

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General

- a. Approval of the Minutes of the Regular Board Meeting of September 12, 2019.

2. RFP's, RFQ's and Bids

- a. Request for qualifications (RFQ) for Neighborhood Business District Strategy Development.
- b. Request for proposals (RFP) for Lead Based Paint Inspection and Analytical Services.
- c. Request for Bids for the East Liberty Transit Center (ELTC) Landscape Operations and Maintenance Contract No. 2 (Rebid No. 3).

3. Announcements

- a. Pilot RACP Bridge Loan Financing – pilot up to \$5 mil total RACP bridge lending
 - i. Up to \$2 mil RACP bridge loans.
 - ii. 2% closing fee, \$500 application fee
 - iii. Terms up to 3 years, or sooner of RACP reimbursement
 - iv. 4.5% fixed annual interest rate
 - v. Corporate and/or personal guarantees as appropriate and assignment of RACP grant
 - vi. Bonding M/WBE, and other requirements as appropriate
 - vii. Available to for and non profit borrowers; priority given to mission important projects including affordable housing and workforce development projects
 - viii. Source of URA funds: Pittsburgh Development Fund.
- b. Draft Community Empowerment URA Strategic Support Sponsorship Application and Guidelines.

- c. Hazelwood Library Request for Proposals Site Tour #1 will be held on October 16, 2019, from 9:30 AM to 12:00 PM.

4. Redevelopment Assistance Capital Program (RACP) Grants

- a. Submission of applications with and enter into Contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.
- b. Subgrant Agreements for the RACP grants with Subgrantees and to Contract for Administrative Fees.
- c. Cooperation Agreements with the City of Pittsburgh concerning the applications and grants.

5. 2019 Low Income Housing Tax Credit Applications

- a. The Authority received the following Low-Income Housing Tax Credit (LIHTC) pre-applications for review:
 - i. California Kirkbride – Northside Residences IV
 - ii. East Liberty – Garland Park
 - iii. East Liberty – Harvard Beatty Street Housing
 - iv. Garfield – Garfield Highlands
 - v. Larimer – Larimer CNI Phase III
 - vi. Terrace Village – Oak Hill – Burrows Views
 - vii. Hazelwood – Gladstone Residences
 - viii. Allentown – Hilltop Alliance Scattered Sites
 - ix. Hill District – The Madison
- b. Exclusive Negotiations with the following developers for the sale and redevelopment of the following properties, through August 31, 2020 with an automatic six-month extension if the project receives a LIHTC allocation:
 - i. Northside Residences IV – Northside Properties R & S LLC, or a related entity, for Block 22-B, Lots 278, 280, 281, 282, 282A, 283, 284, 285, 286, 286A, 287, 288, and 289; Block 22-F, Lots 4, 5, 6, 7, 8, and 9; and Block 22-G, Lots 1, 2, 4, 14, 20, 23, 24, 25, 128, and 128A, in the 21st Ward.
 - ii. Harvard Beatty Street Housing – TREK Development Group, or a related entity, for Block 83-P, Lot 225, in the 11th Ward.
 - iii. Garfield Highlands – Garfield Highlands Housing LP, or a related entity, for 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.
 - iv. Hilltop Alliance Scattered Sites – Hilltop Alliance & Gatesburg Road Development, or a related entity, for Block 3-N, Lots 154 and 171; Block 3-P, Lots 186, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; and Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18th Ward.

I. HOUSING INVESTMENTS

6. Housing Opportunity Fund

- a. Small Landlord Fund
 - 1. Approval of Program Guidelines for the Small Landlord Fund.
 - 2. Submission of an application in conjunction with UPMC for \$150,000 to Lincoln Land Institute via the Center for Community Investment for funding to support the operation of the Small Landlord Fund in the form of a loan loss guarantee, grant, and/or loan.
 - 3. Joint Program Agreement with the Lincoln Land Institute, and UPMC.
- b. Highland Park – 5635 Stanton Avenue
 - 1. Housing Opportunity Fund Rental Gap Program Loan Agreement in the amount of \$110,000 with Stanton Avenue Associates LP for the renovation of 5635 Stanton Avenue.
- c. Garfield – Module
 - i. Amendment of Resolution 438 (2018) to remove Bloomfield-Garfield Corporation from the proposal and form of contract for the sale of Block 83-A, Lot 264, in the 11th Ward, to Module Design, Inc., or an entity to be formed, for \$1,500.
 - ii. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 83-A, Lot 266, in the 11th Ward, to Module Design, Inc., or an entity to be formed, for \$22,500.00.
 - iii. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 83-A, Lot 264, in the 11th Ward, to Module Design, Inc. or an entity to be formed, for \$1,500.00.
 - vi. Housing Opportunity Fund (HOF) For-Sale Development Grant Agreement in the amount of \$70,000 with Module Design, Inc. for the construction and resale of 5456 Black Street.
 - v. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement in the amount of \$35,000 with Module Design, Inc. for the construction and resale of 5456 Black Street.
 - vi. Neighborhood Housing Program (NHP) Deferred Mortgage Agreement in the amount of up to \$50,000 with Module Design, Inc. for resale of 5446 Black Street.
 - vii. UDAG Program Income Fund (UPIF) loan of up to \$400,000 to Module Development, LLC for costs directly related to the construction of 5452 Black Street.

