

ANNUAL/SPECIAL BOARD MEETING
JANUARY 15, 2009

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

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1. <u>Annual Meeting</u>	
a. Election of Officers.	1
2. <u>General</u>	
a. Approval of Minutes of Special Board Meeting of December 16, 2008.	---
3. <u>Housing</u>	
a. South Hills High School:	2-6
1. Authorization to file an Application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program (RACP) grant of up to \$1,500,000.	
2. Authorization to enter into subgrant/loan agreement for the Redevelopment Assistance Capital Program grant with South Hills Retirement Residence, LP and to Contract for an Administrative Fee.	
3. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the Redevelopment Assistance Capital Program application and grant.	
4. Proposal, form of contract, final drawings, evidence of financing and execution of deed for the sale of Block and Lot 15-C-220, in the 18 th Ward, to South Hills Retirement Residence, LP for \$1.00, plus costs.	
5. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with South Hills Retirement Residence, LP in the amount of \$3,000,000.	
6. Pittsburgh Development Fund (PDF) Bridge Loan Agreement with South Hills Retirement Residence, LP in the amount of \$2,000,000.	
7. Agreement(s) with South Hills Retirement Residence, LP, Federal Home Loan Bank (FHLB) and/or Citizens Bank to provide a loan of \$600,000 in FHLB Affordable Housing Program funds to South Hills Retirement Residence, LP.	

Housing – continued:		<u>Page</u>
3.	<ul style="list-style-type: none"> b. East Liberty Place North (former East Mall Apartments) – 5801 Penn Avenue Block & Lot 83-P-380: <ul style="list-style-type: none"> 1. Rescission of Resolution No. 111 (2008) Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with East Liberty North Limited Partnership – \$1,575,000. 2. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with East Liberty North Limited Partnership - \$1,388,000. 3. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with TCB East Liberty North Commercial, LLC - \$500,000. c. Neighborhood Stabilization Program Application: <ul style="list-style-type: none"> 1. Amend Resolution No. 338 (2008) to increase the amount in the Application and Contract with the Pennsylvania Department of Community and Economic Development (DCED) for a Neighborhood Stabilization Grant to an amount not to exceed \$20 Million (from \$15 million). 2. Rescission of Resolution No. 339 (3008). 3. Cooperation Agreement with the City of Pittsburgh for up to \$20 million. d. Wood Street Commons: <ul style="list-style-type: none"> 1. Amend Resolutions No. 292, 293 and 294 (2008) to change the name of the borrower/grantee from Wood Street Commons Associates to The Residences at Wood Street, a Pennsylvania non-profit corporation. 	<p>7-10</p> <p>11-12</p> <p>13,14</p>
4.	<u>Economic Development</u>	
	<ul style="list-style-type: none"> a. East Liberty Gateway Tax Increment Financing Plan: <ul style="list-style-type: none"> 1. Adoption of Tax Increment Financing Plan. 2. Cooperation Agreement with the City of Pittsburgh, County of Allegheny and School District of Pittsburgh. b. Pittsburgh Opera RACP: <ul style="list-style-type: none"> 1. Authorization to file an Application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program (RACP) grant of up to \$750,000.00. 2. Authorization to enter into Sub-grant Agreement for the RACP grant with the Pittsburgh Opera and to Contract for an Administrative Fee. 3. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant. 	<p>15-18</p> <p>19,20</p>

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5. <u>Engineering and Construction</u>	
a. Lexington Technology Center - Property Maintenance - Agreement with McCarl's Services, Inc. – \$243,539.00.	21,22
b. East Liberty/Shadyside Pedestrian Bridge - Allegheny County Infrastructure and Tourism Fund Application:	23,24
1. Authorization to file an Application and enter into a Contract with the Allegheny County Department of Economic Development for Allegheny County Economic Development Community Infrastructure and Tourism Fund Grant in the total amount of up to \$150,000.	
2. Authorization to enter into a sub-grant agreement for the CITF grant with East Liberty Development Inc.	
6. <u>Marketing</u>	
a. Business District Market Consulting:	25-27
1. Agreement to enter into a series of consulting contracts not to exceed a total of \$100,000.00 with GSP Consulting Corp. and MJB Consulting to provide revitalization strategies to be implemented in up to 5 neighborhood commercial districts.	
2. Cooperation Agreement with City of Pittsburgh - \$50,000.00.	
b. URA Signage Project:	28,29
1. Agreement for signage fabrication and installation services with Fast Sign not to exceed \$60,000.00.	
c. City Living Marketing Plan:	30,31
1. Authorization to enter into a Contract with FSC Marketing Communications for an amount not to exceed \$43,000.00.	
7. <u>Real Estate</u>	
a. Larimer:	32,33
1. Authorization to execute an Agreement of Sale with Anthony D. Ringgold for the acquisition of Block 83-S, Lot 291, in the 12 th Ward.	
b. Allentown:	34,35
1. Authorization to execute an Agreement of Sale with Adam R. Ripley and Nicole L. Ripley for the acquisition of Block 14-F, Lot 153, in the 18 th Ward.	
2. Authorization to assign the Agreement of Sale for Block 14-F, Lot 153, in the 18 th Ward to the City of Pittsburgh.	
3. Authorization to administer relocation benefits to tenants displaced by the acquisition of Block 14-F, Lot 153, in the 18 th Ward.	

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8. <u>Finance</u>	
a. Cooperation Agreement with the City of Pittsburgh for Project Funding for 2009 – \$1,250,000.00.	36,37
b. 2009-2010 Community Development Block Grant Cooperation Agreement with the City of Pittsburgh - \$4,650,000.00.	38,39
c. 2009 Neighborhood Stabilization Cooperation Agreement with the City of Pittsburgh - \$1,002,958.00.	40,41
9. <u>Administration</u>	
a. Approval of URA’s 2009 Administrative Budget.	42,43
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