

REGULAR BOARD MEETING  
MARCH 11, 2010

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

AGENDA "A"

1. General
  - a. Approval of Minutes of Regular Board Meeting of February 11, 2010.
2. Strip District
  - a. Authorization to enter into a Letter Of Intent with The Buncher Company ("Buncher") to consider a Master Development Agreement ("Agreement") for actions along the Allegheny Riverfront involving the Produce Terminal, the Buncher Business Center and Authority property.
3. Economic Development
  - a. East Side V Mixed-Retail Development:
    1. Authorization to issue TIF Notes and make a Pittsburgh Development Fund loan of up to \$2,500,000 and execute related documents.
    2. Appointment of Trustee for TIF – The Bank of New York Mellon.
    3. Amendment to Contract with Pepper Hamilton LLP for TIF Counsel Services - increase of \$2,500.
    4. Authorization to loan up to \$10,000,000 in HUD Section 108 Loan proceeds to a to-be-formed New Markets Tax Credit investment fund for the East Side V Project and to execute related documents.
    5. Authorization to reserve up to \$2,500,000 from the Pittsburgh Development Fund to create a debt service reserve account for the Section 108 loan.
    6. Authorization for a Contract for up to \$25,000.00 with Dionne Savage and Lowe & Savage (Philadelphia, PA) for legal services relating to New Market Tax Credits for the East Side V Project.
    7. Authorization for a Grant Agreement with East Side Limited Partnership V, or a related entity, or East Liberty Development, Inc. for a \$2,000,000 HUD Brownfield Economic Development Initiative Grant and to execute related documents.
    8. Authorization to enter into a Contract with East Side Limited Partnership V, Eastside Limited Partnership III or a related entity within the East Liberty Eastern Gateway Project for an Infrastructure Facilities and Improvement Program (IFIP) grant of \$6 million, contract for an administrative fee and to execute related documents.

(continued –next page)

9. Authorization for a Grant Agreement with East Liberty Development, Inc., or a related entity, for up to \$1,000,000 to construct portions of the site access, utilities and public space improvements needed for East Side III, the Transit Oriented Development site, East Side V and the Penn Circle two-way conversion project.
  10. Authorization for a Grant Agreement for up to \$2,500,000 with East Side III, or its affiliates, for improvements on the Transit Oriented Development site.
- b. Southside Works:
1. Southside Works Dine Associates, LP - Authorization to enter into a Pittsburgh Development Fund Loan Agreement with Southside Works Dine Associates, LP in an amount not to exceed \$1,000,000.00.
- c. Larimer - Energy and Environment Community Outreach Center:
1. Authorization to file an Application and enter into a Contract for an Alternative and Clean Energy Program Grant from the Department of Community and Economic Development for up to \$85,000.00 for the EECO Center.
  2. Authorization to file an Application and enter into a Contract for a Solar Energy Program Grant from the Department of Community and Economic Development for up to \$85,000.00 for the EECO Center.
  3. Authorization to file an Application and enter into a Contract for a Wind and Geothermal Incentives Grant from the Department of Community and Economic Development for up to \$85,000.00 for the EECO Center.
  4. Authorization to file an Application and enter into a Contract with the Roy A. Hunt Foundation for up to \$50,000.00 for the EECO Center.
  5. Authorization to file an Application and enter into a Contract with the Pittsburgh Foundation for up to \$50,000.00 for the EECO Center.
- d. Station Square – Tax Increment Financing Refunding Notes for 2003 Bond Issue:
1. Approval to issue Tax Increment Notes, Refunding Series of 2010.
  2. Appointment of Special TIF Counsel - up to \$15,000.00.

#### 4. Housing

- a. Dad's House and Safe Haven - 508 & 514 North St. Clair Street, 5703 & 5801 East Liberty Boulevard – Dad's House, L.P.:
1. Rental Housing Development & Improvement Program – Loan Agreement with Dad's House, L.P. - \$420,000.
  2. UDAG Program Income Fund – Equity Bridge Loan Agreement with Dad's House, L.P. - \$1,000,000.
- b. Riverview Towers - 52 Garetta Street:
1. Amendment to Resolution No. 220 (2009) UDAG Program Income Fund (UPIF) – Bridge Loan Agreement with Riverview Apartments, Inc. - increase of \$500,000.

4. Housing – continued:
- c. Summerset at Frick Park Infrastructure Phase 2B and 2C:
    - 1. Pittsburgh Development Fund Loan Agreement with Summerset Land Development Associates, L.P. in the amount of \$2,000,000.
  - d. Liberty Park Phase II:
    - 1. UDAG Program Income Fund Loan Agreement with East Liberty Development, Inc. in the amount of \$340,000.00 for the development of Block & Lots 83-M- 63, 64, 65, 66, 67, 68, 69, 70, 71, 72 and 73.
  - e. South Side – Development of 2600 East Carson Street:
    - 1. Authorization to file an Application and enter into a Contract with the Redevelopment Authority of Allegheny County for an Allegheny County Community Infrastructure Tourism Fund Grant in the amount of up to \$250,000.
    - 2. Authorization to enter into a Sub-grant Agreement for the CITF grant with 2600 Southside Associates LP, or appropriate entity to be determined.

5. Engineering and Construction

- a. Nine Mile Run:
  - 1. Agreement for Design, Permitting and Construction Monitoring Services for Site Preparation Contract No. 11 with GAI Consultants, Inc. - \$62,000.00.
  - 2. Agreement for Site Preparation Contract No. 11 with Meadville Land Service, Inc. - \$162,080.00.
- b. Federal Hill:

Amendatory Reimbursement Agreement with the Pittsburgh Water and Sewer Authority – increase of \$32,000.00.
- c. LTV South Side Works:
  - 1. Amendatory Reimbursement Agreement with the Pittsburgh Water and Sewer Authority – increase of \$1,025,000.00.
- d. Uptown - Fifth Avenue:
  - 1. Agreement with Sci-Tek Consultants, Inc. for environmental and geotechnical services - \$75,000.00.
- e. Property Maintenance:
  - 1. Amendatory Agreement with Maintenance Affiliated Services, Inc. to provide snow and ice maintenance work - \$15,000.00.
  - 2. Amendatory Agreement with Nate's Landscaping and Hauling, Inc. to provide snow and ice maintenance work - \$15,000.00.
  - 3. Agreement for Site Maintenance Contract No. 1 with Joseph Palmieri Construction, Inc. - \$65,300.00.

6. Executive

a. Allegheny Riverfront:

1. Amendatory Contract with Perkins Eastman – increase of \$50,000.00.

7. Legal

a. Lower Hill:

1. Parcel E - Authorization to enter into an Agreement of Sale, and/or Lease, as may be appropriate, with the Sports and Exhibition Authority of Pittsburgh and Allegheny County (“SEA”).

- b. Amendatory Agreement with Schnader Harrison Segal & Lewis, LLP – increase of \$10,000.00.

AGENDA “B”