

REGULAR BOARD MEETING
SEPTEMBER 10, 2009

URBAN REDEVELOPMENT AUTHORITY
OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of Minutes of Regular Board Meeting of August 13, 2009.

2. Economic Development

a. Phipps Conservatory RACP:

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 \$250,000.00.
2. Authorization to enter into a Sub-grant Agreement for the RACP grant with Phipps Conservatory 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.

b. Central Business District - August Wilson Center for African American Culture:

1. Authorization to amend Resolutions 80 and 81 of 2006, as amended by Resolutions 206 and 207 of 2009, to increase the Redevelopment Assistance Capital Program grant award by \$350,000 for a total amount not to exceed \$9,450,000.00.
2. Authorization to execute a Cooperation Agreement with the City of Pittsburgh concerning the application and grant.

2. Economic Development – continued:

c. South Shore Riverfront Park and Marina - Department of Environmental Protection Water Obstruction / Encroachment Permits:

1. Authorization to file an Application through Environmental Planning Design, LLC (the South Shore Riverfront Park designer) with the Department of Environmental Protection (DEP) for two Water Obstruction / Encroachment Permits (U.S. Army Corps of Engineers, Section 404 Joint Permit) for: a) the marina to be constructed at the South Shore Riverfront Park, and b), Phase 3b of the South Shore Riverfront Park.
2. Authorization to release a Request for Proposal (RFP) to solicit proposals from operators to develop and operate a high-quality private or private/public marina on the banks of the Monongahela River adjacent to the South Shore Riverfront Park.
3. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh for development of the South Shore Riverfront Park and adjacent marina, with the goal of conveyance of the Park and related permit(s) and marina lease to the City upon completion.

d. Federal North:

1. Authorization to enter into a Grant Agreement with Central Northside Neighborhood Council for planning and project management consulting services for an amount not to exceed \$75,000.00.

3. Housing

a. Otto Milk Building – Solara Ventures IV, LLC:

1. Pittsburgh Development Fund (PDF) – First Amendment to Loan Agreement with Solara Ventures IV, LLC for \$790,000 (increase of \$400,000).

b. North Fairmount Street Phase IB – Pittsburgh Housing Development Corporation/Bloomfield Garfield Corporation:

1. Pittsburgh Housing Construction Fund – Loan Agreement with Pittsburgh Housing Development Corporation - \$67,440.
2. Pittsburgh Housing Construction – Grant Agreement with Pittsburgh Housing Development Corporation - \$406,000 and waiver of the administrative guidelines.
3. Community Development Investment Fund – Grant Agreement with Bloomfield Garfield Corporation - \$40,000.
4. Housing Recovery Program - Developer – Agreement with Pittsburgh Housing Development Corporation - \$50,000.

3. Housing – continued:

c. Washburn Square New Construction – For-Sale:

1. Final drawings, evidence of financing and execution of deed for the sale Block 45-J, part of Lot 278, and a portion of vacated Washburn Street, in the 27th Ward to Pittsburgh Housing Development Corporation for \$4,500.00.
2. Authorization to accept a resolution executed by the Council of the City of Pittsburgh, being Resolution No. 44, effective February 16, 2009, vacating a portion of Washburn Street in the 27th Ward.
3. Pittsburgh Housing Construction Fund – Loan Agreement with the Pittsburgh Housing Development Corporation for \$74,138.
4. Pittsburgh Housing Construction Fund – Grant Agreement with the Pittsburgh Housing Development Corporation for \$474,587 and a waiver of the administrative guidelines.
5. Neighborhood Housing Program – Agreement with the Pittsburgh Housing Development Corporation for \$135,000.
6. Community Development Investment Fund – Grant Agreement with the Brightwood Civic Group for \$30,000.

d. Wylie Avenue Development Phase II - Middle Hill Housing Ventures Partnership:

1. Pittsburgh Housing Construction Fund – Loan Agreement with Middle Hill Housing Ventures Partnership - \$127,020.
2. Pittsburgh Housing Construction Fund – Grant Agreement with Middle Hill Housing Ventures Partnership - \$340,000 and a waiver of the Administrative Guidelines.
3. Community Development Investment Fund Grant – Grant Agreement with Macedonia Development Corporation - \$40,000.
4. Neighborhood Housing Program – Agreement with Middle Hill Housing Ventures Partnership - \$135,000.

e. Darlington Road Supportive Housing, Inc.:

1. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with Darlington Road Supportive Housing, Inc. in the amount of up to \$400,000.

f. West End Village:

1. Grant Agreement with West Pittsburgh Partnership in the amount of up to \$150,000.

3. Housing – continued:
 - g. Oak Hill Phase II:
 1. Agreement with Allequippa Terrace Limited Partnership or another entity to be formed by Beacon Corcoran Jennison for the completion of streetscape improvements in the amount of up to \$300,000.
 2. Reimbursement Agreement with Pittsburgh Water & Sewer Authority and the Housing Authority of the City of Pittsburgh in the amount of up to \$1.5 million.
 3. UDAG Program Income Fund (UPIF) Bridge Loan in an amount of up to \$2,500,000.
 - h. Former PHASE Properties – 2115 Perrysville Avenue:
 1. Proposal, form of contract, approval of specifications, evidence of financing and execution of deed for the sale of 2115 Perrysville Avenue, (Block & Lot 46-P-17) in the 25th Ward to Perry Hilltop Citizens Council for \$48,000.
 2. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with Perry Hilltop Citizens Council in the amount of \$28,000.
4. Engineering and Construction
 - a. South Side Works – Hot Metal Bridge:
 1. Authorization to execute an amended the Federal-Aid Reimbursement Agreement with the Commonwealth of Pennsylvania for the Hot Metal Bridge – increase of \$100,000.00
 - b. Nine Mile Run:
 1. Agreement for Site Preparation Contract No. 10 with Repal Construction Company, Inc. - \$321,475.83.

AGENDA “B”