

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of Minutes of Regular Board Meeting of September 11, 2008.

2. Economic Development
 - a. East Liberty – Hotel Indigo:
 1. Authorization to enter into a Pittsburgh Development Fund loan in the amount up to \$ 2,750,000 to Governor’s Hotel Company, LP.

 - b. East Liberty - Highland Building and Hotel Project:
 1. Proposal and form of contract for the sale of Block 84 B Lot 68 (Highland Building) and Block 84 C Lot 32 (vacated Baum Square), 8th Ward to HSH Liberty Suites, LP, or its assignee for \$1,000.00.
 2. Approval of final drawings, evidence of financing and execution of deed for the sale of Block 84 C Lot 32 (vacated Baum Square), 8th Ward to HSH Liberty Suites, LP, or its assignee.
 3. Rescission of Resolutions no. 241 (2005), 63 (2006) and 64 (2006) and authorization to return the Good Faith Deposit.

 - c. East Liberty Gateway - Tax Increment Financing:
 1. Official Action to Approve on a Preliminary Basis Working with the Taxing Bodies on the Establishment of a TIF District and the Undertaking of a Related TIF Financing in Connection with a Project in the East Liberty Gateway Redevelopment Plan.

 - d. Allegheny West - Public Space Improvements:
 1. Authorization to amend Resolution No. 349 (2006) increasing the Public Space Improvement award to a not to exceed amount of \$475,000 (increase of \$25,000).

Economic Development – continued:

2. e. Nine Mile Run:
 1. Authorization to submit an Amendatory Application and execute a Contract for an Industrial Site Reuse Program grant for the Lower Frick Park Slope Rehabilitation for an increase of \$50,000.00.
 2. Authorization to file an Application to and execute a Grant Agreement with the Federal Environmental Protection Agency for up to \$350,000 for the assessment of Nine Mile Run.

- f. Larimer:
 1. Authorization to enter into a Grant Agreement with Kingsley Association for an amount not to exceed \$7,500.00 for mural activities.
 2. Authorization to enter into a Grant Agreement with East Liberty Concerned Citizens for an amount not to exceed \$7,500.00 for neighborhood beautification activities.

- g. Community Revitalization Program Grant Applications:
 1. Larimer:
 - a. Authorization to submit an Application and enter into a Contract with the Pennsylvania Department of Community & Economic Development for a Community Revitalization Program Grant in an amount not to exceed \$100,000.00, and enter into a Sub-grantee Agreements and Administrative Fee Agreements, as necessary.
 - b. Cooperation Agreement with the City of Pittsburgh.

 2. East Liberty:
 - a. Authorization to submit an Application and enter into a Contract with the Pennsylvania Department of Community & Economic Development for a Community Revitalization Program Grant in an amount not to exceed \$15,000.00, and enter into a Sub-grantee Agreements and Administrative Fee Agreements, as necessary.
 - b. Cooperation Agreement with the City of Pittsburgh.

 3. Lower Lawrenceville
 - a. Authorization to submit an Application and enter into a Contract with the Pennsylvania Department of Community & Economic Development for a Community Revitalization Program Grant in an amount not to exceed \$5,000.00, and enter into a Sub-grantee Agreements and Administrative Fee Agreements, as necessary.
 - b. Cooperation Agreement with the City of Pittsburgh.

2. Economic Development – continued:

- h. Economic Development Community Infrastructure & Tourism Fund:
1. Authorization to file an Application and execute an Agreement for an Economic Development Community Infrastructure & Tourism Fund Grant with the Redevelopment Authority of Allegheny County of up to the maximum amount of \$917,500.00 for the various projects.
 2. Cooperation Agreement with the City of Pittsburgh.

