

REGULAR BOARD MEETING
JUNE 13, 2013

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH
AGENDA "A"

1. General

- a. Approval of Minutes of Regular Board Meeting of May 9, 2013.

2. Tax Increment Financing

- a. Hazelwood-Almono Site – Tax Increment Financing - Final Approval:
1. Authorization to approve and adopt a project plan ("TIF Plan") for a TIF district at the Hazelwood-Almono Site.
 2. Cooperation Agreement with the City of Pittsburgh, County of Allegheny and School District of Pittsburgh.
 3. Authorization to approve a waiver of the TIF Program Guidelines.

3. Federal North

- a. Rescission of Resolution No. 374 (2011) which had authorized the acceptance of a proposal and form of contract on the conveyance of Block 23- L, Lots 70, 76, 78, 79, 80, 83, 86, 87, 89, 90, 91 and 92 in the 22nd Ward to Allegheny City Development Group, LLC, for \$250,000.
- b. Bradberry Apartment Building – Block 23-L, Lot 70, 22nd Ward:
1. Authorization to accept a Proposal and form of Contract from Allegheny City Development, LLC, or an entity to be formed, for \$30,288.00 for the sale of the property.
- c. Masonic Building - Block 23-L, Lot 80, 22nd Ward:
1. Authorization to accept Proposal and form of Contract from Allegheny City Development, LLC or an entity to be formed, for the sale of the property for \$37,860.00.
 2. Authorization to approve final drawings, evidence of financing and execution of deed for the sale of the above property to Allegheny City Development, or an entity to be formed.

3. Federal North – continued:

c. Masonic Building - Block 23-L, Lot 80, 22nd Ward:

3. Purchase Money Mortgage loan with Allegheny City Development, or an entity to be formed, for \$37,860.00 for the acquisition of above property.
4. Pittsburgh Development Fund Loan Agreement with Allegheny City Development, or an entity to be formed, for up to \$1,527,852.00 for the renovation of above property.
5. Streetface Forgivable Loan Agreement with Allegheny City Development, or an entity to be formed, for \$31,500.000 for the façade renovation of above property.
6. Bridge loan for an RACP grant with Allegheny City Development, or an entity to be formed, for \$200,000.00 for the renovation of the above property
7. Grant Agreement with Allegheny City Development, or an entity to be formed, for up to \$1,245,181.00 for public space improvements and the renovation of the above property.

d. Garden Theater - Block 23-L, Lots 83 & 86, 22nd Ward:

1. Authorization to accept the Proposal and form of contract from Allegheny City development, or an entity to be formed, for the conveyance of the property for \$73,757.00.
2. Pittsburgh Development Fund Loan Agreement with Allegheny City Development, or an entity to be formed, for up to \$112,243.00 for the renovation of the above property.
3. Authorization to accept the final drawings, evidence of financing and execution of deed for the sale of above property to Allegheny City Development, or an entity to be formed, for \$73,757.00.
4. Purchase Money Mortgage loan with Allegheny City Development, or an entity to be formed, for \$73,757.00 for the acquisition of above property
5. Streetface Forgivable Loan Agreement with Allegheny City Development, or an entity to be formed, for \$31,500.00 for the façade renovation of above property.
6. Bridge loan for an RACP grant with Allegheny City Development, or an entity to formed, for \$1,200,000.00 for the renovation of above property.
7. Grant Agreement with Allegheny City Development, or an entity to be formed, for up to \$239,385.00 for the renovation of the above property.

4. South Side Works

a. Mon Shore MAH Associates, L.P. (Miller's Ale House):

1. Final drawings, evidence of financing and execution of deed for the sale of South Side Works Parcel B3b Second Revised, Block 29-E, Part of Lot 9, in the 16th Ward to Mon Shore MAH Associates, L.P. for \$221,000.00, plus costs.

5. Economic Development

- a. Bakery Square/Eastside III - Bicycle Trail:
 - 1. Authorization to file an Application with and enter into a Contract with the Commonwealth's Department of Community and Economic Development for a Greenways, Trails, and Recreation Program (GTRP) grant of up to \$250,000 for a Bicycle Trail connecting the Eastside III TOD and Bakery Square 2.0.
 - 2. Authorization to designate Robert Rubinstein, Acting Executive Director as the official to execute all documents and agreements between the Urban Redevelopment Authority and the Commonwealth Finance Authority to facilitate and assist in obtaining the requested grant.

- b. Beechview:
 - 1. Authorization to execute an Amendatory Grant Agreement with the Pittsburgh Economic & Industrial Development Corporation for an increase of \$25,000 to a new not-to-exceed amount of \$200,000.00.
 - 2. Authorization to advertise for bids for the demolition of 1602 Broadway Avenue (Block and Lot No. 35-F-266).

- c. East Liberty Transit Revitalization Investment District:
 - 1. Authorization to amend Resolution No. 142 (2013) to increase the amount of the PDF Loan Agreement between the Authority and the East Liberty Revitalization Investment District Redevelopment Authority, or related entity, by \$500,000 for a total loan of \$1,500,000.

6. Center for Innovation and Entrepreneurship

- a. Hazelwood:
 - 1. UDAG Program Income Fund Loan Agreement with AHI – 5000 Second Avenue, Inc., or related entity, for an amount not to exceed \$250,000.00.

