

REGULAR BOARD MEETING
MAY 14, 2009

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Special Board Meeting of April 7, 2009.
2. Economic Development
 - a. Hazelwood Almono Site (RIDC) – Bombardier – RACP Funding:
 1. Authorization to file an Application with and enter into Contract with the State Office of the Budget 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 Bombardier Transportation Holdings USA and to Contract for an Administrative Fee.
 3. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh for \$500,000.
 - b. Lawrenceville - Boys and Girls Club - RACP Funding:
 1. Authorization to amend Resolution No. 24 from 2006 and to file an amended application with and executed an amended contract with the State Budget Office for a Redevelopment Assistance Capital Program grant for the Lawrenceville Revitalization project for up to \$1,820,000.00 (increase of up to \$420,000.00).
 2. Authorization to enter into a subgrant agreement with the Boys and Girls Clubs of America and to contract for an administrative fee.

2. Economic Development –continued:

c. Bakery Square - RACP and EDA/ARRA Funding:

1. Authorization to file an Application with and enter into a Contract with the State Office of the Budget for a Redevelopment Assistance Capital Program (RACP) grant in an amount not to exceed \$4,000,000.
2. Authorization to enter into sub-grant agreement for the RACP grant with Bakery Square Parking, L.P., and/or Bakery Square Retail, L.P. and to Contract for an Administrative Fee.
3. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh for the \$4,000,000 RACP application and grant.
4. Authorization to file an Application with and enter into a Contract with the United States Economic Development Administration (EDA), Department of Commerce for the EDA's American Recovery Program under the American Recovery and Reinvestment Act of 2009 (EDA/ARRA) grant for an amount up to \$2,000,000.

d. East Liberty Infrastructure - RACP Funding:

1. Authorization to file an Application with and enter into a Contract with the State Office of the Budget for a Redevelopment Assistance Capital Program (RACP) grant in an amount not to exceed \$2,000,000.
2. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh for the \$2,000,000 RACP application and grant.

e. Nine Mile Run – Pennvest/ARRA Funding:

1. Authorization to file an Application with and enter into a Contract with the Pennsylvania Infrastructure Investment Authority for an American Recovery and Reinvestment Act of 2009 (ARRA) grant of up to \$3,000,000.00.

f. Broad Street and Plaza – EDA and Pennvest/ARRA Funding:

1. Authorization to file an Application with and enter into a Contract with the United States Economic Development Administration (EDA), Department of Commerce for the EDA's American Recovery Program under the American Recovery and Reinvestment Act of 2009 (EDA/ARRA) grant for an amount up to \$730,000.00.
2. Authorization to file an Application with and enter into a Contract with the Pennsylvania Infrastructure Investment Authority (Pennvest) for an American Recovery and Reinvestment Act of 2009 (ARRA) grant of up to \$800,000.00.

2. Economic Development –continued:

- g. South Shore Riverfront Park - Pennvest and EDA/ARRA Funding:
 - 1. Authorization to file an Application with and enter into a Contract with the Pennsylvania Infrastructure Investment Authority (Pennvest) for an American Recovery and Reinvestment Act of 2009 (ARRA) grant for an amount up to \$1,500,000.
 - 2. Authorization to file an Application with and enter into a Contract with the United States Economic Development Administration(EDA), Department of Commerce for an EDA American Recovery Program grant under the American Recovery and Reinvestment Act of 2009 (EDA/ARRA) for an amount up to \$2,700,000.

- h. 200 Ross Street – Pennvest and DEPCR Funding:
 - 1. Authorization to file an Application with and enter into a Contract with the Pennsylvania Infrastructure Investment Authority (Pennvest) for an American Recovery and Reinvestment Act of 2009 (ARRA) grant of up to the amount of \$300,000 for installation of a vegetative roof (aka “green roof”).
 - 2. Authorization to file an Application with and enter into a Contract with the Commonwealth’s Department of Environmental Protection for a PA Conservation Works! Grant up to the amount of \$250,000 for various energy efficiency improvements.

- i. East Liberty Infrastructure – EDA/ARRA Funding:
 - 1. Authorization to file an Application with and enter into a Contract with the United States Economic Development Administration (EDA), Department of Commerce for an EDA American Recovery Program grant under the American Recovery and Reinvestment Act of 2009 (EDA/ARRA) for an amount up to \$2,000,000.

- j. Amendatory Contract with Charles J. Kolling, Jr. - increase of \$20,000.

3. Housing

- a. Oak Hill Phase II:
 - 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 \$2,500,000.
 - 2. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the Redevelopment Assistance Capital Program application and grant.
 - 3. Amendatory Agreement with Wilbur Smith Associates, Inc. – increase of \$110,000.00.

3. Housing-continued:

b. South Hills High School:

1. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with South Hills Retirement Residence, LP in the amount of up to \$700,000.
2. UDAG Program Income Bridge Loan with South Hills Retirement Residence, LP in the amount of \$1,200,000.
3. Amendment of Resolution Number 2 (2009), as amended, to change the amount of the Redevelopment Assistance Capital Program sub-grant between the Authority and Action Housing, Inc. from \$1,500,000 to \$1,200,000.
4. Authorization to enter into a Redevelopment Assistance Capital Program sub-grant agreement with South Hills Two, Inc. - \$300,000.
5. Amendment of Resolution Number 6 (2009) to change the name of the Pittsburgh Development Fund (PDF) Loan Borrower from South Hills Retirement Residence, LP to AMR South Hills, Inc.

c. HOME Investment Partnerships Program:

1. 2009 HOME Cooperation Agreement with the City of Pittsburgh - \$3,837,999.

4. Real Estate

a. Elm Street Pittsburgh 2009:

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

Planning Year

Bloomfield Garfield Corporation	\$20,400
Mt. Washington Community Development Corp.	\$25,000
Set aside for assistance for residential strategic planning and market reframing	\$25,000

Residential Reinvestment Grant

East Liberty Development Inc.	\$38,000
Northside Leadership Conference	\$42,000
South Side Local Development Company	\$30,000
Friendship Development Associates	\$45,000
Lawrenceville Corporation	\$70,000

4. Real Estate-continued:
 - b. Closed Schools Portfolio Marketing Agreement:
 1. Authorization to execute a Memorandum of Understanding with the Pittsburgh Board of Education (BOE) to allow Authority staff to aid the BOE in efforts to market and sell vacant and underutilized school buildings owned by the Pittsburgh Public Schools.
 - c. City-wide Market Value Analysis:
 1. Grant Agreement with the Pittsburgh Housing Development Corporation in an amount not to exceed \$50,000.00 to support retaining The Reinvestment Fund to develop a city-wide financing strategy to support community revitalization.
 - d. South Crawford:
 1. Authorization to acquire fifty-eight (58) publicly-owned properties located in the Third Ward for \$1.00, plus costs.
 - e. Centre Avenue Corridor:
 1. Authorization to acquire ten (10) publicly-owned properties located in the Third Ward for \$1.00, plus costs.
 2. Authorization to acquired eighteen (18) publicly-owned properties located in the Fifth Ward for \$1.00, plus costs.
5. Engineering and Construction
 - a. Property Maintenance:
 1. Agreement with Dean Contracting, Inc. – \$24,000.00
 2. Agreement with City Source Associates, Inc. - \$275,000.00

AGENDA “B”