

SPECIAL BOARD MEETING
DECEMBER 18, 2009

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Special Board Meeting of November 20, 2009.
2. Administration
 - a. Approval of Appointment of George R. Specter as General Counsel and Secretary of the Authority effective January 4, 2010.
3. Housing
 - a. PHRP Plus Energy Efficient Loan Program:
 1. Authorization to execute an Agreement with West Penn Energy Solutions for a three (3) year period to perform energy audits for the PHRP Plus Energy Efficient Loan Program – up to \$75,000.00.
4. Engineering and Construction
 - a. Oak Hill Phase 2:
 1. Agreement for Oak Hill Phase 2 Site Preparation Contract No. 2 with A. Merante Contracting, Inc. - \$3,502,011.00.
 2. Three Party Agreement with Pittsburgh Water and Sewer Authority and Wilbur Smith Associates, Inc. for Construction Management/Inspection services – \$380,000.00.
 - b. Federal Hill:
 1. Amendatory Agreement with Frank J. Zottola Construction, Inc. – increase of \$53,319.74.
 - c. Deconstruction Pilot Project – Forbes Avenue:
 1. Authorization to enter into a Grant Agreement with Construction Junction for an amount not to exceed \$5,000.00 to be used for a pilot “deep salvage” deconstruction project.

5. Economic Development

- a. Larimer – Master Planning Grant Agreement:
 - 1. Authorization to amend the Master Planning Grant Agreement with East Liberty Development, Inc. – increase of \$5,000.00.
- b. Larimer – Bakery Square:
 - 1. Authorization to enter into a Contract with CareerLink, or a related appropriate entity, for a job recruitment plan for the Bakery Square development - \$70,000.00.
- c. Tax Increment Finance/Bond Counsel for SouthSide Works and Pittsburgh Technology Center TIF Districts and other existing TIF Districts:
 - 1. Authorization to enter into a Contract with Cohen & Grigsby, P.C. for an amount up to \$100,000.00 to serve as Tax Increment Finance/Bond counsel for various projects within the South Side Works and Pittsburgh Technology Center TIF Districts and other existing TIF Districts.

6. Real Estate

- a. Residential Land Reserve Fund – Proposed Senior Housing Site:
 - 1. Authorization to acquire publicly-owned property known as Block 184-E, Part of Lot 80, in the 31st Ward.
 - 2. Proposal and form of contract for the sale of Block 184-E, Part of Lot 80, in the 31st Ward, to an entity to be formed by ACTION-Housing, Inc. and 31st Ward Community Action Group, Inc., for a purchase price based on \$1,500.00 per dwelling unit to be constructed, or actual costs incurred, whichever is greater.
- b. Uptown – Trek Development Group, Inc.:
 - 1. Authorization to acquire publicly-owned property known as Block 11-E, Lot 259, in the 3rd Ward.
 - 2. Proposal and form of contract for the sale of the following properties to Trek Development Group, Inc., or an entity to be formed, for an amount of \$1,500.00 per dwelling unit to be developed on 17 properties in the 3rd Ward.
- c. Larimer Green Zone:
 - 1. Authorization to execute an Agreement of Sale with William S. Nagel for the acquisition of Block 124-J, Lot 246, in the 12th Ward.
- d. Residential Land Reserve Fund – Allegheny Center Alliance Church:
 - 1. Final drawings, evidence of financing and execution of deed for the sale of Block 23-S, Lots 165, 165A and 166 in the 23rd Ward to Allegheny Center Alliance Church for \$19,900.00 plus costs.

6. Real Estate – continued:
 - e. Lawrenceville:
 1. Authorization to execute an Agreement of Sale with Annette Kline for the acquisition of Block 120-G, Lot 140, in the 10th Ward - \$90,000.00, plus costs.
7. Administration
 - a. Marketing:
 1. Agreement with Pittsburgh Business Times for advertisement and editorial development - not to exceed \$20,000.00.
8. Finance
 - a. Pennsylvania Department of Community and Economic Development – 2009-2010 Applications:
 1. Approval to submit Applications and enter into Contracts with Pennsylvania Department of Community and Economic Development – up to \$4,000,000.
 2. Cooperation Agreements with the City of Pittsburgh for the administration of the funds.

AGENDA “B”