

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
  - a. Approval of the Minutes of the Regular Board Meeting of August 16, 2018.
2. Announcements
  - a. RFP's, RFQ's and Bids
    - i. Request for proposals (RFP) for Fifth and Dinwiddie.
    - ii. Request for qualifications (RFQ) for a slate of property managers for URA – owned structures.
    - ii. Request for bids for building demolition and site clearance on the following URA owned properties. The work will include asbestos, hazardous materials, remediation and demolition:
      - 2 story single family townhouse located at 1717 Colwell Street.
      - 2 ½ story single family house located at 7009 Frankstown Avenue.
  - b. Lexington Technology Park – Community Update meeting September 27, 2018; survey to be circulated in advance.
3. Housing Opportunity Fund
  - a. Presentation and approval of the 2018 Housing Opportunity Fund Annual Allocation Plan.
  - b. Amendment of Agreement with HR&A Advisors, Inc., dated June 25, 2018 to assist the Authority draft the policies and procedures for the HOF, for an increase not to exceed \$62,000.00, for a total Agreement amount not to exceed \$138,000.00.

4. Economic Development

a. Strip District

1. Filing an application with and enter into a contract with the State Budget Office for a Redevelopment Assistance Capital Program (RACP) grant of up to \$750,000.00.
2. Sub-grant agreement for the RACP grant with Iron Workers Joint Apprenticeship & Journeyman Training Fund and to Contract for an administrative fee.
3. Cooperation Agreement with the City of Pittsburgh concerning the application and grant.

b. South Side and Oakland

1. Engagement with ARM Group, Inc. in order to undertake a solar canopy feasibility study for URA-owned parking garages, in an amount not to exceed \$35,000.00.
2. Acceptance of a \$25,000.00 grant from the Heinz Endowments and enter into related agreement(s) to undertake a solar canopy feasibility study for URA-owned parking garages.

c. Lawrenceville

1. Acceptance of an Industrial Sites Cleanup Fund (ISRP) Grant, in the amount of \$198,425.00, from the Commonwealth's Department of Community and Economic Development for use on the 62<sup>nd</sup> Street site.
2. Subgrant Agreement with Friends of the Pittsburgh Urban Forest dba Tree Pittsburgh, or a related entity, and to Contract for an Administrative Fee.

5. Housing

a. Squirrel Hill - Squirrel Hill Gateway Lofts

1. First Amendment to Rental Housing Development and Improvement Program (RHDIP) loan agreement with Squirrel Hill Gateway Lofts, LP. for a revised total loan amount not to exceed \$700,000.00 (\$200,000.00 increase).

6. Real Estate

a. California-Kirkbride – Northside Properties Residences II LLC

1. Acquisition of a publicly owned property known as Block 22-H, Lot 49, and Block 22-M, Lot 35, in the 25<sup>th</sup> Ward, for \$1.00 plus costs.
2. Proposal, form of contract, final drawings, final evidence of financing, and execution of deed for the sale of Block 22-H, Lot 49, and Block 22-M, Lot 35, in the 25<sup>th</sup> Ward, to Northside Properties Residences II LLC or a related entity to be formed for \$1.00 plus costs.

- b. Homewood – 625 and 627 N. Homewood Avenue
  - 1. Acquisition of a publicly owned property known as Block 174-J, Lots 96 and 97, in the 13<sup>th</sup> Ward, for \$1.00 plus costs.
- c. Lincoln Place – 1201 Mifflin Road
  - 1. Acquisition of a publicly owned property known as Block 184-E, Lot 80, in the 31<sup>st</sup> Ward, for \$1.00 plus costs.
- d. Citywide Property Maintenance – LandCare Tier 2
  - 1. Intergovernmental agreement with the Housing Authority of the City of Pittsburgh for funds in an amount up to \$16,050.00.

7. Center For Innovation and Entrepreneurship

- a. Streetface Loan Fund – 502 E. Ohio Street; Northside Leadership Conference, or related entity
  - 1. Waiver of Streetface Program guidelines to lend more than \$31,500.00 to provide an up to \$40,000.00 forgivable loan to the NSLC or related entity for the facade renovation of 502 E. Ohio Street.
- b. Community Development Investment Fund Grant - 431-433 E. Ohio Street; Northside Leadership Conference, or related entity
  - 1. Community Development Investment Fund (CDIF) grant agreement in the amount of \$40,000.00 with the Northside Leadership conference (NSLC), or related entity for the purchase of an ownership stake in the property located at 431-433 E. Ohio Street.
- c. URA Business Loan Programs – Loan Review Committees
  - 1. Approval of new members to the Business Loan Review Committee.
  - 2. Approval of new members to the Pittsburgh Entrepreneur Fund Loan Review Committee.

8. Engineering and Construction

- a. Property Maintenance – Citywide
  - 1. Engagement with DePasquale Construction Services, LLC for concrete sidewalk replacement for up to \$66,078.26.

9. Finance

- a. Authorization to move up to \$2,500,000.00 of URA General Fund money to the URA Administrative Revolving Fund (ARF).
- b. Professional Audit Services Agreement with Maher Duessel CPAs, for up to \$99,300.00 per year.
- c. Amendment of Resolution No. 228 of 2018 (July 2018) by increasing the CDBG allocation by \$200,000.00 (from \$4,440,800.00 to \$4,640,800.00) for year 2018-19 consistent with City Council approval and execute a cooperation agreement with the City of Pittsburgh for the increase.

10. Executive

- a. Authorization to extend the URA's existing master services agreement with Zions Bank for trustee services for an additional three years, for a base fee of \$27,000.00 per year.
- b. Authorization to extend the URA's existing agreement with Baily Raabe & Associates for insurance advisory services for one year for an amount not to exceed \$12,000.00.
- c. Authorization to execute a services agreement with HTS LLC, or an affiliate, for financial consulting services for eighteen months for an amount not to exceed \$75,000.00.

AGENDA "B"

1. LEGAL

a. Assistant Secretary

1. Appointment of Tynishia Powell as an Assistant Secretary for the Authority.

2. ECONOMIC DEVELOPMENT

- a. Authorization for Robert Rubinstein, URA Executive Director, to sign and for Mary Roytas, URA Legal Assistant, to attest the signature of the Multimodal Fund Grant Reimbursement Agreement for Highway and Bridge Projects related to the East Liberty Transit Center.

3. REAL ESTATE

a. 9-Mile Run

1. Certificate of Completion for MRRC Summerset II, L.P. for Lot 247, designated as Block 88-L, Lot 83 in Phase 2C, in the 14<sup>th</sup> Ward, and authorization to return the Good Faith Deposit (residential construction – 1665 Biltmore Lane).

b. Hill District

1. Amendment of Resolution No. 238 (2018), which authorized execution of an option agreement with the Housing Authority of the City of Pittsburgh, for a period of twelve months, for the sale of certain properties, to add the following properties:

<u>Ward</u>	<u>Parcel #</u>	<u>Address</u>	<u>Owner</u>
3 <sup>rd</sup>	11-E-306	0 Miller Street	City of Pittsburgh
3 <sup>rd</sup>	11-E-307	0 Miller Street	Urban Redevelopment Authority of Pittsburgh
3 <sup>rd</sup>	11-E-308	0 Miller Street	Urban Redevelopment Authority of Pittsburgh
3 <sup>rd</sup>	11-E-309	0 Miller Street	Urban Redevelopment Authority of Pittsburgh