

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of October 8, 2015.

2. East Liberty
 - a. Schoolhouse Electric & Supply Co.:
 1. Authorization to enter into exclusive negotiations with Schoolhouse Electric & Supply Co., or a related entity, for a period of 120 days with a possible 90-day extension, for the sale of a portion of Block 83-P, Lot 165 that includes the structure known as the Detective's Building in the 11th Ward.

 - b. Penn Plaza Relocation Services:
 1. Authorization to enter into a funding agreement with Neighborhood Allies in an amount not to exceed \$300,000.

 - c. Choice Neighborhoods - Saints Peter and Paul Property:
 1. Choice Neighborhoods Loan Agreement with East Liberty Development, Inc. or an entity to be formed in the amount of \$500,000.
 2. UDAG Program Income Fund (UPIF) Loan Agreement with East Liberty Development, Inc. or an entity to be formed in the amount of \$200,000.

3. Hill District
 - a. Work Plan and Work Plan Budget for Community Collaboration and Implementation Plan:
 1. Authorization to enter into a professional services contract with Always Busy Consulting, LLC for the development of a Work Plan and Budget for the Community Collaboration and Implementation Plan (CCIP) and consulting services for the CCIP Executive Management Committee for an amount not to exceed \$245,000.

3. Hill District – continued:
 - b. PNC Foundation:
 1. Loan Agreement with the PNC Foundation for a Program Related Investment Loan in the amount of up to \$500,000.
4. Real Estate
 - a. City of Pittsburgh Land Bank:
 1. Authorization to enter into a contract with the City of Pittsburgh concerning the City of Pittsburgh Land Bank.
 - b. Shadyside:
 1. Authorization to enter into an agreement with the Commonwealth of Pennsylvania, Department of General Services, to reimburse for costs of utilities used at Block and Lot No. 84-L-283, the Hunt Armory, from November 20, 2015 through February 20, 2016, not to exceed \$20,000.00.
 - c. Larimer:
 1. Authorization to execute an agreement of sale with the Estate of Stanley P. Drummond for the acquisition of Block 125-B Lot 90, in the 12th Ward, for \$20,000.00 plus costs.
 - d. Central Northside-Federal North:
 1. First Amendment to Amended and Restated Contract for Disposition by Sale of Land for Private Redevelopment with Federal North Business Trust.
 2. Second Amendment to Contract for Disposition by Sale of Land for Private Redevelopment with Garden Theater-ACDG, LLC.
5. Center for Innovation and Entrepreneurship
 - a. URA Business Loan Programs:
 1. Review of URA Business Loan Program Guidelines: Pittsburgh Business Growth Fund (PBGF), Urban Development Fund (UDF), Enterprise Zone Revolving Loan Fund (EZRLF) and Pittsburgh Entrepreneur Fund (PEF).

6. Economic Development

- a. Federal Transit Administration Transit-Oriented Development Pilot Planning Program Discretionary Grant – Revolving Fund:
 - 1. Authorization to establish a Federal Transit Administration Revolving Fund by using URA General Fund dollars in the amount of \$600,000.00.

- b. Station Square – Industrial Sites Reuse (ISR) Program Application:
 - 1. Authorization to submit an application and enter into a contract with the Pennsylvania Department of Community & Economic Development (DCED) for an Industrial Sites Reuse (ISR) program grant or loan for the Station Square East project in the amount of \$140,000.
 - 2. Authorization to enter into a Funding Agreement with the Trammell Crow Company or a related entity.
 - 3. Authorization to enter into an Administrative Fee Agreement with the Trammell Crow Company or a related entity.

- c. Parking Tax Diversion:
 - 1. Three Crossings Parking Tax Diversion Plan:
 - a. Authorization to advance a Parking Tax Diversion Plan with the City of Pittsburgh and enter into a Cooperation Agreement with the City of Pittsburgh for a Parking Tax Diversion Plan.
 - b. Authorization to enter into a Funding Agreement and Administrative Fee Agreement with Oxford Development Company, (“Developer”) or an affiliate, and related documents for the Parking Tax Diversion Plan.
 - c. Authorization to enter into Trustee Agreements, and related Agreements, with a Trustee.
 - 2. Parking Tax Diversion Fee Schedule:
 - a. Authorization to adopt URA Administrative Fee Schedule for Parking Tax Diversion Plans, to be effective November 12, 2015.

