

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of the Minutes of the Regular Board Meeting of March 14, 2019.
2. Announcements
 - a. Housing Opportunity Fund
 - i. The Housing Opportunity Fund's (HOF's) Housing Resource Fair will be held on April 30, 2019 from 5:30 PM to 7:30 PM at 412 Boulevard of the Allies.
 - iii. HOF Staff participated on a Funders trip to Minneapolis, Minnesota on April 9 and 10, 2019 to meet with the City of Lakes Community Land Trust.
 - iii. The Authority will participate in the following:
 - (1) Summer Workshop Series hosted by Carnegie Library;
 - (2) Neighborworks Homeownership Training Series.
 - b. RFP's, RFQ's and Bids
 - i. Request for qualifications (RFQ) for residential appraisers to appraise properties that will be rehabbed as part of the Homeowner Assistance Program. Submittals will be accepted on a rolling basis. Acceptable responses will be added to a slate of consultants.
 - ii. Request for Qualifications (RFQ) for Hill District/Centre Avenue properties.
 - iii. Request for bids for Beatty Street/Harvard Street construction (East Liberty).
 - iv. Request for proposals (RFP) for Beatty Street/Harvard Street construction management/construction inspection services.

- v. Request for bids for scattered sites sidewalk replacement project.
 - c. Krause Commons Dedication was held on April 11, 2019, at 2609/2615 Murray Avenue, Pittsburgh, Pennsylvania 15217.
 - d. Building CapaCity.
 - e. Inclusive Innovation Summit – Recap.
 - f. CIE Dashboard- Monthly production report updates, and highlights.
3. Micro Enterprise Fund
- a. One-year report and authorization to make the Micro Enterprise Fund a permanent program.
4. Pittsburgh Technology Center – 3000 Technology Drive Garage and Surface Lot
- a. Conveyance of Block 11-S, Lot 62, in the 4th Ward to Ansaldo STS USA, Inc. or its related successor entity, Hitachi Rail STS USA, Inc., for \$6,600,000.
5. 412 Boulevard of the Allies
- a. Agreement with Oxford Development Company to provide property management services.
 - b. Payment of the URA’s share of the fee for property management services.
 - c. Agreement with Volpatt Construction Corporation for \$2,012,600.
 - d. Agreement with Workscape, Inc. for an amount not to exceed \$652,500.
 - e. Amendatory Agreement with Franklin Interiors for an increase of \$245,477, for a total amount not to exceed \$416,050.
 - f. Agreement with Mount Lebanon Office Interiors for an amount not to exceed \$103,740.
6. Housing
- a. Squirrel Hill – Flats on Forward Predevelopment
 - 1. Pittsburgh Development Fund (PDF) loan agreement with AHI Development or an entity to be formed, for an amount of up to \$1,000,000.
 - b. Larimer – Choice Neighborhood Homeowner Assistance Program (CNHAP)
 - 1. Amendment of the Choice Neighborhood Homeowner Assistance Program (CNHAP) Program Guidelines to expand the Larimer Choice Neighborhood Phase II Program Area.

7. Real Estate

- a. South Side Flats – South Side Works
 - 1. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Parcels E-1e and E-1f, Block 29-N, Lots 311 and 316, in the 16th Ward to Connection TWG, LLC, for \$1,000,000 plus costs.
- b. South Side Flats – Southside Marina Clubhouse
 - 1. Proposal and form of contract for the sale of the western portion of Block 29-J, Lot 193, in the 16th Ward to MK Realty Holdings SSW, LLC, as Assignee of SSW Waterfront, LLC, or another entity to be formed for \$425,000 per acre plus costs.
- c. Manchester – Manchester Revitalization
 - 1. Acquisition of the following publicly-owned properties for \$1.00 plus costs.
 - 2. Exclusive negotiations with the Housing Authority of the City of Pittsburgh, for a period of six months, with a possible six-month extension, for the sale of the following properties.
- d. Larimer – Larimer/East Liberty Choice Phase IV
 - 1. Agreement of sale with SRG Holdings, LP for the acquisition of Block 124-N, Lot 374, in the 12th Ward for \$101,641 plus costs.
- e. Hazelwood – Center of Life
 - 1. Acquisition of publicly owned property known as Block 56-B, Lot 345, in the 15th Ward for \$1.00 plus costs.

8. Engineering and Construction

- a. Scattered Sites
 - 1. Demolition & Site Clearance Contract No. 13-Rebid agreement with Ken J. Reilly Contracting, an individual trading as Ken Reilly Contracting for Scattered Sites Demolition & Site Clearance Contract No. 13-Rebid for \$131,400.
- b. City-Wide
 - 1. Adoption of the City of Pittsburgh’s “Clean Construction Diesel Operations” policy.

AGENDA "B"

1. HOUSING/HOUSING OPPORTUNITY FUND
 - a. Residential Façade Program
 1. Approval of Jarnele Fairclough, (an Urban Redevelopment Authority, Housing Department employee), to participate in the Residential Façade Program.
 - b. Amendment of Resolution Number 157 (2017) to add Jackson Kelly PLLC to the slate of Authority bond counsel candidates.
 - c. Amendment of Resolution Number 180 (2018) to substitute Clark Hill PLC as bond counsel for the Northside Properties Residences Phase II project replacing Cohen & Grigsby, P.C.
 - d. Housing Opportunity Fund Down Payment and Closing Cost Assistance Program
 1. Approval of Tashawna Patterson to receive a Down Payment Closing Cost Assistance Deferred Loan. Ms. Patterson is a Housing Authority of the City of Pittsburgh (HACP) employee.