

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
  - a. Approval of the Minutes of the Regular Board Meeting of March 9, 2017.
  
2. Announcements
  - a. RFP's and Bids
    - i. South Side – Business District Planning
      1. Request for Proposals for business district planning services for the East Carson Street business district.
    - ii. Homewood Pedestrian and Transit Improvements RFP
      1. Request for Proposals (RFP) for design and engineering for the Homewood Pedestrian and Transit Improvement project.
    - iii. Scattered Sites
      1. Request for Proposals (RFP) for civil engineering services for various projects throughout the City of Pittsburgh.
  
2. West Oakland - Oakland Affordable Living
  - a. Provision of Rental Housing Development and Improvement Program Loan to Quippa LP in the amount of up to \$1,360,310.
  
3. Homewood - Comprehensive Community Plan
  - a. Engagement of Asakura Robinson Company LLC for an amount not to exceed \$150,000.00.

4. Housing

- a. Troy Hill - Heinz at 950 North Shore – the Service Building - 950 Progress Street
  - 1. Provision of Pittsburgh Development Fund (PDF) Loan to SB Development, LP in the amount up to \$1,500,000.00.
- b. Replace Old Lead Lines Program
  - 1. Revision of Replace Old Lead Lines (ROLL) Program Guidelines

5. Real Estate

- a. Cultural District – Eighth and Penn-
  - 1. Redevelopment Proposal, final drawings, evidence of financing, and authorization for McNally Bonn, LLC to commence construction for redevelopment of Block 8-S, Lot 164, in the 2<sup>nd</sup> Ward.
- b. Manchester – Hamlin Street
  - 1. Redevelopment Proposal and form of disposition contract for the sale of Block 7-B, Lot 364, in the 21<sup>st</sup> Ward, to Nancy Ream for \$1,800.00.
- c. Manchester – Bidwell Street Presbyterian Church
  - 1. Final drawings, evidence of financing, and execution of deed for the sale of Block 22-L, Lots 320, 321, 330, 331, and 337, in the 21<sup>st</sup> Ward to Bidwell Street Presbyterian Church for \$7,780.00 plus costs.
- d. Larimer/East Liberty – Choice Neighborhoods
  - 1. Acquisition of Block 124-J, Lot 210, in the 12<sup>th</sup> Ward, from East Liberty Development Incorporated, for \$30,000.00, plus costs.
  - 2. Acquisition of Block 124-K, Lot 60, in the 12<sup>th</sup> Ward, from Fred Ivory, for \$20,000.00, plus costs.
  - 3. Acquisition of Block 124-K, Lot 59, in the 12<sup>th</sup> Ward, from Leonard Mack, for \$20,000.00, plus costs.
  - 4. Amendment of agreement with East Liberty Development Incorporated for acquisition consulting services for an amount not to exceed \$30,000.00.
  - 5. Acquisition of Block 124-J, Lot 196, in the 12<sup>th</sup> Ward, from Pittsburgh Housing Development Corporation, for \$12,475.15, plus costs.
- e. Citywide - The Pittsburgh Land Bank
  - 1. Transfer of funds to the Pittsburgh Land Bank in the amount of \$60,662.44.

2. Amendment of Resolution No. 319 (2015) to replace the term Memorandum of Understanding with the term Memorandum of Agreement.
  3. Amendment of Memorandum of Agreement with The Pittsburgh Land Bank, dated February 12, 2016, originally authorized by Resolution No. 319 (2015), to renew the term for one year, to be further renewable for one year terms at the discretion of this Authority's Executive Director.
- f. Shadyside – Hunt Armory
1. Engagement of Revive Marketing Group LLC to provide event marketing and management services relating to the Hunt Armory, Block 84-L, Lot 283, in the 7<sup>th</sup> Ward, for 12 months, for an amount not to exceed \$25,000.00.
- g. Fairywood
1. Authorization to issue a Request for Proposals for the sale and redevelopment of Block 70-A, Lots 3 and 10, and Block 70-E, Lots 185 and 241, in the 28<sup>th</sup> Ward.

