

REGULAR BOARD MEETING
JUNE 11, 2009

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of May 14, 2009.
2. Economic Development
 - a. Business Development Center - Pittsburgh Entrepreneur Fund:
 1. Approval of Pittsburgh Entrepreneur Fund Program Guidelines.
 - b. Business Development Center - District Improvement Fund (Council District #6):
 1. Authorization to enter into a District Improvement Fund Loan Agreement with National Association of Letter Carriers - Branch 84, or entity to be formed, in an amount not to exceed \$56,000.00.
 - c. Pennsylvania Redevelopment Assistance Capital Program:
 1. Hill District YMCA:
 - a. Authorization to file an Application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program grant of up to \$3,000,000.00.
 - b. Authorization to enter into a sub-grant agreement with the YMCA and to contract for an administrative fee.
 - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.
 2. Central Business District - Pittsburgh Symphony:
 - a. Authorization to file an application with and enter into a Contract with the State Budget Office for a Redevelopment Assistance Capital Program grant of up to \$1,400,000.00.
 - b. Authorization to enter into sub-grant agreement for the RACP grant with the Pittsburgh Symphony and to Contract for an Administrative Fee.
 - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.

2. Economic Development – continued:
 - c. Pennsylvania Redevelopment Assistance Capital Program:
 3. Strip District - Pittsburgh Opera:
 - a. Authorization to amend Resolutions 16 and 17 of 2009 to increase the Redevelopment Assistance Capital Program grant award by \$1,250,000.00, for a total amount not to exceed \$2,000,000.00.
 - b. Authorization to execute a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.
 4. Central Business District - August Wilson Center for African American Culture:
 - a. Authorization to amend Resolutions 80 and 81 of 2006 to increase the Redevelopment Assistance Capital Program grant award by \$2,600,000 for a total amount not to exceed \$9,100,000.00.
 - b. Authorization to execute a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.
 5. Pittsburgh Ballet Theatre:
 - a. 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.
 - b. Authorization to enter into sub-grant agreement for the RACP grant with the Pittsburgh Ballet Theatre and to Contract for an Administrative Fee.
 - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.
 - d. South Shore Riverfront Park:
 1. Authorization to file, on behalf of the City, an application, and enter into contract, for a Economic Development Initiative grant from the U.S. Department of Housing & Urban Development for an amount up to \$196,000.00.
 2. Cooperation Agreement with the City of Pittsburgh concerning the EDI grant.
 3. Amendatory Agreement with Environmental Planning and Design, LLC – increase of \$425,000.00, for landscape architectural design services.
 - e. Nine Mile Run – Industrial Site Reuse Program:
 1. Authorization to file an application with, and enter into a Contract with, the Pennsylvania DCED for a Pennsylvania Industrial Site Reuse Program grant of up to \$93,750.00.

2. Economic Development – continued:

f. Government Relations Services:

1. Authorization to enter into a Contract with Buchanan Ingersoll & Rooney PC for an amount up to \$40,000 annually.

g. Larimer – Bakery Square:

1. Authorization to enter into a Contract with Dinsmore & Shohl/Christopher Brewer for an amount not to exceed \$10,000.00.

h. Cultural Resource Services:

1. Authorization to enter into an Agreement or Agreements over a three (3) year period for up to a total of \$100,000 with one or more firms short listed for the provision of Cultural Resource Services.

3. Housing

a. Bryant Street Phase III - 5802 and 5804 Bryant Street Highland Park Community Development Corporation:

1. Community Infrastructure and Tourism Fund – Subgrant Agreement with Highland Park Community Development Corporation - \$200,000.00.

b. Riverview Towers - 52 Garetta Street:

1. UDAG Program Income Fund (UPIF) - Revolving Bridge Loan Agreement with Riverview Apartments, Inc. - \$500,000.00.

c. 3rd East Hills Housing Development:

1. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with 3rd East Hills Limited Partnership in the amount of \$680,000.
2. Up-front Grant Loan Agreement with 3rd East Hills Limited Partnership in the amount of \$1,360,000.
3. Amended Reimbursement Agreement with 3rd East Hills Limited Partnership - \$700,000 (increase of \$200,000).
4. Final drawings and evidence of financing for 3rd East Hills, Block and Lot 231-M-10, in the 13th Ward.