- d. Transportation Alternatives Program Project Application:
 - 1. Ratification of filing an Application and authorization to enter into a Reimbursement Agreement with PennDOT and/or Southwestern Pennsylvania Commission (SPC) for the Homewood Pedestrian/Transit Connectivity Transportation Alternatives Program for up to \$1,123,197.

- e. South Side Works TIF District Dissolution:
 - 1. Authorization to dissolve the South Side Works Tax Increment Financing (TIF) District and release surplus tax increment pro rata to the taxing bodies, after related fees and contractual obligations are paid.

7. Engineering & Construction

- a. Washington's Landing:
 - 1. Authorization to enter into an Agreement with Allegheny City Electric for repairs to the street lighting system on Washington's Landing for an amount not to exceed \$15,000.00.
- b. Beechview:
 - 1. Amendatory Agreement with AWK Consulting Engineers, Inc. for additional engineering work for 1600-02 Broadway Avenue for an increase of an amount not to exceed \$12,000.00.
- c. Lead Based Paint – Inspection and Analytical Services:
 - 1. Authorization to solicit proposals for performing risk assessments and clearance testing to implement the HUD regulations for lead based paint hazard reductions.

8. Finance

- a. Mortgage Revenue Bond Program:
 - 1. Authorization is requested to sell to J. P. Morgan Chase up to 40 delinquent loans with outstanding balances totaling in excess of \$1.2 million.
 - 2. Authorization is requested to transfer the servicing of approximately 170 primarily FHA loans from J. P. Morgan Chase Bank to Dollar Bank.

9. Executive

- a. Tax Diversion Trustee:
 - 1. Authorization to enter into a contract with Zions Bank for trustee services for a term of up to three years for \$27,000 per year.
- b. p4 Implementation – p4 Policy Manager:
 - 1. Authorization to file a grant application and execute related agreement with The Heinz Endowments in the amount of \$50,000 in order to fully or partially fund a new p4 Policy Manager position.
 - 2. Authorization to create a new p4 Policy Manager position within the Executive Department at the URA.

9. Executive – continued:

c. Marketing:

1. Authorization to enter into a Contract with Wall-to-Wall Studios, Inc. in an amount not to exceed \$50,000 for design and concept development related to a new URA website.
2. Authorization to enter into a Contract with A to Z Communications in an amount not to exceed \$25,000 for marketing services and materials.

AGENDA “B”

HOUSING

a. Pittsburgh Home Rehabilitation Program (PHRP):

1. Approval of Lorraine I. Welch, a City of Pittsburgh employee in the Department of Public Safety, to participate in the Pittsburgh Home Rehabilitation Program, for a property located at 5025 Interboro Avenue, Pittsburgh, PA 15207, subject to the approval of the U.S. Department of Housing and Urban Development.

b. Lawrenceville CDBG Project Funds:

1. Approval to transfer up to \$100,000 in Lawrenceville CDBG Project funds to the Larimer Project budget.

c. 2015 City Paygo Major Development Funds:

1. Authorization to use up to \$400,000 of 2015 City Paygo Major Development funds as a partial source for the \$886,183 Rental Housing Development and Improvement Program (RHDIP) loan to the BREW House Limited Partnership pursuant to Resolution 126 (2015).
2. Authorization to use up to \$200,000 of 2015 City Paygo Major Development funds as a source for a \$200,000 Rental Housing Development and Improvement Program loan to Hillcrest Limited Partnership for the Hillcrest Senior Apartments development.

LEGAL

1. Legal Services Agreement:

- a. Authorization to amend Resolution No. 180 (2015) to change the contract for employment related legal services from Eckert Seamans to Saul Ewing LLP.

2. Grant to the Daisy Wilson Artist Community, Inc. – Amendment to Resolution No. 218 (2015) to add the following disclosures:

Kevin Acklin, Chairman of the URA Board of Directors and Chief of Staff and Chief Development Officer for Mayor William Peduto, is a former member of the grant recipient's Board of Directors. Eric White, Business Development Executive at the URA, is a member of the grant recipient's Board of Directors. Rob Pfaffman is a principal at Pfaffman + Associates, the architectural firm retained by the grant recipient to complete the construction administration for the project, and is also a member of the grant recipient's Board of Directors.