7. Housing

- a. Glass Lofts – Friendship Development Associates:
 - 1. Authorization to purchase Citizen's Bank Note in the amount of up to \$600,000.
 - 2. Pittsburgh Development Fund – Second Amendment to Loan Agreement with Friendship Development Associates – increase from \$650,000 to \$1,250,000.

7. Housing – continued:

- b. Perrysville Plaza - Multifamily Financing Inducement Resolution:
 - 1. Official Action to Register the Intent to Issue Multifamily Debt for the Perrysville Plaza Redevelopment in the amount of up to \$4.0 million.
 - 2. Authorization to issue Requests for Proposals for legal services and Trustee (if required).

- c. Mortgage Revenue Bond Program – Single Family:
 - 1. Selection of U.S. Bank National Association as the Master Servicer and authorization to enter into a Master Servicing Agreement.
 - 2. Authorization to issue Requests for Proposals for legal services and Trustee.

- d. Rebuilding Together Pittsburgh:
 - 1. Grant Agreement with Rebuilding Together Pittsburgh in the amount of up to \$50,000 for the repair of owner-occupied homes in the Homewood neighborhood.
 - 2. Grant Agreement with Rebuilding Together Pittsburgh in the amount of up to \$25,000 for the repair of owner-occupied homes in the Hilltop neighborhoods.

- e. Larimer – Choice Neighborhoods Implementation Grant:
 - 1. Authorization to participate with the Housing Authority of the City of Pittsburgh, its selected development partner and other community stakeholders on a Choice Neighborhoods Implementation grant proposal to the U.S. Department of Housing and Urban Development.

8. Real Estate

- a. Homewood:
 - 1. Authorization to acquire publicly-owned property known as Block 175-B, Lots 156, 169, 170, 171 and 172, in the 13th Ward.
 - 2. Proposal and form of contract for the sale of Block 175-B, Lots 156, 169, 170, 171 and 172, in the 13th Ward, to Stephanie Durrett, for \$11,000.00, plus costs.

- b. Homewood:
 - 1. Authorization to acquire publicly-owned property known as Block 174-N, Lot 194, in the 13th Ward.

- c. Larimer:
 - 1. Authorization to acquire publicly-owned property known as Block 124-N, Lot 203, in the 12th Ward.

8. Real Estate – continued:

d. Mainstreets Pittsburgh 2013:

1. Business District Organizations recommended for funding through the 2013 Keystone Communities Mainstreet Funding Application to be submitted to the Department of Community and Economic Development:

East Liberty Development Inc.	\$40,000
Lawrenceville Corporation	\$48,222
Neighbors in the Strip	\$25,000
Northside Leadership Conference	\$43,500
Pittsburgh Downtown Partnership	\$40,000

9. Engineering and Construction

a. Broadhead Fording:

1. Agreement with Schaaf Excavating Contractors, Inc. for Broadhead Fording Demolition and Site Clearance Contract No. 1 - \$337,045.00.
2. Agreement with Professional Services Industries, Inc. for abatement monitoring - \$25,000.00.

b. East Liberty Transit Center:

1. Authorization to advertise for bids for site preparation improvements at the East Liberty Transit Center and for intersection improvements.

c. LTV South Side Works:

1. Agreement with S.E.T., Inc. for LTV South Side Works Site Preparation Contract No. 21 - \$379,650.11.
2. Agreement with Management Engineering Corporation for construction management and inspection services - \$100,000.00.

10. Finance

a. 2013-2014 HOME Investment Partnerships Program:

1. Cooperation Agreement with the City of Pittsburgh - \$1,812,740.

11. Administration

a. Marketing:

1. Agreement with Wall to Wall Studios, Inc. for marketing services and publication production for an amount not to exceed \$35,000.00.

AGENDA “B”

REAL ESTATE

1. 9 Mile Run

- a. Authorization to execute a Certificate of Completion for MRRC Summerset II, L.P. for Lots 183, 207, and 225 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1613 Overton Lane, 1627 Parkview Boulevard, and 1610 Biltmore Lane).
- b. Authorization to execute a Certificate of Completion for Summerset Cottage, L.P. for Lot 219 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1670 Biltmore Lane).

2. Hazelwood

- a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 88-N, Lots 1, 2 & 4 in the 15th Ward, to Lisa Ann Goldsmith, for \$1,500.00 (sideyard – Tesla Way).

3. South Side Works

- a. Authorization to execute a Certificate of Completion for Oxford Concord Sierra Southside Associates, L.P., for Parcel C3b, Block 29-J, Lot 225, in the 16th Ward, and authorization to return the Good Faith Deposit (hotel construction – South Water Street).

ECONOMIC DEVELOPMENT

1. TIGER IV

- a. Authorization to amend the sources of funds used for the TIGER IV Design and Engineering project to add 2008-2009 HRA funds and other East Liberty sources.

CENTER FOR INNOVATION AND ENTREPRENEURSHIP

1. Pittsburgh Entrepreneur Portal

- a. Amendatory Contract with Wall to Wall Studios, Inc., to increase contract amount by \$5,000 for a total contract amount of \$55,000.00.

HOUSING

1. Larimer Choice Neighborhoods Grant Agreement- Housing Authority of the City of Pittsburgh - \$25,000

- a. Authorization to change the funding source of the \$25,000 Grant Agreement dated May 8, 2013 between the Authority and the Housing Authority of the City of Pittsburgh for the Larimer/East Liberty Choice Neighborhoods Planning Study from the UDAG Program Income Fund (UPIF) to Larimer Project Funds.