

URBAN REDEVELOPMENT AUTHORITY

OF PITTSBURGH

AGENDA "A"

	<b><u>PAGE</u></b>
1. <u>General</u>	<b>1</b>
Approval of Minutes of the Regular Meeting of June 11, 2015.	
2. <u>Strip District – Produce Terminal</u>	<b>2</b>
a. Rescission of Resolution No. 278 (2014) authorizing exclusive negotiations with McCaffery Interests, Inc., or a related taxable entity, for the sale of Block 9-D, Lot 200 in the 2 <sup>nd</sup> Ward.	
b. Rescission of Resolution No. 279 (2014) authorizing exclusive negotiations with Michael Rubino, or a public market tenant entity to be formed, for the sale of Block 9-D, Lot 200 in the 2 <sup>nd</sup> Ward.	
c. Authorization to enter into exclusive negotiations with McCaffery Interests, Inc. and Pittsburgh Gateways or a related taxable entity for a period of 120 days, for the sale of Block 9-D, Lot 200 in the 2 <sup>nd</sup> Ward with an option to extend the exclusive negotiation period upon approval of the Executive Director.	
3. <u>Homewood – Animal Rescue League</u>	<b>5</b>
a. Final drawings, evidence of financing and execution of deed for the sale of certain properties in the 13 <sup>th</sup> Ward to The Animal Rescue League of Western Pennsylvania, Inc., for \$105,000.00.	
b. Authorization to accept the vacation of Tenner way, as vacated by City Council Resolution No. 339, recorded in Resolution Book Volume 149, Page 525, on May 28, 2015.	

4. Larimer - Economic Development Administration (EDA) **7**
- a. Ratification to file application and authorization to enter into Contract with the United States Economic Development Administration (EDA) for a Public Works and Economic Adjustment Assistance grant for \$2,000,000 related to the proposed Larimer Transit Station.
5. DCED Multimodal Transportation Fund **9**
- a. Summerset at Frick Park:
1. Authorization to submit a Multimodal Transportation Fund application and enter into a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Financing Authority (CFA) for Summerset at Frick Park, in the amount not to exceed \$3,000,000.
  2. Authorization to match a Multimodal Transportation Fund grant with Summerset at Frick Park Tax Increment Financing (TIF) proceeds in the minimum amount of \$1.5m.
  3. Cooperation Agreement with the City of Pittsburgh to administer the funds.
5. DCED Multimodal Transportation Fund **11**
- b. Homewood:
1. Authorization to submit a Multimodal Transportation Fund application and enter into a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) and/or the Commonwealth Financing Authority (CFA) to help fund engineering and design for Homewood Station Improvements in the amount not to exceed \$350,000.00.
  2. Authorization to match a Multimodal Transportation Fund grant with Homewood City Bond/Paygo and/or other funds in the amount of \$150,000.00.
  3. Cooperation Agreement with the City of Pittsburgh to administer the funds.

6. Department of Community and Economic Development – Keystone Communities **13**

- a. Authorization to submit a Keystone Communities Program application in the amount not to exceed \$500,000, and enter into a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) for the Polish Hill Brereton and Dobson Streets Development.
- b. Authorization to submit a Keystone Communities Program application in an amount not to exceed \$500,000.00, and enter into the appropriate contracts with the Commonwealth of Pennsylvania Department of Community and Economic Development.
- c. Authorization to submit a Keystone Communities Main Street Program application in an amount not to exceed \$400,000, and enter into the appropriate contracts with the Commonwealth of Pennsylvania Department of Community and Economic Development.
- d. Cooperation Agreements with the City of Pittsburgh as needed, for the administration of the funds.

7. Housing

- a. Larimer: **18**
  - 1. Authorization to enter into a contract with Wallace Roberts & Todd for an amount not to exceed \$389,993.00 for the Larimer/East Liberty Park design services for the Larimer Choice Neighborhoods Initiative.
- b. Larimer – Cooperation Agreements: **21**
  - 1. 2014-2015 Community Development Block Grant (CDBG) Cooperation Agreement with the City of Pittsburgh Capital Bond Funds for the Larimer Choice Neighborhoods Initiative – up to \$181,800.
  - 2. 2014 Cooperation Agreement with the City of Pittsburgh Capital Bond Funds for the Larimer Choice Neighborhoods Initiative – up to \$290,880.

c. Homewood: **23**

1. Pittsburgh Business Growth Fund Loan Agreement with Operation Better Block, Inc. for up to \$72,000 and a waiver of administrative guidelines for the Homewood Senior Station.
2. Community Development Investment Fund (CDIF) Grant Agreement with Operation Better Block, Inc. for up to \$20,000 and a waiver of administrative guidelines for the Bennett Street Townhomes.

