

ANNUAL/REGULAR BOARD MEETING  
FEBRUARY 14, 2019

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. Annual Meeting
  - a. Election of Officers.
2. General
  - a. Approval of the Minutes of the Regular Board Meeting of January 10, 2019.
3. Announcements
  - a. Pittsburgh Urban Initiative (PUI) profile.
  - b. CIE Dashboard – Monthly production report, updates and highlights.
  - c. RFP's, RFQ's and Bids
    - i. A joint Request for Proposals for the Housing Opportunity Fund (HOF) For-Sale Gap Program and the Neighborhood Stabilization Program will be issued by the end of February. Submittals will be accepted on a rolling basis.
    - ii. Invitation for Bids for the buildout of URA's new offices on the 8<sup>th</sup> and 9<sup>th</sup> floor 412 Boulevard of the Allies.
    - iii. Request for bids for Scattered Sites Demolition & Site Clearance Contract No. 13 (512 Larimer Avenue & 522 Larimer Avenue – Demo) (520 Larimer Avenue – Debris Clean-Up).
    - iv. Request for bids for City -wide Sidewalk Replacement – 2019.

- d. Property Management Contracts:
  - i. AVC Solutions, LLC – veteran owned business;
  - ii. Mulford Consulting & Landscaping – woman owned business.

4. Strip District – Produce Terminal

- a. Authorization to commence construction.
- b. Bridge financing, not to exceed \$1,000,000 to Society for Arts in Crafts d/b/a Society for Contemporary Craft or a related entity.
- c. Smallman Street Tax Increment Financing (“TIF”) Note/Loan.

5. Center for Innovation and Entrepreneurship

- a. One Step Program
  - 1. Waiver of the Storefront Renovation Program guidelines to allow for exterior accessibility improvements consistent with the City of Pittsburgh’s One Step Program.
- b. Catapult Business Incubator Program
  - 1. Ratification of application to the Kauffman Foundation Inclusion Open Grant program for an up to \$450,000 to be used for the continuation and enhancement of the Catapult business incubator program.
  - 2. Execution of related documents as to application and receipt of grant from the Kauffman Foundation.
- c. Business Expansion - Trace Brewing LLC
  - 1. Enterprise Zone Revolving Loan Fund (EZRLF) loan of up to \$400,000 to Trace Brewing LLC, or related entity.

6. Housing Opportunity Fund

- a. Homeowner Assistance Program Administrators
  - 1. Agreements with the following six non-profit organizations in the amounts shown below to perform program administrator services:
    - a. Action Housing, Inc. in the amount of \$500,000;
    - b. Habitat for Humanity of Greater Pittsburgh in the amount of \$200,000;
    - c. Hilltop Alliance in the amount of \$400,000;
    - d. Nazareth Housing Services in the amount of \$100,000;
    - e. Oakland Planning & Development Corporation in the amount of \$200,000;
    - f. Rebuilding Together Pittsburgh in the amount of \$200,000.

- b. Central Business District – Residences at Wood Street
  - 1. Housing Opportunity Fund Rental Gap Program Loan Agreement in the amount of \$380,000 with the Residences at Wood Street for the redevelopment of Wood Street Commons located at 301 Third Avenue, Pittsburgh, PA 15222.
- c. South Oakland – Parkview Manor
  - 1. Housing Opportunity Fund Rental Gap Program Loan Agreement in the amount of \$200,000 with Oakland Planning and Development Corporation and/or an entity to be created for the renovation of the Parkview Manor affordable living property.

7. Housing

- a. East Hills - East Hills Phase I Townhomes
  - 1. Grant agreement with Help Pittsburgh, Inc. in the amount of up to \$37,500.
  - 2. Loan agreement with Help Pittsburgh, Inc. in the amount of up to \$37,500.

8. Real Estate

- a. Homewood – James T. Givner Project
  - 1. Exclusive negotiations with Operation Better Block, Inc., or another entity to be formed, for a period of 90 days, with a possible 90-day extension, for the sale of Block 174-J, Lots 96 and 97, in the 13<sup>th</sup> Ward.
- b. Homewood – Sankofa Village Community Garden
  - 1. Acquisition of publicly owned property known as Block 175-B, Lot 152, in the 13<sup>th</sup> Ward, for \$1.00 plus costs.
- c. Homewood – Operation Better Block/Sankofa Village Community Garden
  - 1. Acquisition of the following publicly owned property for \$1.00 plus costs:
 

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13th	175-B-148	7537 Susquehanna St.
13th	175-B-149	7539 Susquehanna St.

9. Engineering and Construction

- a. East Liberty
  - 1. Ratification of Development Agreement between PWSA & the URA for Harvard Street/Beatty Street to except infrastructure.

- b. North Side
  - 1. Agreement with Team Inc. for repair of a collapsed wall at 2131 Perrysville Avenue for an amount not to exceed 52,445.

10. Finance

- a. 2019-2020 Community Development Block Grant (CDBG) cooperation agreement with the City of Pittsburgh for an amount up to \$3,740,800.
- b. 2019 PAYGO cooperation agreement with the City of Pittsburgh for an amount up to \$3,368,160.
- c. 2019-2020 HOME Cooperation Agreement with City of Pittsburgh for an amount up to \$1,500,000.

11. Executive

- a. URA Organizational Strategic Plan
  - 1. Tri-party agreement with HR&A Advisors and The Pittsburgh Foundation for activities related to the URA organizational strategic planning process.

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AGENDA "B"

1. LEGAL

a. Fox Rothschild LLP

Amendment of Agreement with Fox Rothschild LLP dated July 13, 2017 for bankruptcy-related legal services, for an increase not to exceed \$20,000, for a total Agreement amount not to exceed \$75,000.

2. CENTER FOR INNOVATION AND ENTREPRENEURSHIP

- a. Amendment of resolution No. 220 (2018) to include Cultural District Historic Façade Program in addition to Downtown Façade Restoration Program.

3. ECONOMIC DEVELOPMENT

- a. Resolution No. 264 (2009), as amended by Resolution No. 6 (2010) and Resolution No. 97 (2011), is further amended to increase the loan from the Urban Development Action Grant Program Income Fund by \$100,000 for a total amount of \$2,600,000 to be used for public improvements to the 62<sup>nd</sup> Street Industrial Park.

4. REAL ESTATE

a. General

Agreement for appraisal services with Integra Realty Resources Pittsburgh, LLC, for an amount not to exceed \$75,000 and for a period of three years.

b. Beechview

Rescission of Resolution No. 348 (2016), which approved the proposal and form of disposition contract for the sale of Block 35-F, Lots 266 and 267, in the 19<sup>th</sup> Ward, to 1601 Broadway Ave., LP, LP, or an entity to be formed, for \$100,000.

c. Homewood

Certificate of Completion for Susquehanna Homes Housing LP for Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, & 17 in the Susquehanna Homes Subdivision Plan, also known as Block 174-N, Lots 222, 225, 226, 232, 246, 247, 248, 255, 256, 257, 259, 260, 269, 282, 283, 284, 293, 294, 300, 301 and Block 174-P, Lots 42, 43, 44, 45, 46, 51, 52, 56, 59, 67 and Block 175-A, Lots 10, 11, 12, 13, 14, 15, 15A, and 17, in the 13th Ward and authorization to return the Good Faith Deposit (residential construction).