

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

Page

1. General.
 - a. Approval of the Minutes of the Regular Board Meeting of May 10, 2018.

2. Announcements
 - a. The Lexington Technology Park public meeting.

3. Swisshelm Park – Summerset at Frick Park 1
 - a. Agreement with Civil and Environmental Consultants, Inc. (CEC) for Engineering Design Services for the Phase III Summerset at Frick Park development for an amount not to exceed \$2,100,000.00.

4. Hazelwood – Woods House 3
 - a. Proposal and form of disposition contract for the sale of Block 55-P, Lots 37 and 39, in the 15th Ward, to Oak Moss Associates, LLC, or an entity to be formed, for \$25,000.00 plus costs.

5. Housing
 - a. Manchester Row House Renaissance 5
 1. UDAG Program Income Fund (UPIF) loan agreement with Manchester Row House Renaissance LLC for up to \$153,310.00
 2. Upfront Grant – grant agreement with Manchester Row House Renaissance LLC for up to \$360,000.00
 3. Housing Recovery Program (Developer) – agreement with Manchester Row House Renaissance LLC for up to \$165,000.00.

4. Final drawings, final evidence of financing, and execution of a deed for the sale of Block 22-K, Lots 34, 38, 39, 132, 132A, 133, 133A, 134A, and 136, and Block 22-L, Lots 289 and 298B, in the 21st Ward, to Manchester Row House Renaissance, LLC, for \$2,501.00, plus costs.
- b. City-Wide – Neighborhood Stabilization Program 9
 1. Cooperation Agreement with the City of Pittsburgh for up to \$2,000,000.00 Million to administer the Neighborhood Stabilization Program (NSP).
 - c. Housing- Multifamily Tax Exempt Financing 11
 1. Lincoln-Lemington – Former Lemington Home for the Aged Building - Engagement of Eckert Seamans Cherin & Mellott, LLC as bond counsel, for an amount not to exceed \$30,000.00, plus costs.
 2. Hill District – Western Restoration Center - Engagement of Dinsmore & Shohl, LLP as bond counsel, for an amount not to exceed \$29,250.00 plus costs.
 3. Northside – Northside Properties Residences Phase II - Engagement of Cohen & Grigsby, P.C. as bond counsel, for an amount not to exceed \$35,000.00 plus costs.
6. Real Estate
- a. Homewood – 6957 Hamilton Avenue 15
 1. Agreement of sale with Nena Alexander for the acquisition of Block 125-M, Lot 324 in the 12th Ward for \$59,000.00, plus costs.
 - b. Manchester – 1815 Fulton Street 17
 1. Agreement of sale with Pittsburgh Housing Development Corporation for the acquisition of Block 22-F, Lot 156, in the 21st Ward, for an amount not to exceed \$5,000.00 plus costs.
 - c. Larimer – Tech Incubator Parking 19
 1. Acquisition of publicly owned property known as Block 125-A, Lot 277, in the 12th Ward, for \$1.00 plus costs.
 - d. California-Kirkbride – Properties Residences III LLC 21
 1. Acquisition of publicly owned property known as Block 22-H, Lot 194, in the 25th Ward, for \$1.00 plus costs.
6. Center for Innovation and Entrepreneurship
- a. Strip District – Strip District Business Loan Program 23
 1. Allocation of \$1,000,000.00 from the Pittsburgh Development Fund program.

7. Economic Development

- a. East Liberty - Broad Street Plaza and Roadway Improvements 25
 - 1. Conveyance of Block 83-P, Lot 249, the Broad Street Plaza site, to the City of Pittsburgh for \$1.00.
 - 2. Engagement with Klavon Design Associates, Inc. to provide design and engineering service for the Broad Street Plaza and Roadway Improvement project in an amount not to exceed \$170,000.00.
 - 3. Authorization to request funding from ELTRIDRA to pay for design and engineering services for the Broad Street Plaza and Roadway Improvement project in an amount not to exceed \$170,000.00.

- b. East Liberty/ Larimer – Liberty Green Park 28
 - 1. Agreement with the Heinz Endowments to receive funds in the amount of \$450,000.00 for Liberty Green Park.
 - 2. Agreement with Pittsburgh Parks Conservancy in order to receive a grant in an amount not to exceed \$100,000.00 for Liberty Green Park.

- c. Hays 31
 - 1. Acceptance of a grant from the Heinz Endowments for an amount of \$500,000.00 to be used to defray the cost of acquiring Hays Woods, including due diligence, holding, and related costs.

8. Engineering and Construction

- a. Lawrenceville 33
 - 1. 62nd Street Industrial Park – Site Preparation Contract No. 3 - Next Construction, Incorporated – for an increase of up to \$20,000.00, for a new total not to exceed amount of \$900,375.87

- b. Citywide 35
 - 1. Appointment of a slate of firms to provide facade and residential services citywide:

9. Finance

- a. 2018-2019 HOME Cooperation Agreement with the City of Pittsburgh – Amendment of Resolution Number 14 (2018) to increase the 2018-2019 HOME allocation from \$1,700,000.00 to \$2,362,447.00 plus an estimated \$500,000.00 of HOME program income. 38

- b. Redemption of Single Family Mortgage Bonds 2006 C Series -\$920,000.00 40

10. Executive

- a. MWBE Policies and Procedures
 - 1. Presentation of Policy

42

AGENDA "B"

1. CENTER FOR INNOVATION AND ENTREPRENEURSHIP
 - a. CDBG 2016-17 Reallocation of Funds
Reallocate up to \$140,000.00 from 2016-17 CDBG Pittsburgh Entrepreneurs Support Program to the Streetface Program.
 - b. Paygo 2017 Reallocation of Funds
Reallocate up to \$25,000.00 from 2017 Paygo Pittsburgh Entrepreneurs Support Program to the Storefront Renovation Program.
 - c. UDF State Repayments Reallocation of Funds
Reallocate up to \$100,000.00 from UDF State Repayments to the Storefront Renovation Program.
 - d. Micro-Enterprise Loan Fund - Disclosure
Christine Summits, wife of Josh Summits an employee with the URA, is applying for the URA Micro-Enterprise Loan Fund.
2. REAL ESTATE
 - a. Beechview
Authorization to rescind Resolution No. 3 (2016), which approved the proposal and form of disposition contract for the sale of Block 35-G, Lot 24, in the 19th Ward, to Atlas Development Co., LLC, for \$50,000.00 plus costs.
 - b. Larimer
Authorization to amend Resolution No. 116 (2017), which approved acquisition of Block 124-J, Lot 196, in the 12th Ward, from Pittsburgh Housing Development Corporation for \$12,475.15, plus costs, payable from Leased Land, Larimer Project Funds and/or other funds, to increase the purchase price to an amount not to exceed \$17,000.00, plus costs.

- c. Mount Washington
Authorization to ratify a Certificate of Completion for John J. DeFazio and Pauline DeFazio for Block 4-L, Lot 192, in the 19th Ward and authorization to return the Good Faith Deposit (sideyard - 448 William Street).

- d. South Oakland - Pittsburgh Technology Center
Authorization to execute a Certificate of Completion for the Commonwealth of Pennsylvania for Block 29-F, Lot 31 in the 4th Ward (commercial construction - University of Pittsburgh Center for Biotechnology and Bioengineering, 300 Technology Drive).