

REGULAR BOARD MEETING  
JULY 11, 2013

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of Minutes of Regular Meeting of June 13, 2013.

2. Central Business District

a. The Gardens at Market Square:

1. Final drawings, evidence of financing and execution of deed for the sale of Block 1-H, Lots 184, 197, 200, 201, 204, 205 & 207, in the 1<sup>st</sup> Ward to The Gardens at Market Square, LP for \$2,375,000.00.
2. Amendment to Resolution No. 109 (2013) to increase the Pittsburgh Development Fund loan by \$492,500 for a total loan of \$2,292,500.00.

3. Real Estate

a. Sheraden:

1. Proposal and form of contract for the sale of Block 42-R, Lots 301, 304, 312 and 314, in the 20<sup>th</sup> Ward, to Cozza Enterprises, LLC, or an entity to be formed, for \$170,000.00.

b. Larimer:

1. Authorization to enter into a Consultant Contract with the Housing Authority of the City of Pittsburgh for the performance of services to support the acquisition of property for the Choice Neighborhoods Project.
2. Authorization to enter into a Contract with East Liberty Development, Inc., for services relating to acquisition of property for the Choice Neighborhoods Project.
3. Authorization to enter into exclusive negotiations with the Housing Authority of the City of Pittsburgh for a period of twelve months or three months, depending on the status of the award of the 2013 Choice Neighborhoods grant, for the sale of certain properties in the 12<sup>th</sup> Ward.

4. Economic Development

a. TIGER IV:

1. Authorization to establish a TIGER IV Revolving Front Fund by using URA General Fund dollars in the amount of \$2,500,000.00.

5. Center for Innovation and Entrepreneurship

a. Uptown - Paramount Film Exchange & StartUptown:

1. Authorization to enter into an Urban Development Fund Loan Agreement with PFEX, Inc., or related entity, in an amount not to exceed \$325,000 and waiver of program guidelines.
2. Authorization to enter into a Pittsburgh Business Growth Fund Loan Agreement with StartUptown, or related entity, in an amount not to exceed \$125,000 and waiver of program guidelines.
3. Authorization to enter into Streetface Loan Agreement with PFEX, Inc, or related entity, in an amount not to exceed \$60,000 and waiver of program guidelines.

b. East Liberty – Hotel Indigo:

1. Authorization to enter into a not to exceed \$1,700,000 Pittsburgh Development Fund and / or Urban Development Fund Loan Agreement with Governor's Hotel Company LP, or related entity.
2. Authorization to enter into Streetface Loan Agreement with Governor's Hotel Company LP, or related entity, in an amount not to exceed \$75,000 and waiver of program guidelines.

6. Housing

a. Columbus Square Phase 3:

1. Urban (Development Action Grant) Program Income Fund Loan Agreement with MCC-MCS, LLC in the amount of up to \$280,000.
2. Pittsburgh Housing Construction Fund Grant Agreement with MCC-MCS, LLC in the amount of up to \$150,000 and a waiver of the PHCF administrative guidelines.

b. Manchester Demolitions – Historic Review Consultant:

1. Professional Services Contract with Urban Design Ventures in an amount not to exceed \$14,850 for Section 106 services required to obtain local, state and national historic approvals necessary for the demolition of nine (9) structures located in the Manchester neighborhood.

6. Housing – continued:

- c. Wood Street Commons – 300 Wood Street - Block & Lot 1-H-370:
  - 1. Loan Agreement with the Residences at Wood Street, or a related entity to be formed, for a bridge loan in an amount up to \$1,500,000.
  - 2. Grant Agreement with the Residences at Wood Street, or a related entity to be formed, for a grant in an amount up to \$1,350,000.
- d. Administrative – Pittsburgh Housing Development Corporation:
  - 1. Reappointment of Andrew Dash, to the Board of Pittsburgh Housing Development Corporation (3 year term).
  - 2. Reappointment of Aggie Brose to the Board of Pittsburgh Housing Development Corporation (3 year term).

7. Engineering and Construction

- a. Sheraden:
  - 1. Authorization to advertise for the demolition and site clearance of 2912 Sheraden Boulevard in the Sheraden neighborhood of the City of Pittsburgh.

8. Finance

- a. Authorization to appoint a slate of Bond Counsel and Underwriters.

Bond Counsel Slate:		Underwriters Slate:	
1.	Ballard Spahr	1.	Janney Montgomery
2.	Buchanan Ingersoll & Rooney	2.	Raymond James
3.	Campbell & Levine	3.	George K. Baum & Company
4.	Dinsmore & Shohl	4.	Mellon Financial Markets
5.	Eckert Seamans	5.	PNC Capital Markets
6.	R. Darryl Ponton & Associates MBE	6.	RBC Capital Markets
7.	Thorp Reed & Armstrong	7.	NW Capital Markets
8.	Savage & Associates MBE	8.	Loop Capital MBE
9.	Cohen & Grigsby		

## AGENDA "B"

### 1. Manchester

- a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 22-K, Lot 78, in the 21<sup>st</sup> Ward, to Neil and Kattie Hoy, for \$500.00 (sideyard – 1320 Juniata Street).

### 2. Glass Lofts – Friendship Development Associates

- a. Amendment to Resolution No. 200 (2013) to identify Pittsburgh Development Fund ("PDF") as the source of funds to purchase the Citizen's Bank Note in the amount of up to \$600,000.00.
- b. Rescission of Resolution No. 201 (2013) which had approved a second amendment to the PDF Loan Agreement between URA and Friendship Development Associates.