

REGULAR BOARD MEETING
AUGUST 8, 2013

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of Minutes of Regular Board Meeting of July 11, 2013.

2. Housing

- a. 2013 Larimer Choice Neighborhoods Implementation Grant:

1. Authorization to execute an Implementation / Partnership Agreement amongst the Housing Authority of the City of Pittsburgh (HACP), the City of Pittsburgh, Urban Strategies, Inc., McCormack Baron Salazar, Inc. / Allies & Ross Management and Development Corporation, a to-be-identified education entity, and the Authority for purposes of submitting a Choice Neighborhoods Application to the U.S. Department of Housing and Urban Development (HUD).
2. Authorization to execute a Cooperation Agreement between the City of Pittsburgh and/or HACP and the Authority.
3. Agreement with NeighborWorks of Western Pennsylvania in an amount not to exceed \$30,000 for providing financial counseling and other services to up to 40 homeowners in the existing Choice Neighborhoods area.
4. Grant Agreement with Rebuilding Together Pittsburgh in the amount of up to \$75,000 for the repair of owner-occupied homes in the Larimer Choice Neighborhoods area.
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2.a. 2013 Larimer Choice Neighborhoods Implementation Grant – continued:

5. Authorization to commit funds from the following programs to the Choice Neighborhoods Initiative in Larimer:
 - a. Neighborhood Housing Program (NHP) and / or Housing Recovery Program – Developer (HRP-D) Second Mortgage financing in an amount up to \$250,000.
 - b. Down Payment / Closing Cost Assistance funds to future homeowners in the Choice Neighborhoods area in the amount up to \$45,000.
 - c. Pittsburgh Home Rehabilitation Program (PHRP) funds to homeowners in the Choice Neighborhoods area in the amount up to \$250,000.
 - d. Neighborhood Stabilization Program III funds used for acquisition in the amount up to \$250,000.
 - e. HUD Upfront Grant funds used for development of affordable housing on the existing Liberty Park site in the amount up to \$560,000.
 - f. Commercial façade program loans and grants in the amount up to \$150,000.
 - g. Business Loans, including Business Energy Savings Program in the amount up to \$500,000.
 - h. Pittsburgh Housing Construction Fund (PHCF) Construction Loan financing in the amount up to \$400,000 for the construction of up to 15 for-sale homes in the Choice Neighborhoods area.
 - i. Pittsburgh Development Fund (PDF) Permanent Loan financing in the amount up to \$1,000,000 to serve as amortizing debt on the mixed-income rental units to be developed in the Choice Neighborhoods area.
 6. Authorization to amend Resolution No. 209 (2013) to include publicly-owned properties known as Block 83-S, Lot 296, Block 124-N, Lots 3, 6, 8; and Block 125-A, Lots 345 and 371, in the 12th Ward.
- b. Larimer Scattered Sites Phase I Housing Development:
1. Rental Housing Development and Improvement Program - Loan Agreement with KBK Enterprises, and/or a related entity to be formed, in an amount up to \$1,000,000.

2. Housing – continued:

- c. Susquehanna Street Phase IIB – Finance Street - 7317, 7327, 7335, 7341, 7349, 7357 Finance Street:
1. Pittsburgh Housing Construction Fund – Loan Agreement with Pittsburgh Housing Development Corporation for \$161,825.
 2. Pittsburgh Housing Construction Fund – Grant Agreement with Pittsburgh Housing Development Corporation for \$637,000 and a waiver of program guidelines.
 3. Community Development Investment Fund - Grant Agreement with Building United of Southwestern Pennsylvania - \$30,000.
 4. Neighborhood Housing Program – Agreement with Pittsburgh Housing Development Corporation for \$290,000.
 5. Assignment of Disposition Contract from Building United of Southwestern Pennsylvania to Pittsburgh Housing Development Corporation for the sale of Block 175-A, Lots 26, 27, 28, 28A, 29, 30, 31, 33 37 and 38 in the 13th Ward.
 6. Final drawings, evidence of financing, and execution of deed for the sale of Block 175-A, Lots 26, 27, 28, 28A, 29, 30, 31, 33, 37 and 38 in the 13th Ward to Pittsburgh Housing Development Corporation for \$34,512.00.
 7. Amendment of Resolution No. 412 (2010), as amended, to delete Block 175-B, Lots 147 and 151.

3. Real Estate

a. South Side Works:

1. Proposal and form of contract for the sale of a part of South Side Works Parcels B2c 1st Revised and B2d, also known as Block 12-H, Lots 250 and 265 in the 16th Ward, to The Soffer Organization and Village Green Development Holding, LLC for \$425,000 per acre, plus costs.
2. Rescission of Resolution No. 286 of 2011 accepting the Proposal and form of contract for the sale of South Side Works Development Parcel E2b, in the 16th Ward, to Ralph A. Falbo, Inc. or an entity to be formed, for an amount of \$237,300.00.
3. Proposal and form of contract for the sale of South Side Works Parcel E2b, Block 29-P, Lot 350, in the 16th Ward, to a to be formed Limited Partnership between Ralph A. Falbo, Inc. and Beacon Communities Development LLC for \$237,300.00.

