

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of the Minutes of the Regular Board Meeting of June 13, 2019.

2. RFP's, RFQ's and Bids
 - a. Request for proposals (RFP)/request for qualifications (RFQ) for residential energy audits to support the Pittsburgh Housing Rehabilitation Program (PHRP).
 - b. Request for proposals (RFP) for LandCare services for URA owned properties.

3. Announcements
 - a. TWG Connection @ South Side groundbreaking ceremony occurred on June 26, 2019.
 - b. Garden Theater Block Community Meeting being held on Thursday July 11, 2019, from 6:30 PM to 8:00 PM, at the MuseumLab (former Allegheny Library).
 - c. The Economic Development Department will be awarding \$15,500 for the installation of a public art project located at the Upper McKinley Park basketball court.
 - d. Catapult – new cohort application.
 - e. 2018 Housing Opportunity Fund Annual Report.
 - f. Housing Department/Housing Opportunity Fund Department Dashboard.
 - g. CIE Dashboard – Monthly production report, updates and highlights.
 - h. Engineering and Construction Department Dashboard – from January 1, 2019 to June 30, 2019.

4. Lemington Senior Development
 - a. Housing Opportunity Fund Rental Gap Program Loan Agreement in the amount of \$650,000 with Redo 1625 LP and/or an entity to be created for the creation of 54 units of affordable housing at the former Lemington Home for the Aged.
 - b. Amendment of Resolution 310 (2018) for the Final Authorization to Issue Multifamily Financing Bonds to increase the not to exceed bond issuance amount from \$6.0 million to \$7.0 million.

5. Pilot Neighborhood Initiatives Fund (NIF) Program
 1. Approval of Program Guidelines for the Pilot Neighborhood Initiatives Fund (NIF) Program.

6. Housing Opportunity Fund
 - a. Small Landlord Fund – PNC Foundation Program Related Investment
 1. Application to the PNC Foundation for a Program Related Investment Loan in the amount of up to \$500,000.
 2. To receive Loan Agreement with the PNC Foundation for the implementation of the Small Landlord Fund, in the amount up to \$500,000.

 - b. Pennsylvania Department of Community & Economic Development Keystone Communities Program 2019-2020 Application(s)
 1. Submission of the following Keystone Communities Program applications and enter into Contracts with the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED).
 - i. The Small Landlord Fund - \$250,000;
 - ii. Home Accessibility Program for Independence (HAPI) - \$250,000.
 2. Cooperation Agreements with the City of Pittsburgh for the administration of the funds.
 3. Appropriation of matching funds for the aforesaid Keystone Communities Program requests as follows:
 - i. PNC Foundation Loan for the Small Landlord Fund - \$250,000;
 - ii. 2019 CDBG funds for the Home Accessibility Program for Independence (HAPI) - \$187,500;
 - iii. 2019 City Paygo funds for the Home Accessibility Program for Independence (HAPI) - \$62,500.

- c. HOF Appraisal Services
 - 1. Agreement for Appraisal Services with Bodnar Real Estate Services Incorporated for up to \$30,000
 - 2. Agreement for Appraisal Services with Barone and Sons, Inc. for up to \$30,000

7. Housing

- a. Larimer – 20 & 218 Mayflower Street
 - 1. First Amendment to Pittsburgh Housing Construction Fund (PHCF) grant agreement with Pittsburgh Housing Development Corporation for a revised total grant amount not to exceed \$265,000 (\$80,000 increase).
- b. Agreement with Pittsburgh Water and Sewer Authority in an amount not to exceed \$802,000 for stormwater infrastructure in Liberty Green Park.

8. Real Estate

- a. Hazelwood – PennDOT Right of Way – 2nd Avenue
 - 1. Conveyance of portions of Block 56-F, Lots 96, 99, 100, and 101, in the 15th Ward to Commonwealth of Pennsylvania, Department of Transportation (PennDOT) for \$1.00.
- b. Uptown – Fifth and Dinwiddie
 - 1. Exclusive negotiations with Fifth and Dinwiddie Development, LLC, for a period of six (6) months with a possible six (6)-month extension for the sale of the following parcels known as the Fifth and Dinwiddie Site (properties include Fifth Avenue, Colwell Street and Dinwiddie Street).
- c. California-Kirkbride – Northside Property Management LLC
 - 1. Acquisition of publicly owned property known as Block 22-G, Lots 1, 2, and 4, in the 25th Ward, for \$1.00 plus costs.
- d. Upper Hill – Ossipee Flats Affordable Housing
 - 1. Acquisition of the following publicly owned property for \$1.00 plus costs (properties include: Milwaukee Street, Herron Avenue, Bryn Mawr Road and Ossipee Street)

9. Center for Innovation and Entrepreneurship

- a. Equitable Empowerment Program
 - 1. Authorization to commit \$200,000 toward Equitable Empowerment Program in partnership with Neighborhood Allies.
 - 2. Authorization to work with Neighborhood Allies to create an Equitable Empowerment Program and use Centre Avenue RFQ as pilot and proof of concept.
 - 3. Authorization to enter into an agreement with Neighborhood Allies for the Equitable Empowerment Program.

10. Engineering and Construction

- a. East Liberty Harvard/Beatty Site Preparation Contract No. 5
 - 1. Agreement for East Liberty Harvard/Beatty Site Preparation Contract No. 5 with Independent Enterprises, Inc. for \$1,488,579.25.
 - 2. Agreement for Construction Management and Construction Inspection Services with Whitman, Requardt & Associates, LLP (WRA) for an amount not to exceed \$150,000.00.

AGENDA "B"

1. HOUSING OPPORTUNITY FUND

- a. Housing Opportunity Fund Down Payment and Closing Cost Assistance Program
 - 1. Approval of Josh Summits to receive a Down Payment Closing Cost Assistance Deferred Loan. Mr. Summits is an Urban Redevelopment Authority of Pittsburgh employee.

2. HOUSING

- a. HOME 2013
 - 1. Reallocation of \$70,046.99 from the Rental Housing Development and Improvement (RHDIP) line item to the Pittsburgh Housing Construction Fund (PHCF) line item.
- b. HOME 2014
 - 1. Reallocation of \$60,179.15 from the Rental Housing Development and Improvement (RHDIP) line item to the Pittsburgh Housing Construction Fund (PHCF) line item.

3. REAL ESTATE

- a. Certification of Completion for Brooks and Blair Southside Properties, L.P., for Block, 12-E, Lot 70, in the 17th Ward (residential rehabilitation).

4. EXECUTIVE

- a. Resolved: That Resolution No. 198 (2008) and Resolution No. 451 (2018) are hereby amended to add Interim Deputy Director, Deputy Director, and Interim Executive Director as authorized signatory of all URA documents.