6. Economic Development

- a. Gaming Economic Development Fund (GEDF) Grant Applications:
1. Application(s) for and acceptance of Allegheny County Gaming Economic Development Fund (GEDF) grants, through the Redevelopment Authority of Allegheny County (RAAC). Authorization to enter into subgrant and fee agreements with appropriate entities for the following projects and in the following amounts (if grant is awarded):
    - i. Smallman Street Improvements Project in the amount of up to \$500,000.00.
    - ii. East Liberty Two-Way Conversion in the amount of up to \$500,000.00
    - iii. Esplanade Development Project in the amount of up to \$500,000.00.
  2. Subgrants to appropriate entities for the aforesaid projects.
  3. Collection of administrative fees from subgrantees.

6. Engineering and Construction

- a. Pittsburgh Technology Center
1. Agreement with the Pittsburgh Water and Sewer Authority (PWSA) for the removal of two storm water catch basins and the installation of a proposed storm water catch basin and manhole as part of Pittsburgh Technology Center Site Preparation Contract No. 14 Technology Drive (East Access) Improvements.

b. Scattered Sites

1. Amendment of Agreement with AECOM for civil engineering services for various projects throughout the City of Pittsburgh for an increase of \$75,000.00 for an amount not to exceed \$300,000.00.

7. Executive

a. Administration of Health Insurance Benefits

1. Cooperation Agreement with the City of Pittsburgh for payment of an administrative fee up to \$18,000 annually beginning January 1, 2017 through December 31, 2017, and up to \$26,700 annually beginning January 1, 2018 through December 31, 2019.

AGENDA "B"

1. REAL ESTATE

- a. Southside Flats – Riverside Mews
  - 1. Certificate of Completion for Riverside Development Group, Inc. for the improvements constructed on Block 12-A, Lot 42 (formerly Part of Block 12-A, Lot 19), Phase 2B Unit 30-C3 in the 17<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (residential construction – 24 S. 19<sup>th</sup> Street).
- b. Central Northside
  - 1. Certificate of Completion for Darylin Nagy and David E. Seiden for the improvements constructed on Block 23-L, Lot 178, in the 22<sup>nd</sup> Ward (side yard – 1212 Boyle Street).
- c. East Liberty – Choice Neighborhoods
  - 1. Deed of dedication for the conveyance of Block 83-S, Lots 190 and 196, in the 11th Ward to the City of Pittsburgh for \$1.00, for use as a public park.
- d. Homewood – Addison Phase 4
  - 1. Amendment of Resolution 1 (2017), which approved exclusive negotiations with The Housing Authority of the City of Pittsburgh for the sale of 28 properties, for \$1.00 each, plus costs, for a period of one year, to include Block 125-M, Lot 326 (7001 Hamilton Avenue), and Block 125-M, Lot 328 (7005 Hamilton Avenue), in the 13<sup>th</sup> Ward.

2. ECONOMIC DEVELOPMENT

- a. Cooperation Agreements – RACP
  - 1. Cooperation agreement with the City of Pittsburgh concerning the Lawrenceville Technology Center Development Project RACP application and grant.
  - 2. Cooperation agreement with the City of Pittsburgh concerning the Almono-Hazelwood Mill 19 Redevelopment Project RACP application and grant.

- b. Hazelwood-ALMONO Tax Increment Financing (TIF) District
  - 1. Amendment of Resolution Nos. 241 and 242 (2016), (prior agenda A item from July 14, 2016 referenced incorrect reset date of January 17, 2017 instead of January 1, 2017).

3. HOUSING

- a. 2010 City Paygo funds
  - 1. Authorization to reallocate up to \$4,500.00 of 2010 City Paygo Elm Street Program funds to the Residential Façade Program.

4. FINANCE

- a. 2017 City PAYGO funds -Cooperation Agreement
  - 1. Amendment of Resolution 71(2017) to increase the 2017 City PAYGO allocation in the amount of \$20,000 from \$1,950,000 to \$1,970,000 for business district planning for East Carson Street corridor.