

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General.
  - a. Approval of the Minutes of the Regular Board Meeting of April 12, 2018.
2. Larimer/East Liberty Choice Neighborhoods
  - a. Larimer - Liberty Green Park
    1. Agreement with the Richard King Mellon Foundation to receive funds in the amount of \$650,000 for Liberty Green Park.
  - b. East Liberty/Larimer
    1. Advertisement for bids for construction of Liberty Green Park at the intersection of Larimer Avenue and Station Street in East Liberty/Larimer.
  - c. Larimer – Larimer/East Liberty Choice Phase 3
    1. Exclusive negotiations with the Housing Authority of the City of Pittsburgh or a related entity to be formed for a period of one year, with a possible six-month extension, for the sale of the following properties for \$1.00 plus costs for Phase 3a of Choice Neighborhoods replacement housing.
  - d. Larimer – Larimer/East Liberty Choice Phase 3
    1. Agreement of sale with Miracle Trucking Company for the acquisition of Block 124-J, Lots 240, 240-A, and 241, in the 12<sup>th</sup> Ward for \$350,000.00, plus costs.
3. East Liberty, Larimer & Homewood - Redevelopment Assistance Capital Program (RACP) Grants:
  - a. Larimer/East Liberty Park - \$1 Million RACP - Construction of a new 3-acre park to include site work, utilities, stormwater management facilities, paving, plantings, and site amenities & furnishings.

- i. Authorization to commit up to \$1 million of Larimer Choice Neighborhood, foundation funds and/or other Larimer/East Liberty Project funds as the required match for the RACP grant.
    - ii. Authorization to front up to \$1 million from the General Fund and/or other funds to bridge the RACP grant.
  - b. Larimer School Redevelopment - \$1 Million RACP – Core & shell improvements
    - i. Authorization to commit up to \$1 million of Larimer Choice Neighborhood and/or other Larimer/East Liberty Project funds as the required match for the RACP grant.
    - ii. Authorization to front up to \$1 million from the General Fund and/or other funds to bridge the RACP grant.
  - c. Homewood Coliseum - \$1 Million RACP – Investment in the purchase and stabilization of the building for future redevelopment.
    - i. Authorization to commit up to \$1 million of Homewood Project and/or other Authority funds as the required match for the RACP grant.
    - ii. Authorization to front up to \$1 million from the General Fund and/or other funds to bridge the RACP grant.

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 \$4,100,000.
  - 2. Issuance of a Request for Proposals and selection of bond counsel from the 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 5th Ward.
- b. Morningside - Morningside Crossing
  - 1. Rental Housing Development and Improvement Program (RHDIP) First Amendment to Loan Agreement - \$1,300,000 (\$300,000 increase) with the Morningside Partners, LP
- c. Housing Opportunity Fund
  - 1. Engagement of HR&A Advisors, Inc. (“HR&A”) for an amount up to \$76,000.
  - 2. Authorization to establish a Housing Opportunity Fund (HOF) Revolving Fund in the amount of \$1,500,000.

5. Real Estate

- a. Pittsburgh Technology Center – Parcel 4b
  - 1. Final drawings, final evidence of financing, and execution of a deed for the sale of Block 29-B, Lot 302, commonly known as Parcel 4b, in the 4th Ward to 350 Technology Drive Partners, LLC, or a related entity to be formed, for \$539,055.00 plus costs.
  - 2. Form of contract and execution of a deed for the sale of Lots A-1 and A-2 of Parcel 4b in the 4<sup>th</sup> Ward to BPA II, Ltd., or an entity to be formed for \$57,380.00 plus costs.
- b. East Liberty – CUBE
  - 1. Final drawings, final evidence of financing, and execution of a deed for the sale of Block 84-E, Lot 118, in the 8<sup>th</sup> Ward, to Baum Grove, LP, for \$212,500.00.
- c. South Side Flats – South Side Works -
  - 1. Exclusive negotiations with TWG 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 29-N, Lots 311 and 316, also referred to as Lots E-1e and E-1f, in the 16<sup>th</sup> Ward.

6. Center for Innovation and Entrepreneurship

- a. URA Micro Enterprise Loan Program – Pittsburgh Urban Initiatives Support
  - 1. Approval to accept \$150,000 from Pittsburgh Urban Initiatives (PUI) in support of the URA Micro Enterprise Loan program.
- b. Lower Hill
  - 1. Pittsburgh Development Fund loan up to \$900,000.00 to the Sports and Exhibition Authority (SEA) and/or City of Pittsburgh and/or related entity.

7. Economic Development

- a. East Liberty - Broad Street Plaza
  - 1. Application with and enter into a Contract with the Commonwealth of Pennsylvania Department of Community and Economic Development and/or the Commonwealth Financing Authority for a Greenways, Trails, and Recreation Program grant of up to \$250,000 for the construction of Broad Street Plaza and Roadway Improvements.

2. Cooperation Agreement with the City of Pittsburgh for the administration of the funds.
  - b. Shadyside - Hunt Armory
    1. Ratification of the filing of a Gaming Economic Development Fund (GEDF) grant application and authorization to enter into related contracts with the Redevelopment Authority of Allegheny County (RAAC) for the Hunt Armory.
    2. Subgrant Agreement with The Mosites Company, or a related entity, for Administrative Fees related to the GEDF grant.
    3. Fee Agreement with The Mosites Company, or a related entity, for administrative and predevelopment Fees incurred by the URA.
8. Executive
  - a. Amendment of Agreement with CGI Technologies and Solutions, Inc., for an increase of up to \$30,000.00, for a total Agreement amount not to exceed \$259,900.00.

AGENDA "B"

1. LEGAL

- a. Fox Rothschild LLP
  - 1. Amendment of Agreement with Fox Rothschild LLP, dated June 21, 2017, for legal services regarding the Mansions at Fifth transaction, for an increase of \$30,000.00, for a total Agreement amount not to exceed \$70,000.00.

2. REAL ESTATE

- a. 9 Mile Run
  - 1. Certificates of Completion for MRRRC Summerset II, L.P. for Lots 244 and 248, designated as Block 88-L-83 in Phase 2C, in the 14th Ward, and authorization to return the Good Faith Deposit (residential construction – 1657 and 1671 Biltmore Lane).
- b. General
  - 1. Amendment of Resolution No. 373 (2017) so that the approved contractor Integra Realty Resources Pittsburgh, LLC is now known as Newmark Knight Frank Valuation & Advisory, LLC.

3. CENTER FOR INNOVATION AND ENTREPRENEURSHIP

- a. Reallocation of up to \$24,485.51 from previous City Bond East Liberty to the Streetface Program.
- b. Reallocation of up to \$10,000.00 from 2016 City Paygo Closed Schools to the Urban Development Fund.
- c. Addition of Riverside Center for Innovation to the Micro Enterprise technical assistance providers list.