill Urban Redevelopment Project Letter of Intent between The Urban Redevelopment Authority, the City of Pittsburgh, Allegheny County, The Housing Authority of the City of Pittsburgh and the Sports & Exhibition Authority regarding the Community Collaboration and Implementation Plan (CCIP).
  - d. Greater Hill District TIF Project:
    1. Official Action to Register the Intent to Issue Tax Increment Financing Notes/Bonds.
    2. Authorization to issue multiple Requests for Proposals (RFPs) for professional services related to preliminary proposals related to Greater Hill District TIF Plan project.
  - e. Authorization to issue a Request for Proposals for a consultant or consultant team to conduct a housing study for the Hill District.

(continued next page)

2. Hill District – Lower Hill District Redevelopment Area – continued:

f. Infrastructure:

1. Authorization to file and record a subdivision plan for street parcels on Block 2-C, Lot 300 in the 3rd Ward (Melody Tent Site).
2. Proposal and form of contract for the sale of certain portions of Block 2-C, Lot 300, in the 3rd Ward, to the Sports & Exhibition Authority of Pittsburgh and Allegheny County for \$1.00, plus costs, to facilitate construction of a street grid.
3. Execution of Cooperation/License Agreement with Sports & Exhibition Authority of Pittsburgh and Allegheny County on certain portions of Block 2-C, Lot 300, in the 3<sup>rd</sup> Ward, for construction of a street grid.
4. Execution of Cooperation and/or License Agreement with Sports & Exhibition Authority of Pittsburgh and Allegheny County for the use of certain other portions of Block 2-C, Lot 300, in the 3<sup>rd</sup> Ward, for grading to facilitate construction of the street grid parcels.

3. Strip District – Produce Terminal

- a. Authorization to rescind Resolution No. 345 (2010), which authorized the execution of a Master Development Agreement with The Buncher Company, thereby terminating any and all rights of the parties to said Master Development Agreement.
- b. Authorization to rescind Resolution No. 429 (2010) authorizing execution of a lease with an option to purchase with The Buncher Company for Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward (Produce Terminal).
- c. Authorization i) to terminate the Contract for Disposition by Lease of Land and Building for Private Redevelopment by and between the Urban Redevelopment Authority of Pittsburgh dated January 1, 2011 for Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward (Produce Terminal); ii) to terminate the Lease of Land and Building for Private Redevelopment by and between the Urban Redevelopment Authority of Pittsburgh and The Buncher Company dated January 1, 2011 for Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward (Produce Terminal); iii) to pay to The Buncher Company the amount of \$640,000.00 as consideration for said terminations; and iv) to return the Good Faith Deposit to The Buncher Company.
- d. Authorization to enter into exclusive negotiations with a developer, or an entity to be formed, for a period of 90 days, with an option to extend said negotiations upon approval of the Executive Director, for the sale of Block 9-D, Lot 200 in the 2<sup>nd</sup> Ward.

4. South Side Works

a. Real Estate:

1. Final drawings, evidence of financing, and execution of deed for the sale of South Side Works Parcels B2c 1<sup>st</sup> Revised and South Side Works Parcel B2d (part), also known as Block 12-H, Lot 250 and Block 12-H, Part of Lot 265, in the 16<sup>th</sup> Ward, to SouthSide Works City Apartments LLC, or an entity to be formed, for \$425,000 per acre plus costs.
2. Final drawings, evidence of financing, and execution of deed for the sale of South Side Works Parcel Parcel B2d (part), also known as Block 12-H, Part of Lot 265, in the 16<sup>th</sup> Ward, to SouthSide Works City Apartments LLC, or an entity to be formed, for \$425,000 per acre plus costs.
3. Authorization to enter into a Loan Agreement and any other related documents with PNC Bank to refinance existing debt of approximately \$2.35 million and undertake additional debt of up to \$6.2 million for purposes of assisting in the financing of the Open Hearth Garage.
4. Authorization to enter into a Loan Agreement and any other related documents with SouthSide Works City Apartments LLC, or an entity to be formed, for a loan of up to \$6.2 million for purposes of assisting in the financing of the Open Hearth Garage.

b. Engineering and Construction:

1. Agreement for South Side Works – Site Preparation Contract No. 22 with Tedesco Excavating and Paving - \$550,380.31.
2. Agreement with Jeff Zell Consultants, Inc. for construction management and inspection services for South Side Works – Site Preparation Contract No. 22 – for an amount not to exceed \$55,000.00.
3. Agreement with Trans Associates Engineering Consultants, Inc. for engineering services for intersection improvements at Hot Metal and South Water Streets – for an amount not to exceed \$43,500.00.

