

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of the Minutes of the Regular Board Meeting of July 12, 2018 and Special Board Meeting of July 16, 2018.

2. Announcements

a. RFP's, RFQ's and Bids

- i. Request for proposals (RFP) for 420 Boulevard of the Allies property management.

- b. Housing Opportunity Fund Advisory Board Meetings will be held the first Thursday of each month at 9:00 AM in City Council Chambers. The remaining meetings in 2018 are as follows:

- September 6, 2018
- October 4, 2018
- November 1, 2018
- December 6, 2018

- c. Pennsylvania Housing Finance Agency 2018/2019 Low Income Housing Tax Credit Program City of Pittsburgh pre-application. On behalf of the City of Pittsburgh, the URA administers a pre-application process for developers seeking to apply to the Pennsylvania Housing Finance Agency (PHFA) for an award of 9% Low Income Housing Tax Credits (LIHTC). The purpose of this process is to facilitate a review of all potential City requests to determine the applications that the City can support for an application to PHFA. The pre-applications will be due to URA on September 13, 2018. The PHFA LIHTC application deadline is November 16, 2018.

- d. LaunchPGH.com update.

3. Hill District - Bedford Dwellings/Choice Neighborhoods Implementation Grant
  - a. Commitment of funds from the following programs to the Choice Neighborhoods Initiative in the Hill District:
    - i. Pittsburgh Development Fund (PDF) financing in an amount not to exceed \$1,000,000.00.
    - ii. Rental Housing Development and Improvement Program (RHDIP) financing in an amount not to exceed \$1,000,000.00.
    - iii. URA construction financing for commercial space in CNI mixed-use buildings in an amount not to exceed \$200,000.00.
    - iv. Pittsburgh Housing Construction Fund (PHCF) construction financing for for-sale units in an amount not to exceed \$500,000.00.
    - v. Housing Recovery Program – Developer (HRP-D) deferred second mortgage financing in an amount not to exceed \$500,000.00.
    - vi. Pittsburgh Home Rehabilitation Program (PHRP) home improvement loan and grant financing in an amount not to exceed \$250,000.00.
    - vii. Streetface and/or Storefront Renovation Program funding in an amount not to exceed \$60,000.00.
    - viii. Micro Enterprise Loan financing in an amount not to exceed \$40,000.00.
    - ix. Assumption of Rental Housing Development and Improvement Program (RHDIP) loan to Reed Roberts Housing Limited Partnership in the amount of up to \$2.350 million.
  - b. Option agreement with the Housing Authority of the City of Pittsburgh for a period of twelve months, for the sale of certain properties in the 5<sup>th</sup> Ward.
  - c. Authorization to enter into a Choice Neighborhood Partnership Implementation Agreement with the City of Pittsburgh, the Housing Authority of the City of Pittsburgh, TREK Development Group and Allies & Ross Management and Development Corporation.
4. Central Business District – Uptown – Oakland
  - a. Authorization to file an application to, and enter into related agreements with, the Federal Transit Administration (FTA) for a Small Starts Grant of up to \$100,000,000.
  - b. Authorization to enter into a Cooperation Agreement(s) and/or Subgrant Agreement(s) with the Port Authority of Allegheny County and the City of Pittsburgh.
5. Housing
  - a. Larimer/East Liberty Choice Neighborhood Implementation Grant (CNIG)

1. Third amendment to grant agreement with the Housing Authority of the City of Pittsburgh \$5,220,488.00 (increase of \$493,688.00) for Phase 2 public improvements.
  2. Contract amendment with Xia, LLC (Christopher Shea, principal) in the aggregate amount of up to \$480,000.00 (up to \$100,000.00 increase) for a contract term extension through December 31, 2019.
  3. Authorization to enter into an agreement of sale with East Liberty Development Incorporated for the acquisition of Block 124-E, Lot 307; Block 124-J, Lot 290; Block 124-N, Lot 368; Block 124-P, Lot 30; and Block 124-R, Lot 112, in the 12<sup>th</sup> Ward for \$1.00, plus costs.
- b. Pennsylvania Department of Community and Economic Development  
Keystone Communities Program 2018-2019 Application(s)
1. Submission of the following Keystone Communities Program applications, and execution of contracts with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED):
    - i. URA Storefront Renovation Program- \$200,000.00
    - ii. Polish Hill housing development – \$400,000.00
  2. Cooperation agreements with the City of Pittsburgh for the administration of the funds.
- c. Rebuilding Together Pittsburgh
1. Grant to Rebuilding Together Pittsburgh in the amount of up to \$40,000 for the rehabilitation of up to 16 owner-occupied homes in the Homewood neighborhood.
  2. Grant to Rebuilding Together Pittsburgh in the amount of up to \$40,000 for the rehabilitation of up to 10 owner-occupied homes in the Hill District neighborhood.
  3. Grant to Rebuilding Together Pittsburgh in the amount of up to \$25,000 for the rehabilitation of up to 14 owner-occupied homes in Hilltop neighborhoods including Allentown, Knoxville and Beltzhoover.
- d. East Liberty – Enright Court
1. Grant to Rebuilding Together Pittsburgh in the amount of up to \$100,000.00 for the rehabilitation of up to 10 owner occupied homes in Enright Court development located in the East Liberty neighborhood.
  2. Commitment of up to \$400,000 of Housing Recovery Program – Developer (HRP-D) deferred second mortgages to East Liberty Development Inc. for the rehabilitation and resale of 16 units to eligible owner occupants.
6. Real Estate
- a. Crawford-Roberts – 1919 Webster Avenue