d. Eva P. Mitchell Housing, LP:

1. Authorization to issue multifamily bonds in the amount not to exceed \$4,400,000.
2. Authorization to Contract with Eckert Seamans Cherin & Mellott, LLC as bond counsel for an amount not to exceed \$30,000, including expenses.
3. Authorization to Contract with Bank of New York Mellon as Trustee, Paying Agent and Registrar for the bonds.
4. Authorization to Contract with PNC Capital Markets as Underwriter for the bonds.

3. Housing – continued:

- e. Century Building – 130 7th Street - Block & Lot 8-S-109:
 - 1. Agreement(s) with Century Building Housing Limited Partnership, Federal Home Loan Bank (FHLB) and/or PNC Bank to provide a loan of \$255,000 in FHLB Affordable Housing Program funds to Century Building Housing Limited Partnership.
- f. Neighborhood Stabilization Program 2 Application:
 - 1. Authorization to file an Application with and enter into a Contract with the U.S. Department of Housing and Urban Development (HUD) for a Neighborhood Stabilization Program 2 Grant and to provide reimbursement to HUD for any costs found by HUD to be ineligible.
 - 2. Authorization to execute any required certifications for the application and/or grant.

4. Engineering and Construction

- a. East Liberty – East Side Pedestrian Bridge:
Federal-Aid Reimbursement Agreement with the Commonwealth of Pennsylvania and City of Pittsburgh – not to exceed \$1,400,000.00.
- b. LTV South Side Works:
 - 1. Structures Over Facilities Agreement with the Pittsburgh Water and Sewer Authority.
- c. East Liberty:
 - 1. Agreement for engineering services with Michael Baker Jr., Inc. - \$115,000.00.
 - 2. Authorization to enter into a Sub-Grant Agreement with East Liberty Development Inc. for 3 Rivers Wet Weather funds - \$40,000.00.

5. Real Estate

- a. Elm Street Pittsburgh 2009:
 - 1. Authorization to enter into a series of Pittsburgh Elm Street operating contracts with sponsoring community organizations allocating the following not-to-exceed dollar amounts:

East Liberty Development Inc.	\$50,000
Friendship Development Associates	\$50,000
Lawrenceville Corporation	\$50,000
Northside Leadership Conference	\$50,000
South Side Local Development Co.	\$50,000

5. Real Estate – continued:
 - a. Elm Street Pittsburgh 2009:
 2. Authorization to file Applications and execute Grant Agreements with the Pennsylvania Department of Community & Economic Development (DCED) in an amount not to exceed \$150,000.00 for Elm Street Residential Reinvestment Grant program.
 3. Cooperation Agreement with the City of Pittsburgh for local share as required.
 4. Authorization to enter into a Pittsburgh Elm Street Contract with East Liberty Development Incorporated allocating the following not-to-exceed dollar amount: \$150,000.
 - b. Support for Housing Development:
 1. Authorization to acquire publicly-owned property known as Block 174-N, Lot 182, in the 13th Ward for \$1.00, plus costs.
 - c. Larimer:
 1. Authorization to enter into a Donation Agreement with BP Products North America, Inc., and to accept a Deed of Donation for the acquisition of Block 83-S, Lot 286, in the 12th Ward.
 2. Authorization to enter into a Contract with the Pennsylvania State University, or an affiliated entity, for an amount not to exceed \$30,000.00.
 - d. Chartiers Valley Project:
 1. Proposal, form of contract, and execution of deed for the sale of Block 107-C, Part of Lot 100 (Part of Disposition Parcel 15-B), in the 28th Ward to Chartiers Nature Conservancy for \$1.00.
 2. Proposal, form of contract, and execution of deed for the sale of Block 107-C, Part of Lot 100 (Part of Disposition Parcel 15-B), in the 28th Ward to The Pittsburgh and Ohio Central Railroad for \$1.00.
6. Finance
 - a. Audit Services Contract – McGee Maruca & Associates, P.C., CPAs - \$220,000.00.

AGENDA “B”