

REGULAR BOARD MEETING
NOVEMBER 14, 2013

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of October 10, 2013.
2. Real Estate
 - a. Lawrenceville:
 1. Proposal and form of contract for the sale of Block 120-G, Lots 42, 140 and part of 155, in the 10th Ward, to Paragon Food Service, or an entity to be formed, for \$70,000 per acre.
 - b. Hill District:
 1. Authorization to enter into exclusive negotiations with KBK Enterprises, for a period of up to 18 months, for the sale of certain properties located in the Fifth Ward.
3. Housing
 - a. Uptown Lofts on Fifth:
 1. Rental Housing Development and Improvement Program Loan Agreement - Uptown Lofts on Fifth, L.P. – up to \$1,002,000.
 - b. Susquehanna Homes - Homewood:
 1. Authorization to acquire 11 publicly-owned properties.
 2. Ratification of an amendment to Resolution No. 316 (2013) to add 11 parcels for exclusive negotiations with S & A Homes and Oxford Development Company, or a related entity to be formed, for a period of 180 days, for the sale of the following public properties in the 13th Ward for an increase in the purchase price of \$6,000 (to \$52,500), plus closing costs.
 - c. South Side Riverfront Housing – Riverside Mews:
 1. Second Amendment to Disposition Contract dated July 26, 2006 between the Authority and the Riverside Development Group, Inc. – Lots 1, 2, 5, 6, and 7 in the Riverside Mews Improvement Subdivision Site Plan also being designated as Block 12A Lots 7, 11, 17, 19, 39, 41, 46, 47, 48, 49, 50, and 51, and Block 12E Lots 40, 41, 42, 43, 45, and 46, 17th Ward.

4. Center for Innovation and Entrepreneurship
 - a. Streetface Program – Ace Hotel:
 1. Authorization to approve Streetface Loan Agreements with Y Hotel LP, or an entity to be formed, and waiver of guidelines to permit more than one Streetface loan for a total amount not to exceed \$75,000.

5. Engineering and Construction
 - a. East Liberty Transit Center:
 1. Authorization to re-advertise for bids for site preparation improvements at the East Liberty Transit Center and for intersection improvements.

 - b. Bakery Square 2.0 SPC No. 1:
 1. Agreement for Bakery Square 2.0 Site Preparation Contract No. 1 with A. Liberoni, Inc. - \$4,015,661.68.

 - c. Federal North:
 1. Authorization to advertise for bids for site preparation work associated with the development of the Federal North block.

AGENDA “B”

REAL ESTATE

1. 9 Mile Run
 - a. Authorization to execute a Certificate of Completion for Summerset Cottage, L.P. for Lots 222 and 223 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1630 and 1620 Biltmore Lane).

2. Federal North Project
 - a. Authorization to execute Certificates of Completion for North Avenue, LLC, for Phase 2A being Parcels 1, 2,3,4,5,6 and Block 23-G, Lot 36, and authorization to return the Good Faith Deposit (residential construction – 1500-1510 and 1514 Federal Street).

3. Lawrenceville
 - a. Authorization to execute a Certificate of Completion for E Properties & Development LLC, for Block 49-E, Lot 57, and authorization to return the Good Faith Deposit (residential construction – 167 38th Street).

4. Hill District
 - a. Authorization to acquire publicly-owned property known as Block 11-A, Lot 173, in the 3rd Ward (residential site assemblage – 323 Dinwiddie Street).
 - b. Rescission of Resolution No. 138 (1987) authorizing the sale of Block 10-J, Lots 343 and 344, in the 5th Ward, to Macedonia Baptist Church (parking – Bedford Avenue).

CENTER FOR INNOVATION AND ENTREPRENEURSHIP

1. AHI-5000 2nd Avenue
 - a. Authorization to amend Resolution No. 174 (2013) to be an Urban Development Fund program loan and waiver of program guidelines to loan to a non-profit.
2. Streetface Program
 - a. Authorization to amend Resolution No. 240 (2013) to increase the amount of the Streetface Loan funding to PFEX, Inc by \$3,000 for a total amount of \$63,000 to be used for the façade renovation of the property at 1727 Bluff Street in the Uptown neighborhood.
3. Storefront Renovation Program
 - a. Authorization to waive the maximum amount of the Storefront Renovation Program grant to Constantine Stathopoulos from \$5,000 to \$6,750 to be used for the completion of the façade renovation of the property at 5719 Bryant Street in the Highland Park neighborhood.

HOUSING

1. 2012 City Bond Funds – Neighborhood Housing Initiative:
 - a. Authorization to split \$495,000.00 of Support for Housing Development Funds to the following program line items:

\$300,000.00	Pittsburgh Housing Construction Fund
\$195,000.00	Rental Housing Development and Improvement Program
 - b. Authorization to allocate \$50,000 in Elm Street funds to the Residential Façade Program (RFP)
2. 2013 City Bond Funds – Neighborhood Housing Initiative:
 - a. Authorization to split \$800,000 of Support for Housing Development Funds to the following program line items:

\$450,000.00	Pittsburgh Housing Construction Fund
\$350,000.00	Rental Housing Development and Improvement Program
 - b. Authorization to allocate \$50,000 in Elm Street funds to the Residential Façade Program (RFP)

3. Residential Façade Program:
 - a. Authorization to amend Resolution 26 (2012) to change the name of the program from “Elm Street Façade Program” to “Residential Façade Program”.
 - b. Clarification of Resolution 117 (2013) to identify DCED Contract Number C000053510 and City Bond funds as the funding sources of the Residential Façade Program.

FINANCE

1. Authorization to return of \$491,603 to the General Fund from the Front Fund for the Neighborhood Stabilization Program State grant from DCED.