

REGULAR BOARD MEETING
SEPTEMBER 12, 2013

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Meeting of August 8, 2013.
2. Central Business District
 - a. Proposal and form of contract for the sale of Block 2-A, Lots 124 & 127 and Block 2-E, Lot 4, in the 2nd Ward, to a to-be-formed limited partnership between Millcraft Investments, Inc., or an affiliate, McKnight Realty Partners, LLC, or an affiliate and the Urban Redevelopment Authority of Pittsburgh, for \$2,225,000.00.
 - b. Authorization to enter into an Option Agreement with Millcraft Investments, Inc. or an entity to-be-formed, and McKnight Realty Partners, LLC, or an entity to be formed, for a period of 2 years from the date of issuance of an occupancy permit for the proposed garage development, for the air rights above the proposed garage, located in the 2nd Ward for \$2,225,000.00.
 - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh for parking tax increment.
 - d. Authorization to enter into a Funding Agreement with the to-be-formed limited partnership between Millcraft Investments, Inc., or an affiliate, McKnight Realty Partners, LLC, or an affiliate and the Urban Redevelopment Authority of Pittsburgh related to the use of parking tax increment.
 - e. Authorization to enter into a Limited Partnership between Millcraft Investments, Inc., or an affiliate, McKnight Realty Partners, LLC, or an affiliate, and the Urban Redevelopment Authority of Pittsburgh.
 - f. Disclosure of Board Member William C. Rudolph as a principal of McKnight Realty Partners, LLC and part owner of property located 345 Fifth Avenue

3. Lawrenceville

- a. Authorization to amend Resolution No. 345 (2010) to exclude Block 120-C, Lot 10, and Block 120-G, Lots 42, 140 and 155 from the Master Development Agreement with The Buncher Company.
- b. Authorization to rescind Resolution No. 81 (2011) authorizing execution of an Option Agreement with The Buncher Company for the acquisition of Block 80-J, Lot 20, in the 9th Ward.
- c. Authorization to rescind Resolution No. 82 (2011) authorizing acceptance of a Proposal and execution of a Disposition Contract with Option to Purchase with The Buncher Company for Block 120-C, Lot 10 and Block 120-G, Lots 42, 140 and 155, in the 10th Ward.
- d. Authorization to enter into exclusive negotiations with Paragon Food Service, for a period of 90 days, for the sale of Block 120-C, Lot 10, and Block 120-G, Lots 42, 140 and 155, in the 10th Ward.

4. Housing

- a. Squirrel Hill - Former Poli's Site:
 - 1. Urban (Development Action Grant) Program Income Fund (UPIF) Loan Agreement with AHI Development (or an entity to be formed) in the amount of up to \$250,000.
- b. Homewood - Susquehanna Homes:
 - 1. Authorization to enter into 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 certain public properties in the 13th Ward for the purchase price of \$46,500.00, plus closing costs.
- c. East Liberty/Garfield - St. Clair Apartments:
 - 1. Authorization to enter into exclusive negotiations with St. Clair Apartments LP (or a related entity to be formed), for the following parcels in the 11th Ward of the City of Pittsburgh for a period of 180 days for the purchase price of \$3,500 per parcel plus closing costs.

| <u>Ward</u> | <u>Address</u> | <u>Lot and Block</u> |
|-------------|-------------------|----------------------|
| 11 | 5456 Black Street | 83-A-264 |
| 11 | 5454 Black Street | 83-A-266 |
- d. Middle Hill District - The Center That C.A.R.E.S.:
 - 1. Façade Grant Agreement with The Center that C.A.R.E.S. in an amount not to exceed \$30,000.

5. Economic Development

- a. Lawrenceville Technology Center Site:
 - 1. Cooperation Agreement with City of Pittsburgh designating URA as City's agent in connection with \$882,990 Penn Works grant.
 - 2. Authorization to enter into Sub-grant Agreement for the Penn Works grant with RIDC, or related entity and to Contract for an Administrative Fee.
- b. Saw Mill Run/West End:
 - 1. Grant Agreement with the City of Pittsburgh for \$30,000.
- c. Homewood TRID Planning Study Application:
 - 1. Authorization to use URA funds totaling \$25,000 as a match to DCED Homewood Planning grant of \$75,000.

6. Center for Innovation and Entrepreneurship

- a. Pittsburgh Entrepreneur Support Program Guidelines:
 - 1. Authorization to approve Pittsburgh Entrepreneur Support Program Guidelines.