8. Real Estate

a. Hill District – Addison Terrace: **27**

1. Authorization to amend Resolution No. 381 (2014) to add Block 10-J, Lots 318 and 323, and to delete Block 10-J, Lots 84, 99, 100, 101, 103, 104, 105.
2. Proposal and form of contract for the sale of certain properties to an entity to be formed by Allies & Ross Management and Development Corporation and Keith B. Key Enterprises.
3. Authorization to accept assignment of Disposition Contract from Pittsburgh Housing Development Corporation to an entity to be formed by Allies & Ross Management and Development Corporation and Keith B. Key Enterprises, for the sale of certain properties.
4. Authorization to acquire publicly-owned property known as Block 10-J, Lots, 150, 318, 323, and Block 10-K, Lots 97, 100, 101, 104, 115, 116, in the 5thWard.

b. City-Wide: **31**

- a. Authorization to enter into a professional services contract, in an amount not to exceed \$40,000.00, with Fourth Economy, LLC for development of a comprehensive land recycling business plan.

c.	South Side Slopes:	<b>33</b>
a.	Authorization to enter into exclusive negotiations with J. Poli, Inc. for a period of 90 days, for the sale of Block 12-P, Lots 92, 96, and 106 in the 16 <sup>th</sup> Ward with an option to extend the exclusive negotiation period upon approval of the Executive Director.	
d.	West End:	<b>35</b>
a.	Authorization to enter into a contract with the Design Center of Pittsburgh as funding conduit for the West End Alliance, not to exceed \$80,000.	
9.	<u>Economic Development</u>	
a.	Chartiers Valley Industrial Park Expansion Business in Our Sites Loan	<b>37</b> Application
1.	Authorization to file a Loan Application in the amount of \$2,000,000.00 and authorization to enter into a Contract with the Commonwealth Financing Authority (CFA) for a Business in Our Sites (BOS) loan.	
b.	Downtown:	<b>39</b>
1.	Authorization to enter into a grant agreement with Landmarks Development Corporation for the historic façade restoration of 312-417 Wood Street for an amount up to \$274,231.00.	
c.	Hill District:	<b>42</b>
1.	Authorization to enter into a Recoverable Grant Agreement to Daisy Wilson Artist Community, Inc. in the amount of \$50,000.00 for use as matching funds for a Keystone Historical Preservation Project Grant.	

10.	<u>Engineering and Construction</u>	
a.	South Side Works:	<b>44</b>
	1. Authorization to solicit proposals for construction management/construction inspection of Hot Metal Street and South Water Street Traffic Signal Modification Site Preparation Contract No. 24.	
b.	Schenley Place:	<b>46</b>
	1. Authorization to solicit proposals for the construction management/construction inspection of Schenley Place Site Preparation Contract No. 1.	
c.	Summerset at Frick Park:	<b>48</b>
	1. Authorization to enter into a Reimbursement Agreement with the City of Pittsburgh for sidewalk repairs at the Nine Mile Run/Summerset at Frick Park Development - \$50,000.00.	
d.	Property Maintenance – City Wide:	<b>50</b>
	1. Amendatory Agreement with City Source Associates, Inc., to provide property maintenance – increase of \$200,000.00.	
	AGENDA B	<b>52</b>

## AGENDA "B"

### Real Estate

1. Homewood
  - a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 174-K, Lot 378, in the 13th Ward, to The Bible Center Church, Inc., for \$500.00 (Sideyard – 709 Sterrett Street).
  
2. Hazelwood
  - a. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 56-F, Lot 334, in the 15th Ward, to Georgetta Rue, for \$500.00 (Sideyard – 4818 Chatsworth Street).
  
3. 9 Mile Run
  - a. Authorization to ratify the execution of a Certificate of Completion for Summerset Cottage, L.P., for Lot 284 in Phase 2C, and authorization to return the Good Faith Deposit (residential construction – 1684 Shelbourne Lane)