5. Federal North

a. Real Estate:

1. Authorization to enter into Exclusive Negotiations with City of Asylum Pittsburgh or an entity to be formed, for a period of 6 months, for the sale of Block 23-L, Lot 80 in the 22nd Ward.
2. Authorization to enter into a Funding Agreement with Pittsburgh Economic Industrial Development Corporation for up to \$2,000,000 to complete core and shell work on the Masonic Hall, Block 23-L, Lot 80 in the 22nd Ward.
3. Authorization to bridge RACP funds in the amount of \$200,000 with Federal North TIF funds for the Masonic Hall.

- b. Engineering and Construction:
  - 1. Authorization to enter into an Agreement with the Pittsburgh Water and Sewer Authority for the Garden Theater Block Sewer Lateral infrastructure improvements.
  - 2. Federal North Site Preparation Contract No. 5 with Costa Contracting, Inc. – contract increase of \$115,393.00.

6. Housing

- a. Lawrenceville - Square View Apartments:
  - 1. Pittsburgh Development Fund Loan Agreement with Square View Apartments, LP in the amount of \$650,000.
  - 2. Grant Agreement with Square View Apartments, LP in the amount of \$152,614, subject to the approval of the City of Pittsburgh and/or the U.S. Department of Housing and Urban Development, if required.
  - 3. Disclosure of the limited partnership interest of Carlotta Burgess, spouse of City Councilman Ricky Burgess in Square View Apartments, LP.
  - 4. Authorization to execute a Certificate of Completion for Carlotta Burgess for Block 48-S, Lot 218, in the 6<sup>th</sup> Ward, and authorization to return the Good Faith Deposit.
  - 5. Change in reuse of Block 48-S, Lot 218, in the 6<sup>th</sup> Ward.
- b. Rebuilding Together Pittsburgh:
  - 1. Authorization to enter into a Grant Agreement with Rebuilding Together Pittsburgh in the amount of \$25,000 for the rehabilitation of five (5) homes in the Hill District neighborhood.
  - 2. Authorization to enter into a Grant Agreement with Rebuilding Together Pittsburgh in the amount of \$25,000 for the rehabilitation of five (5) homes in the Hazelwood neighborhood.

7. Real Estate

- a. Homewood:
  - 1. Proposal and form of contract for the sale of the certain properties in the 13<sup>th</sup> Ward to the Animal Rescue League of Western PA for \$77,600.00, plus costs.
- b. Lawrenceville:
  - 1. Rescission of Resolution No. 371 of 2013 accepting the Proposal and authorizing execution of a Disposition Contract for the sale of Block 120-G, Lots 42, 140, and part of Lot 155 in the 10<sup>th</sup> Ward, to Paragon Food Service.
  - 2. Authorization to issue a Request for Proposals on Block 120-G, Lots 42, 140, and part of Lot 155 in the 10<sup>th</sup> Ward.

- c. North Point Breeze – Engine House 16:
  - 1. Final drawings, evidence of financing, and execution of deed for the sale of Block 126-H, Lot 62, in the 14th Ward, to Engine House 16, LLC, or a related entity for \$20,000.00.
  - 2. Waiver of Streetface program guidelines, authorizing Engine House 16, LLC or related entity, to participate in the Streetface program for Block 126-H, Lot 62, in the 14<sup>th</sup> Ward.
  - 3. Waiver of Streetface program guidelines to allow Engine House 16, Block 126-H, Lot 62, in the 14<sup>th</sup> Ward, to receive two Streetface loans for an amount not to exceed \$63,000.
  
- 8. Economic Development
  - a. TIGER IV:
    - a. Authorization to establish a PennDOT Revolving Fund in the amount of \$1,500,000.
  
- 9. Center for Innovation and Entrepreneurship
  - a. Business Loan Review Committee – Appointment of new member
    - 1. Authorization to appoint Anthony F. Rocco to the URA’s Business Loan Review Committee.
  
- 10. Engineering and Construction
  - a. North Side - 101 Bonvue Street – Authorization to advertise for bids for the demolition of this property.
  
- 11. Administration
  - a. Government Relations Services:
    - 1. Authorization to enter into an Amendatory Contract with Buchanan Ingersoll & Rooney PC for an amount not to exceed \$40,000.
  
- 12. Legal
  - a. Legal Services:
    - 1. Amendatory Contract with Fox Rothschild LLP regarding Chapter 11 bankruptcy filings of the Riverhounds Event Center LP.
    - 2. Amendatory Contract with Clark Hill Thorp Reed regarding the August Wilson Center.

AGENDA “B”