

SPECIAL BOARD MEETING
APRIL 7, 2009

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH
AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of March 12, 2009.
2. Economic Development
 - a. Pittsburgh Entrepreneur Fund:
 1. Authorization to create the Pittsburgh Entrepreneur Fund.
 2. Authorization to reallocate \$500,000 from 2004-2005 Community Development Block Grant (CDBG) Neighborhood Economic Development to Pittsburgh Entrepreneur Fund.
 3. Authorization to file an Application with the Economic Development Administration for a \$1 million grant to be used to capitalize the Pittsburgh Entrepreneur Fund and to execute any other assurances or requirements necessary in connection with said Application.
 4. Authorization to execute a Grant Agreement with the Economic Development Administration in an amount not to exceed \$1 million to be used for the Pittsburgh Entrepreneur Fund and to execute any other assurances or requirements necessary in connection with said Agreement.
 - b. Hotel Indigo:
 1. Authorization to enter into a Grant Agreement in the amount up to \$300,000 to the Governor's Hotel Company, LP for soft costs related to the development of a Hotel Indigo in East Liberty.
 - c. Streetface Program – 3810/3822 Butler Street:
 1. Waiver of Streetface Program Guidelines to authorize two Grant Agreements with Shannopin's Village, LLC or related entity, for a total amount of up to \$63,000.00 for the façade improvements.

2. Economic Development – continued:

d. Beechview Senior Center – RACP:

1. Authorization to amend Resolution No. 169 of 2006 to increase the Redevelopment Assistance Capital Program grant by \$500,000.00 for a total amount of \$1,500,000.00.

e. Bakery Square – RACP:

1. Authorization to file an Application with and enter into a Contract with the State Office of the Budget for a Redevelopment Assistance Capital Program grant in an amount not to exceed \$4,000,000.
2. Authorization to enter into a Sub-grant Agreement for the RACP grant with Bakery Square Office, L.P., Bakery Square Parking, L.P., and/or Bakery Square Retail, L.P. and to Contract for an Administrative Fee.
3. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh.

3. Housing

a. York Commons:

1. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with a limited partnership to be formed by Presbyterian SeniorCare Inc. and Affirmative Investments, Inc. in the amount of \$650,000.

b. American Electric:

1. UDAG Program Income Fund (UPIF) Loan Agreement with MCC-MCS, LLC in the amount of \$212,110.
2. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with MCC-MCS, LLC in the amount of \$205,000.
3. Community Development Investment Fund (CDIF) Grant Agreement with Manchester Citizens Corporation in the amount of \$50,000.00.
4. Neighborhood Housing Program (NHP) Loan Agreement with MCC-MCS, LLC in the amount of up to \$200,000.
5. Department of Community and Economic Development Grant Agreement with MCC-MCS, LLC in the amount of \$550,000 for public improvements.
6. Authorization to support an application to the Allegheny County Redevelopment Authority by MCC-MCS, LLC for Community Infrastructure and Tourism Funds in the amount of \$250,000.
7. Agreement with MCC-MCS, LLC and Pittsburgh Water & Sewer Authority in the amount of up to \$168,350.00.

c. Sojourner Moms Phase II:

1. First Amendment to the Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with Sojourner House Moms for an increase of \$100,000.00.

3. Housing – continued:
 - d. Administrative – Pittsburgh Housing Development Corporation:
 1. Reappointment of Colin P. Kelley to the Board of Pittsburgh Housing Development Corporation (3 year term).
 2. Reappointment of David Brewton to the Board of Pittsburgh Housing Development Corporation (3 year term).
4. Engineering and Construction
 - a. Zone 3 Police Station:
 1. Amendatory Agreement for Architectural Design Services with Lami Grubb Architects, L.P. – increase of \$14,500.
 2. Amendatory Agreement with East End Plumbing and Mechanical, Inc. – increase of \$3,978.00.
 - b. Pittsburgh Technology Center:
 1. Agreement for Site Preparation Contract No. 13 with Palombo Landscaping, Inc. - \$169,500.00.
 - c. Property Maintenance:
 1. Agreement with Community Empowerment Association, Inc. – not to exceed \$75,000.00.
5. Real Estate
 - a. Allentown:
 1. Authorization to execute an Agreement of Sale with Solaris Holdings, LLC, for the acquisition of Block 14-F, Lot 147, in the 18th Ward.
 2. Authorization to assign the Agreement of Sale for Block 14-F, Lot 147, in the 18th Ward to the City of Pittsburgh.
 - b. Homewood:
 1. Authorization to acquire publicly-owned property known as Block 175-B, Lots 134, 135, 136, 137, 138, 139 and 145, in the 13th Ward.
 2. Proposal and form of contract for the sale of Block 175-B, Lots 134, 135, 136, 137, 138, 139 and 145, in the 13th Ward, to Building United of Southwestern Pennsylvania, for an amount of \$10,500.00, plus costs.
 - c. Larimer:
 1. Authorization to execute an Agreement of Sale with National City Bank for the acquisition of Block 124-K, Lot 22, in the 12th Ward for \$2,500, plus costs.

5. Real Estate – continued:
- d. Mainstreets:
 - 1. NID/BID Consultant - Agreement for consulting services with Civitas Consulting - not to exceed \$30,000.00.
 - e. Elm Street Pittsburgh 2009:
 - 1. Authorization to file Applications and execute Grant Agreements with the Pennsylvania Department of Community & Economic Development (DCED) in an amount not to exceed \$825,000 for the 2009 Pittsburgh Elm Street Program.
 - 2. Cooperation Agreement with the City of Pittsburgh.
 - f. Broadhead Fording:
 - 1. Proposal, form of contract and execution of deed for the sale of Parcel 1, in the 28th Ward, to Village Apartments 1, L.P., or an entity to be formed, for \$610,000.00.
 - 2. Termination of Lease Agreement with Broadhead Fording Associates, dated July 1, 1969, for Phase I of Parcel 1 and termination of Lease Agreement with Broadhead Associates, dated December 11, 1970, for Phase II of Parcel 1 as both were assigned to Village Apartments 1, L.P.
 - g. South Side Works:
 - 1. Authorization to execute the First Amendment to the Disposition Contract between the Authority and Hot Metal Bridge Hospitality Associates, L.P. (the “Redeveloper”), dated July 12, 2007, effective as of July 20, 2007, to extend the date for completion of construction.
6. Legal
- a. Piatt Place - \$2,000,000 New Market Tax Credit Loan.

AGENDA “B”