

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of the Minutes of the Regular Board Meeting of May 9, 2019.

2. RFP's, RFQ's and Bids

- a. Request for proposals (RFP) for a certified construction manager to coordinate the labor and material during a two-week Roof-A-Thon to be held this Fall.
- b. Request for proposals (RFP) for the redevelopment of the former Carnegie Library of Hazelwood.
- c. Request for proposals (RFP) for design and engineering services for a potential new parking structure at Pittsburgh Technology Center.
- d. Request for proposals (RFP) for Construction Management and Construction Inspection Services for the East Liberty Harvard/Beatty Site Preparation Contract No. 5.
- e. Request for proposals (RFP) for URA office relocation services from 200 Ross Street to 412 Boulevard of the Allies.

3. Announcements

- a. Riverview Towers affordable housing groundbreaking was held on May 16, 2019 in Squirrel Hill.
- b. TWG closed on Connection @ South Side site on May 17, 2019 and a ground breaking for this residential development is set for June 26, 2019, at 11:00 AM.
- c. Fifth & Dinwiddie RFP developers presented their proposals at a community meeting, at Uptown Lofts, held on May 29, 2019.

- d. Morningside Crossing affordable housing ribbon cutting was held on May 30, 2019.
- e. Down Payment Closing Cost Press Event was held on May 31, 2019 in Brighton Heights.
- f. Produce Terminal Development groundbreaking ceremony was held on June 11, 2019.
- g. Groundbreaking for the Lower Hill – Central Business District connecting CAP over I-579 will take place at 1:45 PM, on Friday June 14, 2019.
- h. Building CapaCITY sessions 1, 2 & 3 recap.

4. Dashboard Reports

- a. Housing Department/Housing Opportunity Fund Department Dashboard.
- b. CIE Dashboard – Monthly production report, updates and highlights.

5. Housing

- a. Northside (California-Kirkbride, Central Northside and Perry South)
Northside Properties Residences Phase II
 - 1. Pittsburgh Development Fund (PDF) Loan Agreement in the amount of \$1,000,000 with Northside Properties Residences II LLC
- b. Northside (California-Kirkbride, Central Northside and Perry South) –
Northside Properties Residences Phase III - Multifamily Financing Inducement Resolution
 - 1. Official Action to Register the Intent to Issue Multifamily Debt for the Northside Properties Residences Phase III Redevelopment in the amount of up to \$18,000,000.
 - 2. Requests for Proposals (RFP) and selection of Bond Counsel from an approved slate.
- c. Lawrenceville Community Land Trust Phase II
 - 1. UDAG Program Income Fund (UPIF) loan agreement with Lawrenceville Corporation in the amount of up to \$150,750.
 - 2. Pittsburgh Housing Construction Fund Grant – Grant Agreement with Lawrenceville Corporation in the amount of up to \$325,000.

3. Housing Opportunity Fund For-Sale Development Program - Grant Agreement with Lawrenceville Corporation in the amount of up to \$300,000.

6. Housing Opportunity Fund

- a. Oakland – Oakland Community Land Trust
 1. Housing Opportunity Fund (HOF) For-Sale Development Program Grant Agreement in the amount of \$140,000 with the Oakland Planning and Development Corporation for the acquisition, rehabilitation, and resale of 3387 Parkview Avenue and 224 Robinson Street, Pittsburgh, PA 15213.
 2. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement in the amount of \$20,000 with the Oakland Planning and Development Corporation for the acquisition, rehabilitation, and resale of 3387 Parkview Avenue and 224 Robinson Street, Pittsburgh PA 15213.
 3. Housing Opportunity Fund (HOF) For-Sale Development Program Predevelopment Loan Agreement in the amount of \$72,000 with the Oakland Planning and Development Corporation for predevelopment costs related to creating 5 units of new construction housing on Frazier Street.
- b. Hill District – 2517 Mahon Street and 522 Landleiss Place
 1. Housing Opportunity Fund (HOF) For-Sale Development Grant Agreement in the amount of \$85,000 with the Hill Community Development Corporation for the acquisition, rehabilitation, and resale of 2517 Mahon Street and 522 Landleiss Place, Pittsburgh, PA 15219.
 2. Housing Opportunity Fund (HOF) For-Sale Development Deferred Mortgage agreement with the Hill Community Development Corporation for in the amount of up to \$50,000 for the resale of 2517 Mahon Street and 522 Landleiss Place, Pittsburgh, PA 15219.
- c. HOF Appraisal Services
 1. Agreement for Appraisal Services with John Dudash for an amount of \$30,000.
- d. HOF Printing Services
 1. Approval to add the following firms to a slate of printing companies to produce printing of annual reports, brochures, and other marketing materials as needed:
 - a. CDI Printing Services, Inc.;
 - b. Minuteman Press.

