

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

1. General
 - a. Approval of the Minutes of the Regular Board Meeting of October 10, 2019, and Special Board Meeting of October 18, 2019.
2. RFP's, RFQ's and Bids
 - a. Request for bids for 1601 Broadway Avenue Demolition & Site Grading Contract (Beechview).
 - b. Request for bids for roof repair and stabilization of the Homewood Coliseum building located at 7310 Frankstown Road. (Homewood).
 - c. Request for Proposals (RFP) will be issued on December 2, 2019 for Trustee/Disbursement Agent Services for the Authority's Tax Increment (TIF) Financing, Local Economic Revitalization Tax Assistance Act (LERTA), and Transit Revitalization Investment Districts (TRID) portfolios, as necessary.
3. Announcements
 - a. Jessica Smith Perry to be honored at the Bloomfield Garfield Corporation 16th Annual Luncheon "Celebrating Women in Community Development" on November 15, 2019.
 - b. The Neighborhood Initiatives Fund (NIF) program grant awards.
 - c. Hazelwood 4800 Block Community Meeting – Wednesday, November 20, 2019 at 6 PM at Centre Of Life (161 Hazelwood Ave, Pittsburgh, PA 15207).
 - d. Centre Avenue request for qualifications (RFQ) Community Meeting – Saturday, November 23, 2019 from 9 AM to 1 PM, at the Jeron X. Grayson Center (1852 Enoch Street, Pittsburgh PA 15219).

- e. IEDC Awards
 - i. Gold Award, New Markets Loan Fund – Creative Financing, Population Greater than 500,000;
 - ii. Silver Award, Catapult: Startup to Storefront – Economic Equity & Inclusion, Population 200,000 – 500,000.
 - f. Housing Department/ Housing Opportunity Fund Department Dashboard
 - g. CIE Dashboard – Monthly production report, updates and highlights.
 - h. Center for Community and Economic Development Dashboard.
4. Hill District – Centre Heldman Plaza
- a. Acceptance of the assignment of the interest of Dollar Bank, Federal Savings Bank in all Loan and Mortgage Documents related to Centre Heldman Plaza and Block 11-A, Lot 123 by and between Dollar Federal Savings Bank, Centre Heldman Plaza LLC, Hill House Association, and Hill House Economic Development Corporation for \$1,600,000.
 - b. Agreement of sale with Centre Heldman Plaza LLC for the acquisition of Block 11-A, Lot 123, in the 3rd Ward for \$10.00; and to execute any documents necessary to effectuate the transfer of Block 11-A, Lot 123 to the URA.
 - c. Negotiation with the City of Pittsburgh, the School District of Pittsburgh, and the County of Allegheny for reduction of the amounts of real property taxes due to each taxing body on Block 11-A, Lot 123.

I. AFFORDABLE HOUSING INVESTMENTS

5. Housing Opportunity Fund
- a. Downtown Winter Homeless Shelter
 - 1. Housing Opportunity Fund Demonstration Program Deferred Loan Agreement and/or Grant Agreement in the total amount of \$200,000 with German Evangelical Protestant Church, the Smithfield United Church of Christ, and/or a related entity for the renovation of the homeless shelter located in the United Church of Christ building at 620 Smithfield Street, Pittsburgh, PA 15222.
 - b. Homeowner Assistance Program
 - 1. Approval of Revised Program Guidelines to incorporate a Homeowner Assistance Program – Plus component
 - 2. Amend Contract Agreements with the following two non-profit program administrators to increase their existing contracts as shown below:
 - i. Habitat for Humanity of Greater Pittsburgh – increase the contract by \$200,000 from \$200,000 to \$400,000;

- ii. Nazareth Housing Services – increase the contract by \$200,000 from \$100,000 to \$300,000;
 - iii. Rebuilding Together Pittsburgh – increase the contract by \$200,000 from \$200,000 to \$400,000.
 - 3. Contract Agreement with Low Country Building Solutions in the amount of \$400,000
- c. Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) application
 - 1. Authorization to submit a Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) application for up to \$400,000 and enter into a Contract with the Pennsylvania Housing Finance Agency

