

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of the Minutes of the Regular Board Meeting of February 14, 2019.
2. Announcements
 - a. New Board Member welcome – Lindsay Powell, Assistant Chief of Staff to Mayor Bill Peduto
 - b. Tynishia Powell accepted the Homer S. Brown Young Leadership Award from the Allegheny County Bar Association on February 28.
 - c. Diamonte Walker named on of Pittsburgh Business Times 2019 Women of Influence.
 - d. Urban Land Institute (ULI) event will be held on March 14, 2019 starting at 5:30 PM, at BNY Mellon, 500 Grant Street.
 - e. Lexington Technology Park Residential Design Charette will be held on March 20, 2019 starting at 6:00 PM, at Construction Junction.
 - f. Inclusive Innovation Summit being held on March 28-30 at Point Park University & 412 Blvd of the Allies.
 - g. RFP's, RFQ's and Bids
 - i. Request for proposals for South Beatty lots in East Liberty.
 - iii. Request for proposals for Fifth and Dinwiddle properties issued; Responses are due April 10.
 - iii. Housing Opportunity Fund request for qualifications for community outreach/advocacy/planning activities will be issued by the middle of April 2019. Submittals will be accepted on a rolling basis. Acceptable responses

will be added to a slate of consultants to be used for future community outreach/advocacy/planning activities.

- iv. Housing Opportunity Fund request for qualifications for printing services will be issued by the middle of April 2019. Submittals will be accepted on a rolling basis. Acceptable responses will be added to a state of consultants to be used for printing and/or advertising needs.
 - v. Request for proposals for Technical Assistance Providers for the Micro Enterprise Fund.
 - h. Economic Development Department overview.
 - i. Briefing of the 2019 Housing Opportunity Fund Allocation Plan Meetings.
 - j. CIE Dashboard- Monthly production report updates, and highlights.
3. Federal North – W North Avenue
- a. Amended proposal and form of contract for the sale of Block 23-L, Lots 76, 78, 79, 87, 89, 90, 91, & 92 in the 22nd Ward, to Garden Theater Block, LLC, for \$109,328.
4. Point Breeze North – Lexington Technology Park – Commercial Component
- a. Proposal and form of contract for the sale of the N. Lexington Parcel of the Lexington Technology Park, Block 175-A, Lots 122 (Portion), 155, and 165, in the 14th Ward to ICON Development PGH, LLC or another entity to be formed, for \$3,275,000 plus costs.
5. Engineering and Construction
- a. Liberty Green Park
 - 1. Agreement for East Liberty Site Preparation Contract #4 – REBID (Liberty Green/River Roots Park) with Tedesco Excavating and Paving, Inc. for an amount not to exceed \$4,934,200.
 - 2. Agreement for Construction Management and Inspection Services for Liberty Green Park with Mackin Engineering Company for an amount not to exceed \$365,000.
 - 3. Amendment to the Agreement with Wallace, Roberts and Todd, LLC dated October 19, 2015 and amended February 17, 2017 for services during construction, for an amount not to exceed \$100,000.

6. Housing

- a. Lower Lawrenceville - Sixth Ward Flats (also known as Doughboy Affordable Living)
 - 1. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement in the amount of up to \$1,200,000 with Sixth Ward Flats, LP.
 - 2. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 25-D, Lots 104, 106, 107, and 108, in the 6th Ward, to Sixth Ward Flats, LP, for \$30,000.

7. Housing Opportunity Fund

- a. Housing Stabilization Program Administrators
 - 1. Agreements with the following five non-profit organizations in the amounts shown below to perform program administrator services:
 - i. Macedonia Family and Community Enrichment Center (Macedonia Face) in the amount of \$105,000;
 - ii. Mercy Life Center Corporation (Pittsburgh Mercy) in the amount of \$200,000;
 - iii. Neighborhood Legal Services in the amount of \$140,000;
 - iv. Urban League of Greater Pittsburgh in the amount of \$200,000;
 - v. Young Womens Christian Association (YWCA) of Pittsburgh in the amount of \$105,000.
- b. Homeowner Assistance Program Administrators
 - 1. Agreement with Neighborhood Legal Services for an amount not to exceed \$130,000 to perform tangled title and foreclosure prevention services.

