

REGULAR BOARD MEETING
FEBRUARY 12, 2009

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Annual/Special Board Meeting of January 15, 2009.
2. Economic Development
 - a. Hill District Grocery Store.
 - b. The National Aviary - Redevelopment Assistance Capital Program:
 1. Authorization to amend Resolution Numbers 323, 324 and 325 of 2006 to increase the RACP grant award up to \$1,625,000.00 – increase of \$500,000.
 - c. Hosanna Industries:
 1. Authorization to enter into a Grant Agreement with Hosanna Industries for up to \$100,000.00 to support their home improvement efforts in Larimer.
 2. Authorization to enter into a Subgrant Agreement with Hosanna Industries for Pennsylvania Community Revitalization Program funds in an amount of up to \$100,000.00.
3. Housing
 - a. 31st Street Lofts:
 1. UDAG Program Income Fund (UPIF) Loan Agreement with Pittsburgh Decorative Center, Inc. in the amount of \$250,000.00.
 - b. North Side Coalition Senior Housing:
 1. First Amendment to the Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with North Side Coalition Senior Housing in an amount up to \$290,000 (\$40,000 increase).

3. Housing – continued:

- c. Garfield Homeownership Choice Program – Phase III-a 4922, 4924 and 5011 Broad Street, 302, 310 N. Winebiddle Street and 4901, 5121 Dearborn Street:
1. Pittsburgh Housing Construction Fund - Loan Agreement with Bloomfield-Garfield Corporation - \$183,411.
 2. Pittsburgh Housing Construction Fund - Grant Agreement with Bloomfield-Garfield Corporation - \$749,465 and a waiver of the Administrative Guidelines.
 3. Community Development Investment Fund -- Grant Agreement with Bloomfield-Garfield Corporation – \$70,000.
 4. Department of Community & Economic Development (DCED) – Grant Agreement with Bloomfield Garfield Corporation - \$359,000.
 5. Neighborhood Housing Program - Agreement with Bloomfield-Garfield Corporation - \$355,000.

4. Engineering and Construction

- a. Larimer Redevelopment Area:
1. Agreement with Piccolomini Contractors, Inc. for Demolition and Site Clearance Contract No. 1 - \$79,399.00.
- b. Lexington Technology Center:
1. Agreement with A. Merante Contracting, Inc. for the parking lot improvements - \$564,200.00
 2. Authorization to approve the borrowing of up to \$4 million from Dollar Bank to refinance the existing loans and to provide funding for capital improvements.
- c. South Side Riverfront Housing:
1. Amendatory Agreement with Astco Construction, Inc. – increase of \$17,153.00.

5. Real Estate

- a. McArdle Roadway Viaduct:
1. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh - \$15,000.00.
- b. Greenways:
1. Garfield Greenway:
 - a. Execution of a deed for the conveyance of Block 50-H, Lots 196, 200, 207, 208, 209, 210, 212, 258 and 265 in the 10th Ward to the City of Pittsburgh for \$1.00.
 2. Nine Mile Run Greenway:
 - a. Execution of a deed for the conveyance of Block 88-H, Lot 20 and Block 128-N, Lots 97 and 108 in the 14th Ward to the City of Pittsburgh for \$1.00.

5. Real Estate – continued:

c. Uptown:

1. Authorization to execute an Agreement of Sale with the Estate of James C. Stevens, (Patricia C. Stevens-Hefflin, Administrator), for the acquisition of Block 11-E, Lot 71, in the 3rd Ward - \$40,000.00, plus costs.

d. Larimer:

1. Authorization to execute an Agreement of Sale with the Estate of Ronald E. Byrom (Bruce Byrom, Administrator), for the acquisition of Block 124-J, Lots 65, 66 and 68 in the 12th Ward - \$22,500.00, plus costs.

6. Finance

- a. Authorization to enter into a Contract with Beacon Solutions LLC - \$65,000.00.

7. Administration

- a. Approval of URA's 2009 Administrative Budget.

AGENDA "B"