6. Housing Development

- a. Deutschtown - 500 Lockhart Street - St. Peter's Residence
 - 1. First Amendment to Pittsburgh Development Fund (“PDF”) loan agreement with St. Peter's Residence, LP in an amount not to exceed \$250,000, for a new total amount not to exceed \$850,000.
- b. Upper Hill District – Schenley Heights Organized Revitalization (SHORE) Acquisition Fund
 - 1. Pittsburgh Development Fund (“PDF”) loan agreement with the Pittsburgh Housing Development Corporation in an amount not to exceed \$750,000.
- c. Administrative - Pittsburgh Housing Development Corporation (subject to confirmation with identified individual):
 - 1. Appointment of Kyle Chintalapalli to the Board of the Pittsburgh Housing Development Corporation (three year term);

II. COMMUNITY AND ECONOMIC DEVELOPMENT

7. Real Estate

- a. Middle Hill – Wylie Bistro
 - 1. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 10-P, Lots 17 and 18, in the 5th Ward to Hill Community Development Corporation or a related entity to be formed for \$15,000.

- b. Central Northside – 111 Carrington Street
 - 1. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 23-F, Lots 200 and 200A, in the 25th Ward to Todd Meyer for \$42,500.
 - 2. Option for the sale of Block 23-F, Lots 198 and 199, in the 25th Ward to Todd Meyer for \$17,500.

- c. Larimer/East Liberty – Choice Neighborhoods Phases III and IV
 - 1. Proposal and form of contract for the sale of Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 281 (part), 282 (part), 283 (part), 287, 290, 291, 293, and 295 (part), in the 12th Ward to the Housing Authority of the City of Pittsburgh for \$1.00 plus costs.
 - 2. Proposal and form of contract for the sale of Block 124-J, Lots 281 (part), 282 (part), 283 (part), 295 (part), 298, 299, 300, 301, 302, 304, 305, 306, and 322; Block 124-K, Lots 162 and 163; Block 124-N, Lots 358, 374, and 375; and Block 124-P, Lots 8, 9, 10, and 30, in the 12th Ward to the Housing Authority of the City of Pittsburgh for \$1.00 plus costs.
 - 3. Contract amendment with Xia, LLC (Christopher Shea, principal) in the aggregate amount of up to \$550,000 (up to \$70,000 increase) for a contract term extension through December 31, 2020.

- d. East Liberty – South Beatty and Mignonette Streets
 - 1. Exclusive negotiations with Beatty Street Development Team for a period of ninety (90) days with a possible ninety (90) day extension for the sale of the following publicly owned parcels (properties include S Beatty Street).

- e. Larimer – Urban Academy
 - 1. Exclusive negotiations with the Urban Academy, for a period of six months, with a possible six-month extension, for the sale of Block 125-B, Lot 116-0-1, in the 12th Ward.

- f. Brighton Heights – Allegheny Land Trust
 - 1. Exclusive negotiations with the Allegheny Land Trust, for a period of six months, with a possible six-month extension, for the sale of the following properties (properties include McClure Ave).

- g. Perry South – Flocker Street Collaborative
 - 1. Exclusive negotiations with Flocker Street Collaborative LLC for a period of six months, with a possible six-month extension, for the sale of the following properties (properties include Brighton Road, Flocker Way and N. Charles Street).

- h. Citywide – LandCare
 - 1. Agreements with thirteen firms/organizations (detailed below) for property maintenance services in an amount that will collectively not exceed \$1,789,360.50.
 - 2. Authorization to enter into an intergovernmental agreement with the City of Pittsburgh for funds in an amount up to \$250,000.

8. Economic Development

- a. Gaming Economic Development Fund (GEDF) Grant Application
 - 1. Ratification of the filing of a GEDF Application and authorization to enter into Contracts with the Redevelopment Authority of Allegheny County (RAAC).
 - 2. Subgrant Agreement with The Mosites Company, PEIDC, or a related entity for Gaming Economic Development Fund (GEDF) grant for the Hunt Armory in the amount of \$500,000.

