

REGULAR BOARD MEETING
JULY 8, 2010

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of June 10, 2010.
2. Economic Development
 - a. Hill District:
 1. Hill District Grocery Store:
 - a. Authorization to enter into a Tri-Party Agreement with The Reinvestment Fund and the Hill House Economic Development Corporation setting forth the conditions under which The Reinvestment Fund will disburse up to \$1,000,000 for pre-development costs for the Hill District grocery store.
 2. Centre Avenue Corridor - YMCA of Greater Pittsburgh:
 - a. Final drawings, evidence of financing and execution of deed for the sale of 18 properties in the 5th Ward to the YMCA of Greater Pittsburgh for \$237,250.00.
 - b. Pittsburgh Public School Properties/Areas - Basic Conditions Reports:
 1. Authorization to issue a Request for Proposals to hire a Consultant or Consultants to complete Basic Conditions Reports for the Schenley High School and the Reizenstein School properties/areas.
 - c. Summerset at Frick Park – Tax Increment Financing:
 1. Official Action to Register the Intent to Issue Tax Increment Financing Notes/Bonds.
 2. Authorization to Issue Requests for Proposals for:
 - a. TIF/Bond Counsel
 - b. Financial advisor, if needed.
 - c. Consultant to complete an Economic Impact Analysis.
 3. Authorization to enter into a Predevelopment Agreement with the Summerset Land Development Associates, LP or a related entity for TIF related costs.

2. Economic Development – continued:

- d. Lower Strip District – Tax Increment Financing:
 - 1. Official Action to Register the Intent to Issue Tax Increment Financing Notes/Bonds.
 - 2. Authorization to Issue Requests for Proposals for:
 - a. Consultant to complete a Basic Conditions Report.
 - b. TIF/Bond Counsel.
 - c. Financial advisor, if needed.
 - d. Consultant to complete an Economic Impact Analysis
 - 3. Authorization to enter into a Predevelopment Agreement with the Buncher Company, or a related entity, for TIF related costs.

- e. South Side Works – Tax Increment Financing Amendment:
 - 1. Authorization to request the Taxing Bodies to approve an amendment to the South Side Works TIF Plan to increase the amount allowed for Capital Costs and extend the term of the TIF District, if needed.
 - 2. Authorization to Issue Requests for Proposals for:
 - a. Financial advisor, if needed.
 - b. Consultant to complete an Economic Impact Analysis, if needed.

- f. Larimer – Environment and Energy Community Outreach (EECO) Center:
 - 1. Authorization to enter into a Master Lease with the Pittsburgh Economic and Industrial Development Corporation.
 - 2. Authorization to enter into a Grant Agreement with the Pittsburgh Economic and Industrial Development Corporation for up to \$650,000.00 for costs associated with the construction of the EECO Center.
 - 3. Authorization to assign the Edge Studio architectural contract to the Pittsburgh Economic and Industrial Development Corporation for the remainder of the contract.

- g. Federal North:
 - a. Authorization to enter into a Contract with Michael Baker, Jr., Inc. for up to \$30,000.00 to provide historic consultant services for the block bound by Eloise Street, Reddour Street, West North Avenue, and Federal Street, in the Central Northside neighborhood of Pittsburgh.

- h. Pittsburgh Ballet Theatre – RACP Funding:
 - 1. Authorization to amend Resolution No. 209 (2009), as amended, to increase the amount in the Application and Contract by \$500,000 for a total amount of \$1,250,000.00.
 - 2. Authorization to amend Resolution No. 210 (2009), as amended, to increase the amount in the sub-grant agreement with the Pittsburgh Ballet Theatre by \$500,000.00 for a total amount of \$1,250,000.00.
 - 3. Cooperation Agreement with the City of Pittsburgh.

2. Economic Development – continued:

- i. Phipps Conservatory – Redevelopment Assistance Capital Program:
 - 1. Authorization to amend Resolution No. 319 (2009) to increase the amount in the Application and Contract by \$250,000 for a total amount of \$500,000.00.
 - 2. Authorization to amend Resolution No. 320 (2009) to increase the amount in the Sub-grant Agreement with the Phipps Conservatory by \$250,000.00 for a total amount of \$500,000.00.
 - 3. Cooperation Agreement with the City of Pittsburgh.

- j. Connelly Trade School - Redevelopment Assistance Capital Program:
 - 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 \$4,000,000.00.
 - 2. Authorization to enter into Sub-grant Agreement for the RACP grant with Pittsburgh Gateway Corporation 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.

3. Housing

- a. Washburn Square Park:
 - 1. Pittsburgh Housing Construction Fund – First Amendment to Grant Agreement with the Pittsburgh Housing Development Corporation for up to \$1,024,587 (Increase of up to \$550,000).
 - 2. Execution of a deed for the conveyance of Block 45-J, Lot 280, in the 27th Ward to the City of Pittsburgh for \$1.00.
 - 3. Cooperation Agreement with the City of Pittsburgh.
 - 4. Ratification of execution of Certificate of Completion for Pittsburgh Housing Development Corporation on Block 45-J, Lot 272, in the 27th Ward, and authorization to return the Good Faith Deposit.
 - 5. Authorization to execute a Certificate of Completion for Pittsburgh Housing Development Corporation on Block 45-J, Lots 270 and 274, in the 27th Ward, and authorization to return the Good Faith Deposit.

- b. Neighborhood Stabilization Program I – Manchester:
 - 1. Authorization to enter into a Sub-grant Agreement for the Neighborhood Stabilization Program I (NSP I) funds in the amount of \$250,000 with the Manchester Citizens Corporation, or an entity to be formed.

- c. Lead Based Paint Risk Assessments & Clearance Testing:
 - 1. Amendatory Contract with Professional Services Industries, Inc. - increase of \$10,000 for a total contract amount of \$60,000.00.

3. Housing – continued:

d. Elm Street Pittsburgh 2010:

1. Authorization to amend Resolution No. 235 (2009) to increase the dollar amount in the Contract with East Liberty Development Inc. from \$50,000 to \$53,000.

e. Administrative – Pittsburgh Housing Development Corporation:

1. Reappointment of Aggie Brose to the Board of Pittsburgh Housing Development Corporation (3 year term).

f. Employer Assisted Housing:

1. Contract with Neighborworks Western Pennsylvania - \$10,000.00.

4. Engineering and Construction

a. LTV South Side Works:

1. Agreement for Storm Water Maintenance for the South Shore Riverfront Park with Southside Works HB Associates LP and future adjacent landowners.
2. Agreement for construction of the Hot Metal Bridge Connector Trail with Allison Park Contractors, Inc. - \$665,000.00.
3. Agreement for construction management and inspection services with CDI Infrastructure LLC d/b/a L R Kimball - \$100,000.
4. Amendatory Agreement for engineering services with Maguire Group, Inc. – increase of \$52,000.00.
5. Amendatory Agreement for landscape architectural services with Environmental Planning & Design, LLC – increase of \$42,000.00.

AGENDA “B”