7. Housing Development

- a. Homewood South – Trade Institute of Pittsburgh – 7911 Susquehanna Street
 - 1. \$100,000 Rental Housing Development & Improvement Program (RHDIP) Loan.
 - 2. Waiver of the RHDIP Administrative Program Guidelines.
- b. Lemington Senior Development
 - 1. UDAG Program Income Fund (UPIF) Bridge Loan Agreement in the amount of up to \$436,000 with Redo 1625 LP.
- c. Strip District – 23 RR Associates, LLC
Pittsburgh Development Fund (PDF) – Loan Agreement with 23RR Associates, LLC – \$2,000,000.
- d. Administrative – Pittsburgh Housing Development Corporation
 - 1. Appointment of Hala Nuemah to the Board of Pittsburgh Housing Development Corporation (three year term).
 - 2. Appointment of Oliver Beasley to the Board of the Pittsburgh Housing Development Corporation (three year term)
 - 3. Appointment of Stacey Klein to the Board of the Pittsburgh Housing Development Corporation (two year term)
- e. Pittsburgh Housing Development Corporation First Amendment to UDAG Program Income Fund (UPIF) loan agreement to increase the loan (Line of Credit) by \$300,000 to \$500,000.
- f. Larimer – Former Larimer School – Contract with ABMECH Acquisitions, LLC to perform emergency repairs.

II. COMMUNITY AND ECONOMIC DEVELOPMENT

8. Real Estate

- a. South Side Works – Soffer Entity Disposition Contract
 - 1. Amended and Restated Disposition Contract for the sale or long term lease of South Side Works Parcels D3a (currently a portion of Block 29-J, Lot 193), C1c (Block 29-J, Lot 130), and B3b Revised (currently a portion of Block 29-J, Lot 193), in the 16th Ward to Somera Road, Inc., Pittsburgh – SSW Waterfront, LLC or an affiliate.

- b. Hazelwood – Center of Life
 - 1. Exclusive negotiations with Center of Life, or another entity to be formed, for a period of six months, with a possible six-month extension, for the sale of Block 56-B, Lot 345, in the 15th Ward.
- c. Larimer – Urban Academy
 - a. Acquisition of publicly owned property known as Block 125-B, Lot 116-0-1, in the 12th Ward, for \$1.00 plus costs.
- d. Allentown – Pittsburgh Housing Development Corporation
 - 1. Acquisition of publicly owned properties known as Block 3-P, Lot 273; Block 3-R, Lot 321; and Block 14-C, Lot 6, in the 18th Ward, for \$1.00 plus costs.

9. Economic Development

- a. Redevelopment Assistance Capital Program (RACP) Grants with Previous Awards:
 - 1. Amendment of previously approved resolutions to file applications with and enter into Contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants to increase the grant amounts.
 - 2. Amendment of previously approved resolutions to enter into Subgrant Agreements for the RACP grants with Subgrantees and to Contract for Administrative Fees to increase grant amounts.
 - 3. Amendment of previously-approved resolutions to enter into Cooperation Agreements with the City of Pittsburgh concerning the applications and grants to increase grant amounts.
- b. Increment Financing Administrative Fee Update
 - 1. Revision of the administrative fee amounts and timing in the guidelines the for Tax Increment Financing (TIF), Transit Revitalization Investment Districts (TRID), and Parking Tax Diversion (PTD) programs.

10. Center for Innovation and Entrepreneurship

- a. City's Edge – MidPoint Capital
 - 1. Urban Development Fund (UDF) Loan not to exceed \$150,000 to Midpoint Capital or related entity for pre-development costs related to the City's Edge Development.