8. Real Estate

- a. North Shore – Light of Life Mission
 - 1. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 9-A, Lots 176, 178, 179, 182, 183, 184, 185, 186, 188, 189, 190, 191, 191A, 192, 192A, 193A, 194, 194A, 209, 210, and 212 (Part of Disposition Parcel 3 – North Shore Project), in the 23rd Ward, to Light of Life Ministries, Inc., or an entity to be formed, for \$150,000.
- b. Middle Hill – Wylie Bistro
 - 1. Proposal and form of disposition contract for the sale of Block 10-P, Lots 17 and 18, in the 5th Ward to Hill Community Development Corporation or a related entity to be formed for \$15,000.

- c. Upper Hill – Pittsburgh Housing Development Corporation – Camp Street
 - 1. Acquisition of the following publicly owned property for \$1.00 plus costs. Properties include (Camp Street).
- d. General – ePropertyPlus
 - 1. Agreement with STR GRANTS, LLC for the ePropertyPlus property database system, for at an amount not to exceed \$31,743.24.
 - 2. Agreement with the Pittsburgh Land Bank for use of the ePropertyPlus property database system, for an amount not to exceed \$5,000.

9. Economic Development

- a. Community Conservation Partnerships Program (C2P2) grant applications to Department of Conservation and Natural Resources (DCNR)
 - 1. Submission of two Community Conservation Partnerships Program (C2P2) grant applications to Department of Conservation and Natural Resources (DCNR) for the Knoxville Community Center and Broad Street Plaza, in the amounts listed below:
 - i. Knoxville Community Center - \$100,000
 - ii. East Liberty – Broad Street Plaza - \$250,000
- b. Shadyside – Hunt Armory
 - 1. Ratification of a grant application for PHMC Keystone Preservation Grant funding, in the amount of \$100,000, for Hunt Armory building window replacement.
- c. Hill District – New Granada Complex
 - 1. Grant agreement with the Hill District Community Development Corporation or related entity, for up to \$50,000, to assist with the funding match for an Economic Development Administration Regional Innovation Strategies Program grant for the New Granada project.

10. Center for Innovation and Entrepreneurship

- a. Amendment of the Uptown Streetface boundary.
- b. South Western Pennsylvania Business Retention and Expansion Engage Program_(PREP)
 - 1. Participation in the Southwestern PA PREP Engage Program.
 - 2. Authorization to make application to and execute contracts with Southwestern PA Commission regarding the SWPA PREP Engage Program.
 - 3. Receipt of fees for service through the SWPA PREP Engage Program.

- c. Community Development Investment Fund – Hill District Community Development Corporation 40
 - 1. CDIF grant up to \$40,000 to the Hill District Community Development Corporation for the New Granada Theater / Hillworks development.

- 11. Pittsburgh Urban Initiatives 43
 - a. Appointment of Hala Nuemah and Lindsay Powell to the Pittsburgh Urban Initiatives Governing Board.

AGENDA "B"

1. REAL ESTATE

a. East Liberty

1. Certificate of Completion for the Detective Building LLC for Parcel A in the Subdivision Plan of Block 83-P, Lot 165, in the 11th Ward and authorization to return the Good Faith Deposit (commercial rehabilitation).

2. ECONOMIC DEVELOPMENT

- a. Allocation of \$150,000 of CDBG 2017/2018 City Wide Major Development to the Former Homewood School Demolition/Deconstruction Project.
- b. Resolution No. 211 (2018) is amended to include a Heinz Endowments grant and 2017/2018 CDBG as funding sources for the Former Homewood School Demolition/Deconstruction agreement.
- c. Resolution No. 260 (2018) is amended to increase the amount by \$20,000 for the 412 Boulevard of the Allies agreement with Strada LLC to \$320,000 to update building ownership percentages based on Building Owners and Manager Association (BOMA) standards.

3. HOUSING

a. 2013 HOME Funds

1. Reallocation of up to \$236.33 from the Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.

b. Housing Opportunity Fund Down Payment and Closing Cost Assistance Program

1. Approval of Robert Santoriello to receive a Down Payment Closing Cost Assistance Deferred Loan in the amount of \$7,500.00. Mr. Santoriello is a Housing Authority of the City of Pittsburgh (HACP) employee who is purchasing a property located at 1345 Denise Street, Pittsburgh, PA 15210.

- c. 2018-2019 CDBG Funds
 - 1. Reallocation of \$200,000 from the Pittsburgh Home Rehabilitation Program (PHRP) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.

4. FINANCE

- a. Amendment of Resolution No. 40 (2019) to increase the amount of the 2019- 2020 CDBG cooperation agreement with the City of Pittsburgh from \$3,740,800 to \$4,558,960.