

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of Minutes of Regular Board Meeting of June 11, 2009.

2. Economic Development

a. Federal North – Aiello Development:

1. Proposal and form of contract for the sale of Block 23-L, Lots 90, 91, 92 and part of Lots 76, 78, 79 in the 22<sup>nd</sup> Ward to Aiello Development Company LLC, or an entity to be formed, for up to \$100,000.00.
2. Authorization to file an Application with and enter into Contract with the State Office of the Budget for a Redevelopment Assistance Capital Program grant of up to \$2,000,000.
3. Authorization to enter into a Grant Agreement with Aiello Development Corporation, or an entity to be formed, for up to \$2 Million of the RACP grant and a Contract for an Administrative Fee.
4. Cooperation Agreement with the City of Pittsburgh concerning the RACP application and grant.

b. Point Park University – RACP:

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 \$500,000.00.
2. Authorization to enter into sub-grant agreement for the RACP grant with Point Park University 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.

- c. Pittsburgh Opera – RACP:
  - 1. Authorization to amend Resolutions 203 and 204 of 2009 to increase the RACP grant award by \$250,000 up to \$2,250,000.
  - 2. Cooperation Agreement with the City of Pittsburgh concerning the application and grant.
- d. Urban Development Action Grant Program Income Fund:
  - 1. Authorization to utilize up to \$830,000 of the Urban Development Action Grant Program Income Fund (UPIF) as a bridge loan to pay off the Tippins Note and waiver of program guidelines and fees.
- e. Streetface Program – 3700 Butler Street:
  - 1. Waiver of Streetface Program guidelines in order to authorize two Streetface Loan Agreements with Joseph A. Damico and Dora Damico, or related entity, in the amount of up to \$63,000.00 for façade restoration.
- f. East Liberty Gateway TIF:
  - 1. Authorization to enter into a Contract with Pepper Hamilton, LLP for a not-to-exceed amount of \$13,000 for TIF Counsel services related to the East Liberty Gateway TIF.
  - 2. Authorization to enter into a Contract with The Mosites Company, or a related entity, for payment/reimbursement of TIF Counsel, Financial Analyst/Advisor and other necessary and appropriate professional services related to the East Liberty Gateway TIF if a TIF financing never occurs.

### 3. Housing

- a. Glass Lofts – Friendship Development Associates:
  - 1. UDAG Program Income Fund – Loan Agreement with Friendship Development Associates - \$250,000.
  - 2. Pittsburgh Development Fund – First Amendment to Loan Agreement to modify loan terms – Convert \$300,000 of the PDF loan to a permanent loan.
- b. Hazelwood Homes, Phase I – 4724, 4726, 4734, 4736 Sylvan Avenue, 153 Hazelwood Avenue, 4741 Monongahela Street – Pittsburgh Housing Development Corporation:
  - 1. Pittsburgh Housing Construction Fund – Amendatory Grant Agreement with Hazelwood Homes Limited Partnership – from \$360,000 to \$420,000.
- c. Neighborhood Stabilization Program 2 Application:
  - 1. Authorization to commit up to \$6,000,000 in non-federal funds for the U.S. Department of Housing and Urban Development for a Neighborhood Stabilization Program 2 Grant application.

4. Engineering and Construction

a. Market Square:

1. Agreement for Site Preparation Contract No. 1 with A. Merente Contracting, Inc. – in an amount not to exceed \$4,100,000.00.
2. Agreement for construction monitoring and inspection services with Wilbur Smith Associates, Inc. - \$290,000.00.
3. Reimbursement Agreement with the Pittsburgh Water and Sewer Authority not to exceed - \$600,000.00.

b. Larimer:

1. Agreement for Demolition and Site Clearance Contract No. 2 - Rebid with Schaaf Excavating Contractors, Inc. - \$40,926.00.

c. East Liberty - Stadterman Buildings:

1. Agreement for Demolition and Environmental Remediation Contract No. 1 with Noralco Corporation – \$247,620.00.

d. Downtown – 339 Fifth Avenue (former Revco Building):

1. Agreement for Demolition and Site Clearance Contract No. 2 with Advanced Builders, Inc. - \$249,800.00.

5. Real Estate

a. Larimer:

1. Authorization to execute an Agreement of Sale with Joseph R. Harvard for the acquisition of Block 124-J, Lot 128, in the 12<sup>th</sup> Ward - \$29,600.00, plus costs.

AGENDA “B”