

REGULAR BOARD MEETING
MAY 13, 2010

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH
AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of April 8, 2010.
2. Lawrenceville
 - a. Hatfield Street Site:
 1. Exclusive Negotiations with Robert Mistick, or an entity to be formed, for a 90 day period for the sale of Block & Lots 80-K-110, 80-P-134, 80-P-277 and 80-K-113 in the 9th Ward.
 - b. Butler Street Development:
 1. Authorization to enter into exclusive negotiations with RGM Partners LLC, or an entity to be formed, for a 90 day period, for the sale of Block 49-N, Lot 4 and Block 49-N, Lot 3, in the 6th Ward.
3. Housing
 - a. Federal Hill Phase II:
 1. Final drawings, evidence of financing and execution of deed for the sale of Disposition Parcels 18 (part) and 19, 25th Ward, to North Avenue LLC, for an amount of \$28,500.00.
 2. Pittsburgh Development Fund (PDF) Loan Agreement with North Ave, LLC in the amount of \$711,865.
 3. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with North Ave, LLC in the amount of \$1,291,607.
 4. Neighborhood Housing Program (NHP) Agreement with North Ave, LLC in the amount of \$300,000.

3. Housing – continued:

b. Manchester Renaissance:

1. Assignment of Disposition Contract from Renaissance Housing FP I, L.P. to Manchester Citizens Corporation, or an entity to be formed, for eleven (11) properties located in the 21st Ward.
2. Urban Development Action Grant (UDAG) Program Income Fund (UPIF) - Loan Agreement with Manchester Citizens Corporation, or an entity to be formed, in the amount of \$271,124.
3. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with Manchester Citizens Corporation, or an entity to be formed, in the amount of \$260,000.
4. Neighborhood Stabilization Program (NSP) Grant Agreement with Manchester Citizens Corporation, or an entity to be formed, in the amount of \$250,000.
5. Community Development Investment Fund (CDIF) Grant Agreement with Manchester Citizens Corporation, or an entity to be formed, in the amount of \$135,000.
6. Housing & Urban Development (HUD) Up-Front Grant (UFG) - Grant Agreement with Manchester Citizens Corporation, or an entity to be formed, in the amount of \$160,000.
7. Housing Recovery Program – Developer – Agreement with Manchester Citizens Corporation, or an entity to be formed, in the amount of up to \$140,000.

c. Bryant Street, Phase II, 5803-5811 Bryant Street - Highland Park Community Development Corporation:

1. First Amendment to Loan Agreement with Highland Park Community Development Corporation for \$500,000 (increase of \$300,000).
2. Community Development Investment Fund (CDIF) – Grant Agreement with Highland Park Community Development Corporation - \$90,000.

d. NRI Scattered Sites Rehab for Resale, North Euclid and North Saint Clair Streets - East Liberty Development, Inc.:

1. Community Development Investment Fund (CDIF) – Grant Agreement with East Liberty Development, Inc. - \$100,000.

e. Authorization to Transfer up to \$159,043 in previous year Community Development Block Grant (CDBG) Neighborhood Housing Initiative funds from the Housing Recovery Program (HRP) to the Party Wall Program line item.

4. Economic Development

- a. Pennsylvania Smart Infrastructure Incubator RACP:
1. Authorization to amend Resolution No. 143 of 2009 to file an amended Application with the State Office of the Budget for a Redevelopment Assistance Capital Program grant - increase of \$500,000.
 2. Authorization to enter into sub-grant agreement for the RACP grant of \$1 million with Carnegie Mellon University and to Contract for an Administrative Fee.
 3. Authorization to enter into a Cooperation Agreement with City of Pittsburgh concerning the RACP Application and grant.
- b. Former Edge Restaurant Demolition CITF:
1. Authorization to file an Application with and enter into a Contract with Redevelopment Authority of Allegheny County for a Community, Infrastructure and Tourism Fund grant for \$250,000.
 2. Authorization to enter into a Subgrant Agreement with the developer of the site.

5. Engineering and Construction

- a. Property Maintenance:
1. Agreement with City Source Associates, Inc. to provide property maintenance - \$350,000.00.

6. Real Estate

- a. Lawrenceville:
1. Authorization to execute an Agreement of Sale with Carlotta K. Burgess for the acquisition of Block 48-S, Lot 212, in the 6th Ward for \$26,000.00, plus costs.
 2. Proposal, form of contract, evidence of financing and execution of deed for the sale of Block 48-S, Lot 218, in the 6th Ward to Carlotta K. Burgess for \$22,000.00.
- b. Uptown:
1. Authorization to execute an Agreement of Sale with the Estate of Janavie Poindexter for the acquisition of Block 11-E, Lot 52, in the 3rd Ward - \$40,000.00, plus costs.

6. Real Estate – continued:

c. California-Kirkbride:

1. Authorization to execute an Agreement of Sale with Brighton Place Associates for the acquisition of Block 22-H Lot 41, in the 25th Ward - \$30,000.00, plus costs.
2. Authorization to execute an Agreement of Sale with Brighton Place Associates for the acquisition of Block 22-G Lots 186 and 187, in the 25th Ward - \$4,100.00.

7. Finance

a. Home Improvement Loan Program:

1. Authorization to call up to \$4,055,000 of Home Improvement Loan Program Bonds from various series on May 17, 2010 and close the Indenture.

AGENDA “B”