

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of March 10, 2016.

2. Strip District-Produce Terminal
 - a. Redevelopment Proposal and form of disposition contract by sale or lease for Block 9-D, Lot 200 in the 2nd Ward (the Produce Terminal) to McCaffery Interests, Inc. or a related entity for \$2,500,000.00.

 - b. Lower Strip District - Smallman Street Produce Terminal - GEDF Grant Application for Phase 1 Smallman Street Improvements Project:
 1. Authorization to file an application and enter into a contract with the Redevelopment Authority of Allegheny County for an Allegheny County Gaming Economic Development Fund (GEDF) grant in the amount of up to \$500,000 for Phase 1 Smallman Street Improvements, alongside the Produce Terminal.

 2. Authorization to enter into a Subgrant Agreement with McCaffery Interest, Inc. or a related entity.

 3. Authorization to enter into an Administrative Fee Agreement with McCaffery Interest, Inc. or a related entity.

3. East Liberty

- a. Proposal and form of contract for the sale of a portion of Block 83-P, Lot 165 in the 11th Ward, that includes the structure known as the Detective Building, to Schoolhouse Electric & Supply Co., or a related entity to be formed, for \$250,000.

4. Central Business District

- a. Proposal and form of disposition contract for the sale of Air Pocket Estates A-1 and A-2, Block 2-A, Lots 127-A-1 and 127-A-2, in the 2nd Ward, to Smithfield Oliver Phase 2 Partners, LP, for \$2,225,000.

5. Housing

- a. Larimer/East Liberty Choice Neighborhood Parks
 - 1. Ratification of filing of an Application and authorization to enter into a Contract with the Pennsylvania Department of Conservation and Natural Resources (DCNR) and/or the Bureau of Recreation and Conservation (BRC) for DCNR Community Conservation Partnership Program (C2P2) Grant Funds for Larimer/East Liberty Park and Open Space implementation in the amount of \$250,000.00.
 - i. Cooperation Agreement with the City of Pittsburgh for the administration of the funds.
 - ii. Authorization to commit \$250,000.00 of Larimer Choice Neighborhood and/or Larimer City funds as the required match for the application.
 - 2. Authorization to file an Application with and enter into a Contract with the Pennsylvania Department of Community and Economic Development and/or the Commonwealth Financing Authority for a Greenways, Trails, and Recreation Program grant of up to \$250,000 for the construction of a new park near the intersection of Larimer Avenue and Station Street.
 - i. Cooperation Agreement with the City of Pittsburgh for the administration of the funds.
 - ii. Authorization to commit \$37,500 of Larimer Choice Neighborhood and/or Larimer City funds as the required match for the application.
 - 3. Authorization to file an Application with and enter into a Contract with the National Recreation and Park Association for a Great Urban Parks Campaign Grant for Larimer/East Liberty Park and Open Space Plan implementation in the amount of up to \$575,000.00.
 - 4. Authorization to amend URA Board Resolution No. 49 (2015) to include the Housing Authority of the City of Pittsburgh, the Pittsburgh Water and Sewer Authority, the City of Pittsburgh and the Authority as parties to the cooperation agreement relating to ownership and maintenance of the Larimer/East Liberty public parks.

- b. Manchester - Columbus Square Phase IV
 - 1. Revision of Resolution No. 240 (2015) to increase the UDAG Program Income Fund (UPIF) Loan Agreement with MCC-MCS, LLC from \$170,500 to \$446,278.
- c. Real Estate Loan Review Committee Member – Appointment of new member.
 - 1. Approval is requested to add the following member to the Authority Real Estate Loan Review Committee:
 - Samuel Su, Manager of Strategic Initiatives, Pittsburgh Community Reinvestment Group

6. Economic Development

- a. Uptown –Request for Proposal – Lot F
 - 1. Authorization to issue a Request for Proposals for the sale of Lots 2-H and Blocks 108, 110, 111-A, 111-B, 112, 113, 114, 115, 116, 117, 118, 119, 120, 120-A, 120-B, 121-A, 121-B, 2-H-122, commonly referred to as Lot F in the 3rd Ward.
- b. Central Business District - The Gardens at Market Square/Tower Two-Sixty,
 - 1. Authorization to execute an amended Note, and related financing documents, in connection with the Gardens at Market Square Tax Increment Financing issuance.

7. Center for Innovation and Entrepreneurship

- a. New Markets Tax Credits
 - 1. Authorization to enter into a Loan Agreement with a subsidiary of Pittsburgh Urban Initiatives, LLC, (PUI) or related entity, in an amount not to exceed \$1,500,000.00 for the purposes of funding the New Markets Tax Credit (NMTC) Loan Fund in an amount totaling not more than \$2,100,000.00.
 - 2. Authorization to provide a NMTC recapture guarantee to the NMTC equity investor, PNC Bank.
- b. Bloomfield - 4800 Penn Avenue
 - 1. CDIF Community Development Investment Fund (CDIF) Grant Agreement with Bloomfield-Garfield Corporation in the amount of up to \$50,000 for the development at 4800 Penn Avenue in Bloomfield.

8. Real Estate

- a. Larimer
 - 1. Rescission of Resolution No. 232 relating to the sale of Block 124-J, Lot 246, in the 12th Ward, to Fiore of Pittsburgh, LLC.
 - 2. Final drawings, evidence of financing, and execution of deed for the sale of Block 124-J, Lot 19 (formerly Block 124-J, Part of Lot 246) in the 12th Ward, to Fiore of Pittsburgh, LLC, for \$1.00.
- b. Homewood
 - 1. Authorization to acquire the following publicly-owned property for \$1.00 plus costs.
- c. Hill District
 - 1. Authorization to execute a deed for the sale of the following properties to the City of Pittsburgh for \$1.00.
- d. East Liberty
 - 1. Final drawings, evidence of financing, and execution of deed for the sale of Block 83-R, Lot 77, in the 11th Ward, to East Liberty Development, Inc., for \$3,000.00.