3. Real Estate – continued:

b. Central Business District:

1. Final drawings, evidence of financing and execution of deed for the sale of Block 1-H, Lots 281 and 282, in the 1st Ward, to Landmarks Development Corporation for \$500,000.00.

c. Morningside:

1. Authorization to execute an Agreement of Sale with the Board of Education School District of Pittsburgh for the acquisition of Block 121-K, Lot 166, in the 10th Ward.

d. Point Breeze North:

1. Proposal and form of contract for the sale of Block 126-H, Lot 62 in the 14th Ward, to Fireman Creative, LLC, or an entity to be formed, for \$20,000.00.

e. Fairywood:

1. Authorization to enter into Exclusive Negotiations with a partnership to be formed by Pittsburgh Economic & Industrial Development Corporation and Fourth River Development LLC, for a period of 90 days, for the sale of Block 70-E, Lot 300, Block 70-E, Lot 325, and Block 107-H, Lot 100 in the 28th Ward, for \$1,250,000.00.

f. California-Kirkbride:

1. Authorization to enter into Exclusive Negotiations with Northside Coalition for Fair Housing, for a period of 6 months, for the sale of Block 22-H, Lots 45, 46 and 47-1, in the 25th Ward.

4. Economic Development

a. Congestion Mitigation and Air Quality Funding - Grant Applications:

1. Authorization to Submit Applications for Congestion Mitigation and Air Quality Funding through the Southwestern Pennsylvania Commission to the Federal Highway Administration, and to enter into Contracts with the Southwestern Pennsylvania Commission, PennDOT or the U. S. Department of Transportation:
 - a. \$7.7 million Application for the two-way conversion of Penn Circle North and West in the East Liberty neighborhood.
 - b. \$3 million Application for the Beaver Avenue two-way conversion project in the Chateau neighborhood.
 - c. \$6 million Application for Railroad Street reconstruction between 23rd Street and 28th Street in the Strip District neighborhood.

4. Economic Development – continued:
 - b. Public Space Improvements - Squirrel Hill Gateway:
 1. Public Space Improvement Grant Agreement with the Squirrel Hill Urban Coalition for an amount up to \$15,000.00 and authorization for a waiver of the Public Space Improvement Program Guidelines.
5. Center for Innovation and Entrepreneurship
 - a. Riverfront Ventures, LLC :
 1. Authorization to enter into Pittsburgh Development Fund Equity Investment Agreement with Riverfront Ventures, LLC., or related entity, in an amount not to exceed \$500,000.
 - b. Thrill Mill’s Business Bout Competition:
 1. Authorization to provide \$25,000 to Thrill Mill’s Business Bout Business Plan Competition.
 - c. Highland Park - 5806 Bryant Street:
 1. Authorization to enter into a Loan Agreement with A-1 Realty, or related entity, in an amount not to exceed \$300,000.
 - d. Economic Development South:
 1. Authorization to enter into a Community Development Investment Fund Grant Agreement with Economic Development South in an amount not to exceed \$125,000.00.
6. Engineering and Construction
 - a. Scattered Sites:
 1. Agreement for Scattered Sites Demolition and Site Clearance Contract No. 9 – Rebid No. 2 with ROAC, Inc. – \$203,075.00.
 - b. East Side Pedestrian Bridge:
 1. Authorization to execute a Supplemental Agreement to Agreement No. 118050-A, dated September 9, 2012, with the Commonwealth of Pennsylvania Department of Transportation for an increase of \$22,500.00.

AGENDA “B”

REAL ESTATE

1. Residential Land Reserve Fund
 - a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 22-K, Lot 287, in the 21st Ward, to Artice Coleman for \$500.00 (1422 N. Franklin Street - sideyard)
2. 9 Mile Run
 - a. Authorization to execute a Certificate of Completion for MRRC Summerset II, L.P. for Lots 184 and 191 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1617 & 1647 Overton Lane).
3. Beechview
 - a. Authorization to amend Resolution No. 48 (2012) to delete Block and Lot No. 35-F-266, 19th Ward (1602 Broadway Avenue) from exclusive negotiations with A2 Holding, LLC, or an entity to be formed

CENTER FOR INNOVATION AND ENTREPRENURSHIP

1. Streetface Program
 - a. Ratification of a Streetface Program loan not to exceed \$7,000 to Butler Doughboy, LP for the property located at 3419-21 Butler Street. Carlotta Burgess, wife of Councilman Reverend Ricky Burgess, City of Pittsburgh employee, is a member of Butler Doughboy, LP.

ECONOMIC DEVELOPMENT

1. Federal North
 - a. Masonic Building- Block 23-L, Lot 80, 22nd Ward:
Amendment to Resolution 184 (2013) to increase the amount in the Grant Agreement with Allegheny City Development, or an entity to be formed, for an increase of \$12,451.00, for a total amount of \$1,257,632.
 - b. Garden Theater- Block 23-L, Lots 83 & 86, 22nd Ward:
Amendment to Resolution 191 (2013) to increase the amount in the Grant Agreement with Allegheny City Development, or an entity to be formed, for an increase of \$10,000.00 for a total amount of \$249,385.00.