11. Engineering and Construction

- a. Scattered Sites Engineering Services
 - 1. Agreement for As-Needed Engineering Services with SAI Consulting Engineers, Inc. (SAI) for an amount not to exceed \$150,000.
 - 2. Agreement for As-Needed Engineering Services with DLZ Pennsylvania, LLC (DLZ) for an amount not to exceed \$150,000.
 - 3. Agreement for As-Needed Engineering Services with The Gateway Engineers, Inc. (Gateway) for an amount not to exceed \$150,000.
 - 4. First Amendatory Agreement with ms consultants, inc. for an increase of \$25,000.00 for a new total amount not to exceed \$175,000.
- b. Scattered Sites Environmental Engineering Services
 - 1. Agreement for As-Needed Environmental Engineering Services with Civil and Environmental Consultants, Inc. (CEC) for an amount not to exceed \$150,000.
 - 2. Agreement for As-Needed Environmental Engineering Services with Collective Efforts, LLC for an amount not to exceed \$150,000.
 - 3. Agreement for As-Needed Environmental Engineering Services with EnviroTrac, Ltd., for an amount not to exceed \$150,000.

III. ADMINISTRATION

12. Executive

- a. 412 Boulevard of the Allies
 - 1. Agreement with Information Technologies Services for the design and installation of a system to secure access to the URA's new office at 412 Boulevard of the Allies in an amount not to exceed \$22,000.
 - 2. Agreement with Information Technologies Services for the design and installation of a secured access system within the 412 Boulevard of the Allies elevators to control floor access in an amount not to exceed \$20,000.

13. Hill District

- a. Preliminary approval of Interger Lower Hill Initial Phase, LLC (or an affiliated entity) as a redeveloper for the take down of all or portions of Parcels A1 (Block 2-C, Lot 403), A2 (Block 2-C, Lot 301), B1 (Block 2-C, Lot 405), B2 (Block 2-C, Lot 303), 3 (Block 2-C, Lot 298), and 4 (Block 2-C, Lot 400), in the 3rd Ward, designated by the redeveloper as "Parcel B" ("Take Down Tract #8").
- b. Preliminary approval of a Conceptual Development Plan for the take down of all or portions of Parcels A1 (Block 2-C, Lot 403), A2 (Block 2-C, Lot 301), B1 (Block 2-C, Lot 405), B2 (Block 2-C, Lot 303), 3 (Block 2-C, Lot 298), and 4 (Block 2-C, Lot

400), in the 3rd Ward, designated by the redeveloper as "Parcel B" ("Take Down Tract #8").

- c. Preliminary approval of Interger Lower Hill Initial Phase, LLC (or an affiliated entity) as a redeveloper, and of Lower Hill District Conservancy, a to-be-formed planned community association, for the take down of portions of Parcels A1 (Block 2-C, Lot 403) and A2 (Block 2-C, Lot 301), in the 3rd Ward, designated by the redeveloper as "Parcel B1" ("Take Down Tract #9").
- d. Preliminary approval of a Conceptual Development Plan for the take down of portions of Parcels A1 (Block 2-C, Lot 403) and A2 (Block 2-C, Lot 301), in the 3rd Ward, designated by the redeveloper as "Parcel B1" ("Take Down Tract #9").
- e. Pittsburgh Development Fund (PDF) Loan Commitment with Interger Lower Hill Initial Phase LLC or a related entity, in an amount up to \$1,000,000.
- f. Authorization to seek amendments to documentation pertaining to the Lower Hill LERTA District and Lower Hill LERTA Cooperation Agreement.
- g. Authorization to amend the Lower Hill LERTA Declaration of Restrictive Covenants.

AGENDA "B"

1. REAL ESTATE

- a. Lawrenceville
 - 1. Certificate of Completion for Richard and Paula Kowalecki, for Block 25-D, Lot 203, in the 6th Ward (sideyard - 3339 Ligonier Street).

2. HOUSING OPPORTUNITY FUND

- a. Housing Opportunity Fund Down Payment and Closing Cost Assistance Program
 - 1. Approval of Darche Rolan to receive a Down Payment Closing Cost Assistance Deferred Loan. Ms. Rolan is an employee of the Housing Authority of the City of Pittsburgh.
 - 2. Approval of Michael Honza to receive a Down Payment Closing Cost Assistance Deferred Loan. Mr. Honza is an employee of the City of Pittsburgh Fire Department.

3. LEGAL

- a. Assistant Secretary
 - 1. Appointment of Matt Santiago and Daniel Grantham as an Assistant Secretary's for the Authority.
- b. Adoption of Policy for Administration of Change Orders to Construction and Demolition Contracts:
 - 1. The Executive Director shall approve change orders to contracts, awarded for \$500,000 or less, for an amount not to exceed 25% of the contract price or \$50,000, whichever is less.
 - 2. The Executive Director shall approve change orders to contracts awarded in excess of \$500,000, for an amount not to exceed 10% of the contract price.

4. ECONOMIC DEVELOPMENT

- a. Amendment of Resolution No. 96 of (2019) to increase the Professional Service Agreement with Mt. Lebanon Office Interiors Inc. amount from \$103,740 to \$110,000.

5. EXECUTIVE

- a. Agreement with Furbee Associates LLC for consulting services, for an amount of up to \$10,000.00.