

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of the Minutes of the Regular Board Meeting of September 13, 2018.
2. Announcements
 - a. RFP's, RFQ's and Bids
 - i. Request for proposals (RFP) for Tier 1 of the LandCare Tier Program.
 - b. MWBE 2018 Open House networking event.
 - c. Annual 2018 Rail Volution Conference, to be held in Pittsburgh on October 21-24, 2018.
 - d. 2018 Urban Land Institute Placemaking Awards.
 - e. 2018 International Economic Development Council LaunchPGH Gold Award.
 - f. PTC – Hotel Indigo & Riviera.
 - g. Bakery Square 3.0 Broke Ground on the final parcel for Philips Respirationics.
 - h. Summerset Phases 1 & 2.
 - i. Susquehanna Homes ribbon cutting.
 - j. August Wilson House ground blessing ceremony.
 - k. Vibrant Pittsburgh Award.
 - l. Hillcrest Homes

3. Point Breeze North – Lexington Technology Park

- a. Exclusive negotiations with Lexington Partners of Pittsburgh, LLC (the “Partners”) for a period of sixty (60) days with a possible sixty (60) day extension for the sale of a portion of the Lexington Technology Park, commonly referred to as the N. Lexington Parcel.
- b. Exclusive negotiations with Lexington Partners of Pittsburgh, LLC (the “Partners”) for a period of sixty (60) days with a possible ten (10) month extension for a portion of the Lexington Technology Park commonly referred to as the N. Homewood Parcel.

4. Housing

- a. 2018 Low Income Housing Tax Credit Applications
 1. The Authority received the following Low-Income Housing Tax Credit (LIHTC) pre-applications for review:
 - i. California Kirkbride – Northside Residences IV
 - ii. East Liberty – Garland Park
 - iii. East Liberty – Harvard Beatty Street Housing
 - iv. Garfield – Garfield Highlands
 - v. Garfield – North Negley Residences
 - vi. Larimer – Larimer CNI Phase III
 - vii. Larimer – Larimer CNI Phase IV
 - viii. Middle Hill – New Granada Square Apartments
 - ix. Squirrel Hill – Flats on Forward
 - x. Troy Hill – Heinz Residences
 - xi. Terrace Village – Oak Hill – Burrows Views
 2. Exclusive Negotiations with the following developers for the sale and redevelopment of the following properties, through May 31, 2019 with a one-year extension at the discretion of the Executive Director:
 - i. Northside Residences IV – Northside Properties R & S LLC, or a related entity, for Block 22-B, Lots 278, 280, 281, 282, 282A, 283, 284, 285, 286, 286A, 287, 288, 289, 293, Block and Lot 22-C-74, Block 22-F, Lots 4, 5, 6, 7, 8, 9, Block 22-G, 14, 20, 23, 24, 25, 128, and 128A, in the 21st Ward.
 - ii. Harvard Beatty Street Housing – TREK Development Group, or a related entity, for Block and Lot 83-P-225 in the 11th Ward.
 - iii. Garfield Highlands – Garfield Highlands Housing LP, or a related entity, for Block 50-H, Lot 11 and Block 50-M, Lots 1,4,5,8,44,180,181, and 186 in the 10th and 11th Wards.
 - iv. New Granada Square Apartments – New Granada Square Apartments, L.P., or a related entity, for Block 10-N, Lots 255, 257,

258, 258A, 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 287, 288, 289, and 290, in the 5th Ward.

3. Option Agreement(s) with the Housing Authority of the City of Pittsburgh for the sale and redevelopment of the following properties:
 - i. Larimer CNI Phase III – Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 287, 290, 291, 293, and 295 (part) in the 12th Ward.
 - ii. Larimer CNI Phase IV – Block 124-J, Lots 281, 282, 283, 295 (part), 298, 299, 300, 301, 302, 304, 305, 306, 322, Block 124-K, Lots 162, 163, Block 124-N, Lots 358, 375, Block 124-P, Lots 8, 9, and 10 in the 12th Ward.

- b. Upper Hill Rehab for Resale – Phase I
 1. Pittsburgh Housing Construction Fund (PHCF) loan agreement with Pittsburgh Housing Development Corporation in an amount of up to \$135,593.00.
 2. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with Pittsburgh Housing Development Corporation in an amount of up to \$225,000.00 and a waiver of PHCF administrative guidelines.
 3. Housing Recovery Program – Developer (HRP-D) Agreement with Pittsburgh Housing Development Corporation in an amount of up to \$210,000.00.
 4. Proposal, form of disposition contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 27-B, Lot 204, in the 5th Ward to Pittsburgh Housing Development Corporation for \$1.00 plus costs.

- c. Lincoln - Lemington
 1. Final Authorization to Issue Multifamily Financing Bonds in the amount of up to \$6,000,000.00.

