

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
  - a. Approval of the Minutes of the Regular Board Meeting of October 8, 2018.
2. Announcements
  - a. RFP's, RFQ's and Bids
    - i. Requests for proposals (RFP) for the Rental Gap Program has been released. Submittals will be received on a rolling basis.
    - ii. Request For proposals (RFP) for Landscape Operations & Maintenance services for the East Liberty Transit Center, on behalf of the East Liberty Transit Revitalization Investment District Authority.
  - b. TWG (South Side Works) MWBE Outreach Event: November 14, 2018, at CoLab18, Nova Place, former Allegheny Center Mall from 6 PM to 8 PM.
  - c. Hill District Community Meeting: November 29, 2018, from 6:00 PM to 7:30 PM at the Thelma Lovette YMCA.
  - d. URA-funded Catapult Program grand opening for Gallery on Penn was held on November 2, 2018 at 5935 Penn Avenue
  - e. The URA will provide up to four scholarships for Pittsburgh neighborhood business district staff and volunteers to attend the National Mainstreets Conference located in Seattle, Washington in March 2019.

3. Hazelwood – Woods House 1
- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 55-P, Lots 37 and 39, in the 15<sup>th</sup> Ward to Woods House LLC, for \$25,000.00.
4. Housing
- a. Northside Residences Phase II
1. Final Authorization to Issue Multifamily Financing Bonds in the amount up to \$26.0 million
  2. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement in the amount of up to \$1,100,000.00 with the Northside Properties Residences II LLC
- b. Larimer – Former Larimer School
1. Authorization to enter into an agreement with Pfaffmann + Associates for architectural services, for an amount not to exceed \$75,000.00.
- c. Larimer - Choice Neighborhood Homeowner Assistance Program (CNHAP)
1. Amendment of the Choice Neighborhood Homeowner Assistance Program (CNHAP) Program Guidelines for the Larimer Choice Neighborhood Phase II Program Area.
5. Housing Opportunity Fund
- a. Housing Stabilization Program
1. Approval of program guidelines for the Housing Stabilization Program.
  2. Request for proposals to seek applications for the Housing Stabilization Program.
6. Real Estate
- a. Middle Hill – New Granada Square Apartments
1. Agreement of sale with Pittsburgh Housing Development Corporation for the acquisition of Block 10-N, Lot 288, in the 5<sup>th</sup> Ward, for an amount not to exceed \$2,500.00 plus costs.
- b. Beltzhoover – Pittsburgh Housing Development Corporation
1. Acquisition of the following publicly owned property for \$1.00 plus costs

- c. Mt. Washington – 6 Boggs Avenue
  - 1. Acquisition of publicly owned property known as Block 4-L, Lot 113, in the 19<sup>th</sup> Ward, for \$1.00 plus costs.
- d. Hazelwood – Hazelwood Library Site Assembly
  - 1. Acquisition of the following publicly owned property for \$1.00 plus costs.

7. Economic Development

- a. PennDOT Multimodal Transportation Fund Grant Applications
  - 1. Homewood Station
    - i. Application for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$3,000,000.00 to fund construction improvements to Homewood Station.
    - ii. Grant agreement with PennDOT for up to \$3,000,000.00 to fund construction improvements to Homewood Station.
  - 2. Broad Street
    - i. Application for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$1,000,000.00 to fund pedestrian and roadway improvement on Broad Street adjacent to Enright Court.
    - ii. Grant agreement with PennDOT for up to \$1,000,000.00 to fund pedestrian and roadway improvements on Broad Street adjacent to Enright Court.
  - 3. Centre Avenue
    - i. Application for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$3,000,000.00 to fund construction on the Centre Avenue corridor and related public space improvements adjacent to the New Granada Theatre complex.
    - ii. Grant agreement with PennDOT for up to \$3,000,000 to fund construction improvements to Centre Avenue and related public space improvements.
    - iii. Subgrant agreement and administrative fee agreement with the Hill CDC, or related entity, for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$3,000,000.00 to fund construction on the Centre Avenue corridor and related public space improvements adjacent to the New Granada Theatre complex.

8. Engineering and Construction

a. Scattered Sites

1. Engineering Services – Second amendatory agreement with The Gateway Engineers, Inc. to provide engineering services for various projects located throughout the City of Pittsburgh – for an increase of \$100,000.00 for a new total amount not to exceed \$ 250,000.00.

b. Hill District – Former Hamm's Barber Shop

1. Amendatory Agreement with Andrew Manuel d/b/a Manuel Remodeling for an amount not to exceed \$8,000.00, for a new amount not to exceed \$26,000.00.

c. Central Business District public infrastructure

1. Cooperation Agreement with the City of Pittsburgh to fund, design, construct and convey various public infrastructure improvements projects within the Center Triangle TIF District (Amendment No. 2).

AGENDA "B"

1. LEGAL

- a. Fox Rothschild LLP
  - i. Agreement (s) with Fox Rothschild LLP for bankruptcy matters, for an amount of \$20,000.00, payable from UDAG repayments and CLRA.

2. REAL ESTATE

- a. Amendment of Resolution No. 305 (2018), which approved execution of an option agreement with the Housing Authority of the City of Pittsburgh for the sale of 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-, Lot 358, 375, Block 124-P, Lots 8, 9, and 10, in the 12<sup>th</sup> Ward, to add Block 124-P, Lot 30, and approve execution of an option agreement with the Housing Authority of the City of Pittsburgh and/or McCormack Baron Salazar, or a related entity to be formed.

3. EXECUTIVE

- a. Pennsylvania Municipal Health Insurance Cooperative Agreement
  - i. Intergovernmental Insurance Cooperative Agreement with other municipalities and public agencies in Pennsylvania to develop and administer an employee benefits program using cost effective funding models.

4. FINANCE

- a. Amendment of Resolution No. 257 (2018), to change the funding source from Paygo Major Projects and/or Leased Land Funds to Paygo Funds Property Management and /or Leased Land funds.

5. HOUSING OPPORTUNITY FUND

- a. Down Payment and Closing Cost Assistance Guidelines
  - i. Revision to Program Guidelines to increase the term of the loan from 5 years to 10 years for households above 80% AMI and below 115% AMI. The loan will be reduced by 10% per year for 10 years.