1. Proposal and form of disposition contract for the sale of Block 10-J, Lot 170, in the 3<sup>rd</sup> Ward to Hill Community Development Corporation or a related entity to be formed for \$1.00.
- b. Fairywood – Chartiers Valley Industrial Park
  1. Exclusive negotiations with Fourth River Development, LLC, and Tusk Development for a period of 90 days, with a possible 90-day extension, for the sale of Block 70-E, Lots 300 and 325, and Block 107-H, Lot 100, in the 28th Ward.
- c. Larimer – Tech Incubator Parking
  1. Exclusive negotiations with Icon Holdings Pgh, LLC, or another entity to be formed, for a period of 90 days, with a possible 90-day extension, for the sale of Block 125-A, Lot 277, in the 12<sup>th</sup> Ward.
- d. Citywide Property Maintenance – LandCare Tier 2
  1. Agreements with eight firms/organizations (detailed below) for property maintenance services in an amount that will collectively not exceed \$292,000.00.
7. Center for Innovation and Entrepreneurship
  - a. Strip District - Astrobotic Technology, Inc.
    1. Enterprise Zone Revolving Loan Fund (EZRLF) loan to Astrobotic Technology, Inc., for an amount up to \$500,000.00.
8. Engineering and Construction
  - a. Homewood
    1. Engagement with SAI Consulting Engineers, Inc. to provide Construction Management and Inspection services for the construction of Homewood Pedestrian Improvements in the Homewood South Neighborhood in an amount not to exceed 200,000.00.

9. Executive

- a. Central Business District – 420 Boulevard of the Allies
  - 1. Engagement with Strada LLC, for an amount not to exceed \$300,000.00 for design services for the fit out of URA offices.
  - 2. Execution of a tenants-in-common agreement with the City of Pittsburgh and the Housing Authority of the City of Pittsburgh concerning ownership and cost-sharing, as well as a declaration of condominium and related documents for 420 Boulevard of the Allies.

AGENDA "B"

1. LEGAL

a. Fox Rothschild LLP

- i. Amendment of Agreement with Fox Rothschild LLP dated July 13, 2017 for bankruptcy matters, for an increase of \$20,000.00 for a total Agreement amount not to exceed \$55,000.00.

2. REAL ESTATE

a. Manchester

- i. Certificate of Completion for Nicole Manison for Block 22-P, Lot 277-A in the 21<sup>st</sup> Ward, and authorization to return the Good Faith Deposit (sideyard – 1337 Stedman Street).
- ii. Certificate of Completion for Nancy S. Ream for Block 7-B, Lot 364 (now known as Block 7-B, Lot 366) in the 21<sup>st</sup> Ward, and authorization to return the Good Faith Deposit (residential garage construction – Hamlin Street).

b. Uptown

- i. Certificate of Completion for NRG Energy Center Pittsburgh LLC for Block 2-G, Lot 92, in the 3<sup>rd</sup> Ward, and authorization to return the Good Faith Deposit (commercial construction – 1339 Our Way), subject to Staff approval of evidence of compliance with the approved MWBE Plan.
- ii. Certificate of Completion for NRG Energy Center Pittsburgh LLC for Block 2-H, Lot 53, in the 3<sup>rd</sup> Ward, and authorization to return the Good Faith Deposit (underground utilities and landscaping – Our Way), subject to Staff approval of evidence of compliance with the approved MWBE Plan.

3. HOUSING

a. Pittsburgh Housing Rehabilitation Program (PHRP)

- i. Approval of Christopher S. and Patricia A. Treloar, to participate in the Pittsburgh Home Rehabilitation Program, for a property located at 1251 Clairhaven Street, Pittsburgh, PA 15205, subject to the approval of the U.S. Department of Housing and Urban Development. Mr. Treloar is a City of Pittsburgh I&P Department employee.