7. Real Estate

- a. Herr's Island – Washington's Landing:
 - 1. Evidence of financing and execution of deed for the sale of Block 48-P, Lots 211, 213, 242, and part of 209, in the 24th Ward, to Washington Landing's Marina, L.P. for \$285,000.00.
- b. North Shore:
 - 1. Authorization to approve a change in reuse of Block 23-S, Lot 165A, in the 23rd Ward, for Allegheny Center Alliance Church.
- c. Mainstreets Pittsburgh 2013:
 - 1. Authorization to enter into a Contract with the Community Technical Assistance Center to conduct their 2013 Mainstreets Pittsburgh activities, for an amount not to exceed \$40,000.

8. Engineering and Construction

- a. Beechview:
 - 1. Authorization to enter into an Agreement with McMeekin Contracting, Inc., for roofing services at 1600 Broadway Avenue for an amount not to exceed \$32,500.00.

AGENDA “B”

REAL ESTATE

1. Lawrenceville
 - a. Authorization to execute Certificates of Completion for North Lincoln Investment Company for Block 80-K, Lots 110 & 113, Block 80-P, Lots 134 & 277, and authorization to return the Good Faith Deposit (residential construction – 46th Street and Hatfield Street).
2. 9 Mile Run
 - a. Authorization to execute a Certificate of Completion for MRRC Summerset II, L.P. for Lots 199, 205 and 254 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1617 & 1647 Overton Lane and 1611 Parkview Boulevard).
 - b. Authorization to execute a Certificate of Completion for Summerset Cottage, L.P. for Lot 202C in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1614 Overton Lane – Unit C).

ECONOMIC DEVELOPMENT

1. Congestion Mitigation and Air Quality Funding - Grant Application
 - a. Authorization to amend Resolution No. 292 (2013) to reflect the new scope of work in the Application for Congestion Mitigation and Air Quality Funding to be an intermodal transit center in the Strip District neighborhood between 21st Street and 28th Street rather than Railroad Street reconstruction.
 - b. Authorization to amend Resolution No. 291 (2013) to increase the amount in the Application for Congestion Mitigation and Air Quality Funding by \$2.6 million for a total amount of \$5.6 million to be used for the Beaver Avenue two-way conversion project in the Chateau neighborhood.
2. Bakery Square 2.0 Public Infrastructure EDA
 - a. Authorization to ratify the execution of a Cooperation Agreement between the City of Pittsburgh and the URA dated August 27, 2013 which designates the URA as the City’s agent for administration of EDA Grant in the amount of \$1,959,500.
3. Highland Park – Bryant Street
 - a. Authorization to amend Resolution No. 296 (2013) to enter into a forgivable loan agreement with Lee Gross for an amount not to exceed \$300,000.00.

HOUSING

1. Manchester Renaissance II – UDAG Program Income Fund (UPIF) Loan Restructure
 - a. Authorization to amend Resolution Number 218 (2012) to allow the UDAG Program Income Fund (UPIF) loan funds committed to the Manchester Renaissance II development to also be used as developer construction financing in addition to the originally intended use of buyer permanent financing.
2. Pittsburgh Home Rehabilitation Program (PHRP)
 - a. Approval of Brenda L. Roseboro, City of Pittsburgh employee (Finance Department), to participate in the Pittsburgh Home Rehabilitation Program, for a property located at 3006 Landis Street, Pittsburgh, PA 15204, subject to the approval of the U.S. Department of Housing and Urban Development.
3. Housing Recovery Program–Developer (HRP-D)
 - a. Approval of Quianna Wasler, Urban Redevelopment Authority of Pittsburgh employee in the Center for Innovation and Entrepreneurship department (CIE) (Mains Streets Development Specialist), to participate in the Housing Recovery Program-Developer (HRP-D) for a property located at 514 N. Sheridan Avenue Street, Pittsburgh, PA 15206, subject to the approval of the U. S. Department of Housing and Urban Development.
4. Neighborhood Stabilization Program III – Sheraden – PNC Bank Financing
 - a. Authorization to amend Resolution No. 178 (2012) to include Landlord Loan Escrow Account as a source of Authority funds for this loan to the Pittsburgh Housing Development Corporation.
5. Pittsburgh Party Wall Program (PPWP)
 - a. Approval of David Mistick, father of Kelly Mistick, who is an employee of the City of Pittsburgh’s Legal Department. The property is located at 1319 North Franklin Street, Pittsburgh, PA 15233, subject to the approval of the U. S. Department of Housing and Urban Development.
 - b. Approval of Barbara Fazio, sister of Raymond Fazio who works for the City of Pittsburgh’s Public Works Department. The property is located at 1215 Itin Street, Pittsburgh, PA 15212, subject to the approval of the U. S. Department of Housing and Urban Development.