7. Real Estate

- a. Homewood South – Homewood School Site
 - 1. Execution of a deed and any other documents necessary to effectuate the conveyance of Block 125-S, Lot 125, in the 13th Ward, to the City of Pittsburgh for \$1.00 plus costs.
- b. Larimer – 400 Larimer Avenue
 - 1. Consent to the Assignment of Mortgage from First Commonwealth Bank for the property located at Block 124-N, Lot 222, in the 12th Ward, to the URA for \$1,000 plus costs.
- c. Hazelwood – Hazelwood Site Assembly
 - 1. Acquisition of the following publicly owned property for \$1.00 plus costs.
- d. City-Wide Market Value Analysis
 - 1. Reimbursement Agreement with the Allegheny County Residential Finance Authority for the development of a 2019 County-wide Market Value Analysis by Reinvestment Fund, for an amount not to exceed \$70,000.

8. Economic Development

- a. Pilot Neighborhood Initiatives Fund (NIF) Program
 - 1. Presentation of the Neighborhood Initiatives Fund guidelines for review.
- b. Hill District
 - 1. Re-present the Lower Hill Development Fund Guidelines.
 - 2. Re-present the Greater Hill Reinvestment Fund Policies and Procedures.
- c. Beechview - Public Art Grant
 - 1. Grant and/or cooperation agreement with City of Pittsburgh's Department of Mobility and Infrastructure (DOMI) in the amount of \$20,000 for public art in Beechview.
- d. Redevelopment Assistance Capital Program (RACP) Grant
 - 1. Amendment of Resolution Nos. 347, 348 & 349 to increase the Grant amount from \$1 Million to \$1,750,000.
 - 2. Project name change from "Allegheny Health Network ED Expansion" to "Allegheny Health Network ED Expansion (Allegheny General Hospital)".
 - 3. Rescission of Resolution Nos. 8, 9 & 10 of (2012).

9. Center for Innovation and Entrepreneurship

- a. Micro Enterprise Fund

1. Amendment of the Micro-Enterprise Loan program guidelines to increase the maximum loan size from \$20,000 to \$30,000.
2. Approval of additional technical assistance provider to the Micro-Enterprise Loan program slate.

10. Engineering and Construction

a. Downtown

1. Agreement with A. Merante Contracting, Inc. to provide new street lighting along Fourth Avenue for \$306,200.
2. Agreement with A. Merante Contracting, Inc. to fill and abandon a vault beneath the sidewalk at 412 Boulevard of the Allies for \$496,420.
3. Agreement with A. Merante Contracting, Inc. for the Forbes Avenue sidewalk widening project for \$243,514.
4. Agreement with RIG Consulting, Inc. for construction management and construction inspection services for the downtown lighting, vault abandonment and sidewalk widening projects for an amount not to exceed \$110,000.

b. Property Maintenance

1. Agreement with Independent Enterprises, Inc. for City wide sidewalk replacement – 2019 Contract No. 1 for \$72,750.

11. Executive

a. Exstare Federal Services Group, LLC.

1. Agreement with Exstare Federal Group, LLC for structural racism training in the amount up to \$50,000.

AGENDA "B"

1. LEGAL

- a. Assistant Secretary
 - 1. Appointment of Madlene Augello as an Assistant Secretary for the Authority.
- b. Fox Rothschild LLC
 - 1. Amendment of agreement with Fox Rothchild for bankruptcy matters in the amount of \$10,000.

2. REAL ESTATE

- a. Certificate of Completion for Morningside Partners, LP, for Block 121-K, Lot 166, in the 10th Ward and authorization to return the Good Faith Deposit (residential rehabilitation).
- b. Amendment of Resolution No. 103 (2019), which authorized the acquisition of Block 124-N, Lot 374, in the 12th Ward (147 Winslow Street) for \$101,641 plus costs, to add Leased Land to the funding sources.

3. HOUSING

- a. Paygo 2015
 - 1. Reallocation of up to \$500 from the PHCF Bonvue Street line item to a newly created Scattered Site – Property Improvement and Demolition line item.
- b. City Bond 2015
 - 1. Reallocation of up to \$72,854.88 from the City Bond 2015 – Party Wall line item to a newly created Scattered Site – Property Improvement and Demolition line item.
- c. Oak Hill Phase II Project Fund Account
 - 1. Reallocation of \$4,144.91 from the Oak Hill Phase II Project Fund Account to the newly created Scattered Site – Property Improvement and Demolition line item.

- d. HOME 2013
 - 1. Reallocation of \$3,485.75 from the Rental Housing Development and Improvement Program (RHDIP) line item to the Pittsburgh Housing Construction Fund (PHCF) line item.

- e. HOME 2014
 - 1. Reallocation of \$3,485.75 from the Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.

- f. Housing Recovery Program – Developer (HRP-D)
 - 1. Approval of JoAnn B. Lewis, (mother of Urban Redevelopment Authority Employee Diamonte Walker), to participate in the Housing Recovery Program Developer (HRP-D), for a property located at 912 Anaheim Street, Pittsburgh, PA 15219, subject to the approval of the U.S. Department of Housing and Urban Development (if required).