

SPECIAL BOARD MEETING
NOVEMBER 20, 2009

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of October 8, 2009.
2. Hill District Master Plan
 - a. Authorization to enter into a Contract with CHPlanning, Ltd. for Planning Services - \$350,000.00.
3. Economic Development
 - a. New Market Tax Credit:
 1. Authorization to enter into a Contract with Affirmative Investments, Inc. for consultant services to support the Authority in the preparation of a New Market Tax Credit application, in the amount of up to \$150,000.00.
 - b. Community Infrastructure and Tourism Fund – Larimer:
 1. Ratification of Application to and authorization to enter into a Contract with the Allegheny County Department of Economic Development for Allegheny County Economic Development Community Infrastructure and Tourism Fund (CITF) Grant Applications in the total amount of up to \$150,000.00 for the Larimer community.
 2. Authorization to enter into a sub-grant agreement(s) for the CITF grant for up to \$150,000.00, and waiver of URA administrative fee.
 - c. The National Aviary – Redevelopment Assistance Capital Program:
 1. Authorization to amend Resolution No. 37 of 2009 to increase the RACP grant award by \$1 million for a total award of up to \$2,625,000.
 2. Cooperation Agreement with the City of Pittsburgh.

3. Economic Development – continued:

- d. Sarah Heinz House – 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 grant of up to \$250,000.00.
 - 2. Authorization to enter into sub-grant agreement for the RACP grant with Sara Heinz House Association 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.
- e. Penn Brewing Company - Pittsburgh Business Growth Fund:
 - 1. Authorization to enter into a Pittsburgh Business Growth Fund Loan Agreement with Penn Brewing Company, or a related entity, in an amount not to exceed \$300,000.00, and a waiver of program guidelines.

4. Housing

- a. Rippey Street Condominiums - 5809, 5811, 5813, and 5815 Rippey Street:
 - 1. Pittsburgh Housing Construction Fund – Grant Agreement with East Liberty Development, Inc. - \$364,745 and a waiver of the administrative guidelines.
 - 2. Urban Development Action Grant (UDAG) Program Income Fund (UPIF) – Loan Agreement with East Liberty Development, Inc. - \$314,976
 - 3. Housing Recovery Program - Developer – Agreement with East Liberty Development, Inc. - \$145,000.
- b. Southside Riverfront Housing – Riverside Mews:
 - 1. Amendment to Disposition Contract dated July 26, 2006 between the Authority and the Riverside Development Group, Inc. – Lots 1,2, 5, 6, and 7 in the Riverside Mews Improvement Subdivision Site Plan also being designated as Block 12-A, Lots 7,11,17,19 and 12-E-29, 17th Ward.
 - 2. Approval of Final Working Drawings, Evidence of Financing and Execution of Deed for the sale of Lot 7 (Phase 2 Parcel A) in the Riverside Mews Improvement Subdivision Site Plan also being designated as Block & Lot 12-E-29, 17th Ward to Riverside Development Group, Inc. - \$168,600.
 - 3. Purchase Money Mortgage with the Riverside Development Group, Inc. in the amount of \$84,300.
- c. Neighborhood Stabilization Program I – Wood Street Commons:
 - 1. Authorization to enter into a Sub-grant Agreement with the Residences at Wood Street, Inc. for Neighborhood Stabilization Program I (NSP I) funds in the amount of \$1,800,000.

4. Housing – continued:

- d. Bedford Hill HOPE VI Phase One – For-Sale:
 - 1. Amendment to Resolution No. 259 (2005) which authorized a Loan Agreement with Pittsburgh Housing Development Corporation in the amount of \$283,510 to modify the source of funds for the loan to UDAG Program Income Fund (UPIF) from Pittsburgh Housing Construction Fund (PHCF).
- e. County Infrastructure and Tourism Fund Grant Applications:
 - 1. Authorization to support an Application to the Allegheny County Redevelopment Authority by Riverview Apartments, Inc. in the amount of \$250,000 for capital improvements to Riverview Apartments.
 - 2. Authorization to support an Application to the Allegheny County Redevelopment Authority by the Pittsburgh Housing Development Corporation in the amount of \$150,000 for the development of a park at Washburn Square.

5. Real Estate

- a. Mainstreets Pittsburgh 2010:
 - 1. Authorization to file an Application and execute a Grant Agreement with the Pennsylvania Department of Community & Economic Development in an amount not to exceed \$500,000 for the 2010 Mainstreets Pittsburgh Program.
 - 2. Cooperation Agreement with the City of Pittsburgh for local share as required.
 - 3. Authorization to enter into a series of Mainstreets Pittsburgh contracts with sponsoring business district organizations and technical assistance providers by allocating certain not-to-exceed dollar amounts.
- b. South Side Retail Market Study:
 - 1. Grant Agreement with South Side Local Development Company, as a representative of the South Side Planning forum, with consulting services with Civitas Consulting, not to exceed \$20,000.
- c. South Side – 29th Street Associates, LP/ Matcon Diamond, Inc:
 - 1. Proposal, form of contract, final working drawings, evidence of financing and execution of deed for the sale of Block 29-N Lot 152, in the 16th Ward, to 29th Street Associates, LP for \$245,000.00.
- d. Lawrenceville – Lola Gardens:
 - 1. Execution of a deed for the conveyance of Block 49-N, Lot 10, in the 6th Ward, to the City of Pittsburgh for \$1.00.
 - 2. Authorization to rescind Resolution No. 289 (2006) authorizing the sale of 3450 Butler Street to the Pittsburgh Parking Authority.

5. Real Estate – continued:

e. Allentown – Parking for Zone 3 Police Station:

1. Authorization to execute an Agreement of Sale with Ashley J. Craven, for the acquisition of Block 14-F, Lot 149, in the 18th Ward.
2. Authorization to assign the Agreement of Sale for Block 14-F, Lot 149, in the 18th Ward to the City of Pittsburgh.

f. Residential Land Reserve Fund – Proposed Housing Site:

1. Proposal and form of contract for the sale of Block 125-L, Lots 372 and 374, in the 14th Ward, to Mistick Construction Company, for an amount of \$1,500.00 plus costs.

g. General:

1. Authorization to enter into Agreements for Appraisal Services with ten (10) appraisers/entities for up to \$50,000.00 each - 2 years.
2. Authorization to enter into Agreements for Title Services with twelve (12) title insurance companies for \$30,000.00 each - 2 years.

6. Finance

a. 2009 Independent Audits:

1. Second Amendatory Agreement with Maher Duessel, CPAs – increase of \$134,500.00.

AGENDA “B”