

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General.
  - a. Approval of the Minutes of the Regular Board Meeting of March 8, 2018.
2. Announcements
  - a. Bus Rapid Transit (BRT) Transit Revitalization Investment District (TRID) planning meetings will be scheduled soon in the three anticipated BRT TRID zones (Downtown/Uptown/Oakland).
  - b. Inclusive Innovation Week recap.
  - c. Catapult program update.
3. Smallman Street Tax Increment Financing Plan
  - a. Authorization to advance a Smallman Street Tax Increment Financing (TIF) Plan.
  - b. Cooperation Agreement between the URA, City of Pittsburgh, County of Allegheny, and School District of the City of Pittsburgh for the TIF Plan.
  - c. Cooperation Agreement between the URA and the City of Pittsburgh for the transfer of an amount estimated at \$3,700,000 for Smallman Street roadway and public space improvements funding related to the TIF.
  - d. Authorization to execute all financing documents required in connection with the Smallman Street TIF note issuance, subject to conditions.
4. Housing
  - a. Hill District - Western Restoration Development - Multifamily Financing Inducement Resolution
    1. Official Action to Register the Intent to Issue Multifamily Debt for the Western Restoration Development in the amount of up to \$4,077,000.
    2. Requests for proposals and select bond counsel from an approved slate.

3. Exclusive negotiations, for a six (6) month period, with Ralph A. Falbo, Inc., for the sale of Block 25-S, Lot 110, in the 5<sup>th</sup> Ward.
- b. Northside (California-Kirkbride, Central Northside and Perry South) – Northside Properties Residences Phase II - Multifamily Financing Inducement Resolution
  1. Official Action to Register the Intent to Issue Multifamily Debt for the Northside Properties Residences Phase II Redevelopment in the amount of up to \$23,900,000.
  2. Requests for proposals and select bond counsel from an approved slate.
- c. Hilltop (Carrick, Allentown and Knoxville) - Rebuilding Together Pittsburgh
  1. Grant to Rebuilding Together Pittsburgh in the amount of \$25,000 to be applied to the cost of the rehabilitation of up to ten (10) homes in the Hilltop neighborhoods of Carrick, Allentown, and Knoxville.

5. Real Estate

- a. South Oakland – PTC Parcel 3
  1. Exclusive negotiations with Elmhurst Development, LLC, or a related entity to be formed for a period of 90 days, with a possible 90-day extension, for the sale of Block 28-N, Lot 315, also known as Parcel 3 in Pittsburgh Technology Center, in the 4<sup>th</sup> Ward.
- b. Crawford-Roberts – 1919 Webster Avenue
  1. Exclusive negotiations with Hill Community Development Corporation or related entity to be formed for a period of 90 days, with a possible 90-day extension, for the sale of Block 10-J, Lot 170, in the 3<sup>rd</sup> Ward.
- c. Larimer – Larimer/East Liberty Choice Neighborhoods Future Phases
  1. Acquisition of the following publicly-owned properties for \$1.00, plus costs:
- d. Larimer – Larimer/East Liberty Choice Neighborhoods Single-Family For-Sale Housing
  1. Acquisition of the following publicly-owned properties for \$1.00, plus costs:
- e. East Liberty – Larimer/East Liberty Choice Neighborhoods Zone A Park
  1. Agreement of sale with the Housing Authority of the City of Pittsburgh for the acquisition of Block 83-S, Lots 146 and 202, in the 11<sup>th</sup> Ward, for \$1.00, plus costs.

- f. East Liberty – Larimer/East Liberty Choice Neighborhoods Commercial District Analysis
  - 1. Engagement of Larisa Ortiz Associates, LLC, for commercial district analysis services for the Larimer Avenue business district, for an amount not to exceed \$25,000.00.
- g. California-Kirkbride – Northside Properties Residences Phase 1
  - 1. Acquisition of publicly owned property known as Block 22-H, Lot 56, in the 25<sup>th</sup> Ward, for \$1.00, plus costs.
- h. Citywide – Pittsburgh Land Bank
  - 1. Grant agreement with The Pittsburgh Land Bank in the amount of \$27,568.00.
- i. Citywide – Property Maintenance and Capacity Building
  - 1. Amendment of agreement with Growth Through Energy & Community Health Strategies, Pittsburgh for an increase of \$17,000.00, for a total agreement amount of up to \$143,500.00.
- j. Citywide – OpportunitySpace Web-Mapping Application
  - 1. Engagement of OpportunitySpace, Inc., dba Tolemi for its BuildingBlocks cloud-based web application in an amount not to exceed \$20,000.00.
- 6. Center for Innovation and Entrepreneurship
  - a. URA Business Loan Programs – Micro Enterprise Loan Program
    - 1. Approval of Program Guidelines for Micro-Enterprise Loan Program pilot.
  - b. URA Business Loan Programs – Micro Enterprise Loan Program
    - 1. Appointment of members of the new Micro Enterprise Loan Program.
  - c. URA Business Loan Programs – Technical Assistance Providers
    - 1. Appointment of Technical Assistance Providers for business loan recipients.
- 7. Economic Development
  - a. Lower Hill Development Fund Guidelines
    - 1. Adoption of Lower Hill Development Fund Guidelines

8. Executive

- a. Appointment of Koryak Consulting, Inc. (Koryak) and Innovative Business Products and Services, LLC (IBPS) as additional firms to the URA's Diversity, Equity, Inclusion and Training (DEIT) slate of pre-qualified consultants. Both firms are certified MBE firms. 44

AGENDA "B"

1. LEGAL

- a. Littler Mendelson, P.C.
  - 1. Amendment of Agreement with Littler Mendelson, P.C, for employment law services for an increase of \$25,000.00, for a total Agreement amount not to exceed \$75,000.00.

2. REAL ESTATE

- a. Middle Hill
  - 1. Ratification of the execution of an easement agreement in favor of Zephaniah Properties, LLC, for Block 10-P, Lot 32, in the 5th Ward.

3. CENTER FOR INNOVATION AND ENTREPRENEURSHIP

- a. Residential Facade Program
  - 1. Disclosure of Ebony Tyler, City of Pittsburgh employee (Department of Finance), to participate in the Residential Facade Program, for a property located at 136 Dengler Street, Pittsburgh, PA 15210