5. Real Estate

- a. Crawford-Roberts – 1919 Webster Avenue
 - 1. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 10-J, Lot 170, in the 3rd Ward to Hill Community Development Corporation or a related entity to be formed for \$1.00.
- b. Pittsburgh Technology Center – Parcel 3
 - 1. Proposal and form of contract for the sale of Parcel 3, also known as Block 28-N, Lot 315, in the 4th Ward to Elmhurst Development, LLC, or a related entity to be formed, for \$1,027,500.00.
- c. South Side Flats – SouthSide Works
 - 1. Proposal and form of contract for the sale of Parcels E-1e and E-1f, Block 29-N, Lots 311 and 316, in the 16th Ward to TWG Development, LLC, or a related entity to be formed for \$1,000,000.00.
- d. Larimer – Habitat for Humanity – Homeownership for Veterans
 - 1. Proposal and form of disposition contract for the sale of Block 125-B, Lot 145, and Block 124-N, Lot 52, in the 12th Ward to Habitat for Humanity of Greater Pittsburgh for \$10,000.00.
- e. East Liberty – South Beatty Street
 - 1. Acquisition of publicly owned property known as Block 84-B, Lots 172, 240, and 256, in the 8th Ward for \$1.00 plus costs.
 - 2. Agreement of sale with the Public Parking Authority of Pittsburgh for Block 84-B, Lot 270, in the 8th Ward for a price to be negotiated.
- f. Larimer – Larimer/East Liberty
 - 1. Acquisition of the following publicly owned properties for \$1.00, plus costs.
- g. Larimer – Larimer Community Garden
 - 1. Acquisition of publicly owned property known as Block 124-N, Lots 110, 114, 115 and 116, in the 12th Ward, for \$1.00 plus costs.
- h. Larimer – Larimer Village Green
 - 1. Acquisition of publicly owned property known as Block 124-N, Lots 125, 126, 127, 128, and 129, in the 12th Ward, for \$1.00 plus costs.
- i. California-Kirkbride – Northside Residences IV
 - 1. Authorization to acquire the following publicly owned properties for \$1.00 plus costs.

- j. Central Business District – 420 Boulevard of the Allies
 - 1. Authorization to buy out the lease of fitness equipment at 420 Boulevard of the Allies from Macrolease Corporation for an amount not to exceed \$45,000.00.

6. Economic Development

- a. Redevelopment Assistance Capital Program (RACP) Grants
 - 1. File applications with and enter into contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.
 - 2. Subgrant agreements for the RACP grants with subgrantees and to contract for administrative fees.
 - 3. Cooperation agreements with the City of Pittsburgh concerning the applications and grants.

7. Housing Opportunity Fund

- a. Approval of Program Guidelines for the Housing Opportunity Fund Rental Gap Program.
- b. Approval of Program Guidelines for the Housing Opportunity Fund Homeowner Assistance Program.
- c. Approval of Program Guidelines for the Housing Opportunity Fund Down Payment and Closing Cost Assistance Program.
- d. Request for Proposals to solicit applications for the Rental Gap Program and the Homeowner Assistance Program.

8. Center for Innovation and Entrepreneurship

- a. Beechview - Pittsburgh Hispanic Development Corporation 1.
 - Community Development Investment Fund (CDIF) grant agreement in the amount of \$75,000.00 to the Pittsburgh Hispanic Development Corporation (PHDC) or related entity.
 - 2. Pittsburgh Business Growth Fund (PBGF) loan up to \$85,000.00 to the Pittsburgh Hispanic Development Corporation (PHDC) or related entity and waiver of PBGF guidelines to lend to a non-profit organization.

9. Engineering and Construction

a. Scattered Sites

1. Second amendment of Agreement with SE Technologies, LLC to provide environmental engineering services for various properties located throughout the City of Pittsburgh for an increase of \$15,000.00 for a new total amount not to exceed \$190,000.00.
2. Amendment of Agreement with Dore & Associates Contracting, Inc. Demolition and Site Clearance Contract No. 11 for an increase of \$115,000.00 for a new total amount not to exceed \$538,000.00.

AGENDA "B"

1. LEGAL

a. Blank Rome LLP

Amendment of Agreement with Blank Rome LLP, dated July 16, 2018, for legal services related to the acquisition of 420 Boulevard of the Allies, for an increase not to exceed \$25,000.00, for a total Agreement amount not to exceed \$50,000.00.

2. CENTER FOR INNOVATION AND ENTREPRENEURSHIP

a. Replacement Pittsburgh Entrepreneur Fund advisory committee member, Tamera Szijarto. Tamera is an executive-in-residence at Idea Foundry with extensive experience in company development and finance. Tamera is replacing long time member, Mike Matesic (President and CEO, Idea Foundry).

3. REAL ESTATE

a. Rescission of Resolution No. 139 (2018), which approved exclusive negotiations with the Housing Authority of the City of Pittsburgh, or a related entity to be formed, for the sale of the following properties, for a period of one (1) year with a possible six (6) month extension at the discretion of the Executive Director:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
12	124-J-232	Larimer Avenue
12	124-J-233	Larimer Avenue
12	124-J-234	Larimer Avenue
12	124-J-235	Larimer Avenue
12	124-J-261	117 Meadow Street
12	124-J-266	Meadow Street
12	124-J-268	508 Larimer Avenue
12	124-J-269	512 Larimer Avenue
12	124-J-271	105 Stoebner Way
12	124-J-272	107 Stoebner Way
12	124-J-273	109 Stoebner Way
12	124-J-274	111 Stoebner Way
12	124-J-281	119 Stoebner Way
12	124-J-282	121 Stoebner Way
12	124-J-283	123 Stoebner Way

12	124-J-287	518 Larimer Avenue
12	124-J-290	Larimer Avenue
12	124-J-291	526 Larimer Avenue
12	124-J-293	110 Winslow Street
12	124-J-295	114 Winslow Street
12	124-J-298	120 Winslow Street
12	124-J-299	122 Winslow Street
12	124-J-300	124 Winslow Street
12	124-J-301	126 Winslow Street
12	124-J-302	128 Winslow Street
12	124-N-358	130 Winslow Street