3. Housing

- a. Community Revitalization Program Application – Cassabill Estates:
1. Ratification of filing an Application to and authorization to enter into a Contract with the Pennsylvania Department of Community and Economic Development (DCED) for a Community Revitalization Program (CRP) grant of up to \$500,000.
 2. Authorization to enter into a Sub-grant agreement and Administrative Fee Agreement with Allstate Development, LLC, or appropriate entity to be determined.
 3. Cooperation Agreement with the City of Pittsburgh.
- b. South Hills High School:
1. Rental Housing Development and Improvement Program (RHDIP) Predevelopment Loan Agreement with a.m. Rodriguez Associates, inc. in the amount of \$500,000.
 2. Ratification of Second Amendment to Option Agreement between the Urban Redevelopment Authority of Pittsburgh and South Hills Retirement Residence to extend Option Agreement period to December 31, 2009.
- c. Real Estate Loan Review Committee – Appointment of new members.

4. Engineering and Construction

- a. LTV South Side Works – South Shore Riverfront Park:
1. Federal-Aid Reimbursement Agreement with the Commonwealth of Pennsylvania and the City of Pittsburgh - \$750,000.00.
- b. Federal Hill:
1. Agreement for the Public Improvements, Site Preparation Contract No. 1, with Frank J. Zottola Construction, Inc. - \$1,194,273.90.

5. Administration

a. City Living Marketing Plan:

1. Contract with FSC Marketing Communications for an amount not to exceed \$35,000 for advertising and marketing plan of URA and City development programs.

AGENDA "B"

Director's Report

Approval is requested to approve the above items. The projects are as follows:

- (a) Highland Park / Bryant Street – Business district & streetscape improvements, property acquisition, demolition
- (b) Pittsburgh Zoo & PPG Aquarium- Butler Street Gateway improvements
- (c) Allegheny Commons Fountain – East Park improvements
- (d) Brighton Heights Retaining Wall- California Avenue Gateway improvements
- (e) Morningside Business District - Business district & streetscape improvements, property acquisition, demolition
- (f) Polish Hill- Business district & streetscape improvements, property acquisition, demolition
- (g) Morrow Park/Bloomfield- Gateway signage, landscaping & historic lighting
- (h) Garfield Jubilee Housing Support-
- (i) Herron Avenue-Greenway Planning Initiative
- (j) Lower Lawrenceville/Doughboy Square- Streetscape Improvements

RESOLUTION NO. ____ (2008)

RESOLVED: That the Chairman, Vice Chairman, Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to file an Application with the Redevelopment Authority of Allegheny County for an Economic Development Community Infrastructure & Tourism Fund Grant in an amount not to exceed \$917,500.00 for the projects listed below, and to execute any other assurances or requirements necessary in connection with said Application, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto; and

RESOLVED FURTHER: That the Chairman, Vice Chairman, Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized and directed to execute a Contract with the Redevelopment Authority of Allegheny County for an Economic Development Community Infrastructure & Tourism Fund Grant in an amount not to exceed \$917,500.00 for the projects listed below, and to execute any other assurances or requirements necessary in connection with said Contract, and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.

- 1) Highland Park / Bryant Street – Business district & streetscape improvements, property acquisition, demolition
- 2) Pittsburgh Zoo & PPG Aquarium- Butler Street Gateway improvements
- 3) Allegheny Commons Fountain – East Park improvements
- 4) Brighton Heights Retaining Wall- California Avenue Gateway improvements
- 5) Morningside Business District - Business district & streetscape improvements, property acquisition, demolition
- 6) Polish Hill- Business district & streetscape improvements, property acquisition, demolition
- 7) Morrow Park/Bloomfield- Gateway signage, landscaping & historic lighting
- 8) Garfield Jubilee Housing Support-
- 9) Herron Avenue-Greenway Planning Initiative
- 10) Lower Lawrenceville/Doughboy Square- Streetscape Improvements

RESOLUTION NO. ____ (2008)

RESOLVED: That the Executive Director or Deputy Executive Director of Finance and Operations, on behalf of the Authority, is hereby authorized and directed to execute a Cooperation Agreement with the City of Pittsburgh concerning the Economic Development Community Infrastructure & Tourism Fund Grant from

the Redevelopment Authority of Allegheny County and the Secretary or Assistant Secretary is authorized and directed to attest same and affix the seal of the Authority thereto.