9. Center for Innovation and Entrepreneurship

- a. Authorization to implement the Strategic Support Sponsorship program, which will provide small grants in order to:
 - help support community-wide events focused on improving business, housing, or economic development throughout Pittsburgh
 - introduce community members to available employment opportunities
 - formalize collaborative partnerships across the city

10. Engineering and Construction

- a. East Liberty Transit Center
 - 1. Agreement with K.R.J Enterprises, Inc. for ELTC Landscape Operations and Maintenance Contract No. 2 (Rebid No. 3) for \$ 86,325.00.
- b. Beechview
 - 1. Agreement with Plavchak Construction for Beechview Exterior Canopy for \$49,800.

AGENDA "B"

1. REAL ESTATE

a. Fineview

1. Certificate of Completion for Housing Authority of the City of Pittsburgh for Block 23-F, Lots 59, 59A, 60, 60A, 60B; Block 23-B, Lots 216, 227, 227A, 227B, 228, 229, 231, 232 233, 234, 234A, 235; and Block 23-G, Lots 344 and 345, in the 25th Ward, and authorization to return the Good Faith Deposit (mixed-income residential construction).

b. Allentown (Hilltop Alliance/Gatesburg Scattered Site LIHTC Project):

1. Acquisition of 18 publicly owned properties for \$1.00 plus costs using Residential Land Reserve Fund:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
18	3-N-154	619 Eureka St
18	3-N-171	Millbridge St
18	3-P-186	719 Eureka St
18	3-P-197	731 Eureka St
18	3-P-216	818 McLain St
18	3-P-262	904 Eureka St
18	3-P-277	738 Eureka St
18	3-P-281	732 Eureka St
18	3-R-305	8 Renwick St
18	3-R-306	6 Renwick St
18	14-A-292	710 Eureka St
18	14-B-6	724 Eureka St
18	14-B-7	726 Eureka St
18	14-B-10	734 Eureka St
18	14-B-15	743 Ceres Way
18	14-B-78	45 Allen St
18	14-B-223-A	803 Excelsior St
18	14-B-254	828 Excelsior St

c. Larimer

1. Payment to the City of Pittsburgh Department of Permits, Licenses, and Inspections an amount not to exceed \$75,000 for demolition of Block 124-N, Lots 304 and 356A (135 Stoebner Way and 133 Meadow Street).

2. EXECUTIVE

- a. Sunsetting of URA Early Retirement Policy as contained in the URA handbook, the effective date is midnight on November 18, 2019.

3. HOUSING OPPORTUNITY FUND

- a. Housing Opportunity Fund Down Payment and Closing Cost Assistance Program

- 1. Approval of Brian Weber to receive a Down Payment Closing Cost Assistance Deferred Loan. Mr. Weber is an employee of the City of Pittsburgh.

4. FINANCE

- a. Authorization to enter a lease for printer/copier services with Canon Solutions of America for an approximate amount of \$16,488 per year for four-years.

5. HOUSING

- a. Lemington Senior Development - Amend and restate Resolution Number 310 (2018) as previously amended by Resolution Number 182 (2019) for the final authorization to issue Multifamily Financing Bonds.

- 1. Authorization is requested to restate the previously amended bond issuance amount (Resolution Number 182 on July 11, 2019) and amend the Bond transaction to include a revised Bond Underwriter (FMSbonds Inc. as designee of Red Stone A7 LLC) and Bond documentation structured as a Trust Indenture Loan Agreement and a Bond Purchase Agreement.

- b. Northside Properties Residences Phase I - First Amendment of Resolution Number 287 (2017) for the Final Authorization to Issue Multifamily Financing Bonds

- 1. Authorization is requested to amend Resolution Number 287 (2017) to include a revised Permanent Bond Purchaser (Cedar Rapids Bank and Trust Company, CRBT) and reflect the new entity in amended Bond documents.