9. Engineering and Construction

- a. Shadyside
 - 1. Authorization to advertise for bids for construction of a pervious pavement path in Mellon Park.
- b. Lawrenceville
 - 1. Authorization to advertise for bids for Shoppes at Doughboy – Site Preparation Contract No. 2.
 - 2. Authorization to solicit proposals for construction management/construction inspection of Shoppes at Doughboy Site Preparation Contract No. 2.
 - 3. Authorization to advertise for bids for 62nd Street Industrial Park – Site Preparation Contract No. 3.
- c. Scattered Sites
 - 1. Authorization to enter into an Amendatory Agreement with CDR Maguire for PADOT program management assistance services for an amount not to exceed \$25,000.00.
- d. Civic Building

1. Agreement with Sota Construction Services, Inc. for the Urban Redevelopment Authority Restroom Renovations, Floors 6 and 10 through 13 - \$111,300.00.
- e. Shadyside/Larimer
 1. Authorization to enter into an agreement with Walnut Capital Management, Inc. to pay for intersection improvements at Penn Avenue and Reizenstein Way - \$15,092.00.
 2. Authorization to enter into a cooperation agreement with the City of Pittsburgh for reimbursement of costs of intersection improvements at Penn Avenue and Reizenstein Way - \$7,546.00.

10. Finance

- a. 2016 HOME Cooperation Agreement with the City of Pittsburgh – Up to \$1,691,816
- b. Amendatory Agreement with Maher Duessel, Certified Public Accountants

REGULAR BOARD MEETING
APRIL 14, 2016

AGENDA "B"

REAL ESTATE

1. South Side Works
 - a. Rescission of Resolution 416 (2009) approving the Proposal, Form of Contract, Final Working Drawings, Evidence of Financing, and Execution of a Deed for the sale of Block 29-N, Lot 152 in the 16th Ward to 29th Street Associates, LP.

2. Summerset – 9 Mile Run
 - a. Authorization to execute Certificates of Completion for MRRC Summerset II, L.P. for Lots 292, 237, and 238 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction, 1646 Shelburne Lane, 1631 and 1635 Biltmore Lane).

3. Perry South
 - a. Authorization to execute a Certificate of Completion for Oakglade Realty Capital Partners, LP for Block 46-J, Lot 322 in the 26th Ward, and authorization to return the Good Faith Deposit (residential/commercial rehabilitation, 2246 Wilson Avenue).

4. Perry South
 - a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 23-B, Lot 174, in the 25th Ward, to Cory and Jennifer Cope, for \$500.00 (Sideyard–1668 Perrysville Avenue).

5. East Liberty
 - a. Amendment to Resolution 289 (2015) to revise the purchase price for acquisition of Block 83-P, L Lot 225 in the 11th Ward from The Pittsburgh Parking Authority from “fair market value” to \$1,000,000.

6. Manchester
 - a. Authorization to execute a Certificate of Completion for Renaissance Housing FP 1, L.P., for Block 22-R, Lots 186B and 186C, in the 21st Ward (Sideyard – 1106-1108 Bidwell Street).

7. Lower Lawrenceville
 - a. Authorization to execute an Assignment and Consent Agreement consenting to the assignment and conveyance by Lola Partners LLC to A2 Holdings, LLC of Lola Partners LLC's right, title, and interest in the properties located in the 6th Ward of the City of Pittsburgh and identified as Allegheny County Block 49-N, Lots 3 and 4, and in the Contract for Disposition by and between Lola Partners LLC and this Authority, dated December 17, 2013.
 - b. Authorization to amend the Contract for Disposition by Sale of Land for Private Redevelopment by and between Lola Partners LLC and this Authority, dated December 17, 2013.

8. Central Business District
 - a. Authorization to extend the period of exclusive negotiations with McKnight Realty Partners, LLC, or an entity to be formed, until May 12, 2016, for the sale of Block 1-D, Lot 183 in the 2nd Ward (604 Liberty Avenue). See Resolution 367 (2015).

HOUSING

1. 2014-2015 Larimer Choice Neighborhoods Cooperation Agreement with the City of Pittsburgh
 - a. Amend Resolution No. 206 (2015) to increase the 2014 Capital Bond Funds Cooperation Agreement with the City of Pittsburgh for the Larimer Choice Neighborhood Initiative from \$290,880 to \$472,680.
 - b. Rescind Resolution No. 205 (2015) which states that the Authority will enter into a 2014-2015 Community Development Block Grant (CDBG) Cooperation Agreement with the City of Pittsburgh for the Larimer Choice Neighborhoods Initiative in the amount of \$181,800.

ENGINEERING AND CONSTRUCTION

1. Hill District
 - a. Amendment to Resolution No. 88 (2016) with Plavchak Construction Company, Inc. changing the amount of the Agreement from \$79,220.00 to \$95,420.00.

LEGAL

1. Saul Ewing LLP
 - a. Authorization to enter into an amendment to the Agreement for professional services with Saul Ewing LLP for representation and counsel relating to general and specific labor and employment matters increasing the amount of the contract from \$38,700.00 up to \$60,000.00.