

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of the Minutes of the Regular Board Meeting of April 11, 2019.
2. Announcements
 - a. RFP's, RFQ's and Bids
 - i. Request for proposals (RFP) for the former Fairywood School site.
 - ii. Request for proposals (RFP) for the 4800 block of Hazelwood Avenue.
 - iii. Request for bids and construction management/construction inspection services for a series of infrastructure projects in the Central Business District.
 - iv. Request for qualifications (RFQ) for miscellaneous civil engineering services citywide.
 - v. Request for qualifications (RFQ) for miscellaneous environmental engineering services citywide.
 - b. Report of the Housing Celebration and Resource Fair held on April 30, 2019.
 - c. Building CapaCITY workshops.
 - d. The Larimer Farmers Market will be held on June 23, 2019, July 28, 2019, August 25, 2019, September 22, 2019, October 27, 2019 and November 24, 2019 from 3 PM to 7 PM.
 - e. CIE Dashboard – Monthly production report, updates and highlights.

3. Housing Opportunity Fund

- a. 2019 Housing Opportunity Fund Annual Allocation Plan
 - 1. Presentation and approval of the 2019 Housing Opportunity Fund Annual Allocation Plan.
- b. Home4Good Application
 - 1. Submission of a Home4Good application for up to \$400,000 and enter into a Contract with Allegheny County Development of Human Services, the Pennsylvania Housing Finance Agency, and/or the Federal Home Loan Bank of Pittsburgh.

4. Housing

- a. East Liberty – Mellon’s Orchard South
 - 1. Rental Housing Development and Improvement Program (RHDIP) loan agreement in the amount of up to \$670,000 with Mellon’s Orchard Housing LLC.
 - 2. Housing Opportunity Fund Rental Gap Program loan agreement in the amount of up to \$690,000 with Mellon’s Orchard Housing LLC.
 - 3. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 83-P, Lot 60, and a portion of Block 83-P, Lot 225, in the 11th Ward, to Mellon’s Orchard Housing LLC, for \$600,000.
- b. East Liberty New Markets Tax Credit Home Ownership Project
 - 1. Pittsburgh Development Fund (PDF) – Loan Agreement with East Liberty Development, Inc. in the amount of \$1,500,000.
 - 2. Housing Recovery Program – Developer (HRP-D) Agreement with East Liberty Development, Inc. in an amount up to \$340,000.
- c. Larimer – Former Larimer School 540 Larimer Avenue – Environmental Remediation and Stabilization
 - 1. Grant Agreement with the Housing Authority of the City of Pittsburgh in the amount up to \$1,800,000.
 - 2. Subgrantee agreement with the Housing Authority of the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) grant in the amount of \$1,000,000 and administrative fee agreement.
 - 3. Internal Pittsburgh Development Fund (PDF) bridge loan in the amount up to \$2,000,000.
- d. Larimer - 520 & 522 Larimer Avenue Phase 1b Archeological Investigation
 - 1. Amendment to the Agreement with GAI Consultants, Inc. dated July 14, 2018 for professional services to provide additional archeological investigation services for an increase up to \$24,263 for a new total amount not to exceed \$28,000.

- e. Garfield – Laurentian Hall Apartments – 5321 Penn Avenue
 - 1. Community Development Investment Fund (CDIF) Grant Agreement with Bloomfield Garfield Corporation in the amount of up to \$50,000.
 - 2. Forgiveness of Rental Housing Development and Improvement Program (RHDIP) loan to Laurentian Hall Associates, Inc. in the amount of \$25,000, dated August 12, 2011.

5. Real Estate

- a. Larimer – Habitat for Humanity
 - 1. Final drawings, final evidence of financing, and execution of a deed 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.
- b. California-Kirkbride – Northside Properties Side Yards/Accessory Uses
 - 1. Proposal, form of disposition contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of the following parcels to Northside Properties R&S LLC for \$5,500.
- c. Knoxville – 325 Jucunda Street
 - 1. Conveyance of Block 14-K, Lot 177, in the 30th Ward, to Pittsburgh Land Bank for \$1.00 plus a percentage of sale proceeds.
- d. Citywide – OpportunitySpace Web-Mapping Application
 - 1. Agreement with OpportunitySpace, Inc., dba Tolemi, for its BuildingBlocks cloud-based web application in an amount not to exceed \$25,000.

6. Economic Development

- a. Greenways, Trails and Recreation Program (GTRP) grant applications to Department of Community and Economic Development (DCED)
 - 1. Submission of two Greenways, Trails and Recreation Program (GTRP) grant applications to the Department of Community and Economic Development (DCED) for the Hays Woods acquisition and the construction of trails and park amenities for the Frick Park Extension–Summerset Phase 2, both in the amount of \$250,000.

7. Engineering and Construction

- a. East Liberty
 - 1. Development Agreement with PWSA for Penn Circle Two-Way Conversion Project.
- b. Scattered Sites
 - 1. Third amendatory agreement with SE Technologies, LLC to provide environmental engineering services for various properties located throughout the City of Pittsburgh – for an increase of \$13,500 for a new total amount not to exceed \$203,500.
- c. Property Maintenance
 - 1. Amendment to the city-wide sidewalk replacement Agreement with DePasquale Construction Services, LLC (DePasquale) for \$19,940.77.

8. Executive

- a. Adoption of the Paid Safe Leave, PTO Donation and Transgender Employment Policies for Authority employees and members of the Board of Directors.

AGENDA "B"

1. REAL ESTATE

- a. Amendment of Resolution No. 300 (2018), which approved exclusive negotiations with Northside Residences IV – Northside Properties R & S LLC, or a related entity, for the sale of 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, Lots 14, 20, 23, 24, 25, 128, and 128A, in the 21st Ward, through May 31, 2019, with a one (1) year extension at the discretion of the Executive Director, to extend the initial exclusive negotiations period through September 30, 2019.
- b. Amendment of Resolution No. 301 (2018), which approved exclusive negotiations with Harvard Beatty Street Housing – TREK Development Group, or a related entity, for the sale of Block 83-P, Lot 225, in the 11th Ward, through May 31, 2019, with a one (1) year extension at the discretion of the Executive Director, to extend the initial exclusive negotiations period through September 30, 2019.
- c. Amendment of Resolution No. 302 (2018), which approved exclusive negotiations with Garfield Highlands – Garfield Highlands Housing LP, or a related entity, for the sale of 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, through May 31, 2019, with a one (1) year extension at the discretion of the Executive Director, to extend the initial exclusive negotiations period through September 30, 2019.
- d. Amendment of Resolution No. 303 (2018), which approved exclusive negotiations with New Granada Square Apartments – New Granada Square Apartments, L.P., or a related entity, for the sale of 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, through May 31, 2019, with a one (1) year extension at the discretion of the Executive Director, to extend the initial exclusive negotiations period through September 30, 2019.

2. HOUSING OPPORTUNITY FUND

- a. Housing Opportunity Fund Down Payment and Closing Cost Assistance Program
 1. Disclosure of Evan Miller (an Urban Redevelopment Authority of Pittsburgh employee) to receive a Down Payment Closing Cost Assistance Deferred Loan in the amount of \$5,000.00.

3. FINANCE

- a. Amendment of Resolution No. 42 (2019) to increase the 2019-2020 HOME allocation by \$655,155.00 (from \$1,500,000.00 to \$2,155,155.00).