REGULAR BOARD MEETING
DECEMBER 19, 2019

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA “A”

1. Roll Call

2. Public Comment

3. General
   a. Approval of the Minutes of the Regular Board Meeting of November 14, 2019, and Special Board Meeting of October 18, 2019.

4. RFP’s, RFQ’s and Bids
   a. Request for Bids for Park Improvements to Larimer Playground and Village Green Construction Contract.

5. Announcements
   a. Presentation of the draft of the URA’s 2020 Hill District Coordinated Community Development Work Plan.

   b. The Economic Development Department, based on the recommendation of the RFQ review committee, will be awarding the Greater Pittsburgh Coliseum Artistic Re-boarding contract to Camo Customz and Oasis Creative Space. Camo Customz and Oasis Creative Space will jointly work with the Homewood Collaborative to produce a final design for the Re-boarding.

   c. The Greater Pittsburgh Community Food Bank will be moving its Green Grocer farmer’s market to the Centre Heldman Plaza parking lot. The Green Grocer team believes that a move to this location from its current spot on the hill above the Thelma Lovette YMCA will increase visibility and accessibility for this farmer’s market. The Green Grocer farmer’s market is held on Tuesdays from 11:30 - 12:30. The move is expected by the end of December, but a definitive date will be announced by the Green Grocer team.

   d. 1600 Broadway RFQ in early 2020.
e. Housing Opportunity Fund / Housing Department – Monthly production report, updates, and highlights.

f. CIE Dashboard – Monthly production report, updates and highlights.

I. AFFORDABLE HOUSING INVESTMENTS

6. Center for Housing Opportunities

a. Larimer/East Liberty – Choice Neighborhoods Phases III and IV

   Phase III Board Actions:
   1. Final drawings and final evidence of financing for site preparation work and authorization to execute a deed 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.

   Phase IV Board Actions:
   2. Final drawings, final evidence of financing, and authorization to execute a deed 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. Housing Opportunity Fund Rental Gap Financing Program – Loan Agreement with Larimer/East Liberty Phase IV LP for $650,000.

   4. Loan agreement(s) with Larimer/East Liberty Phase IV LP in the aggregate amount of up to $2,094,150.

   5. Grant agreement(s) with the Housing Authority of the City of Pittsburgh in the aggregate amount up to $1,774,122.

b. Catherine Terrace – Middle Hill District

   1. UDAG Program Income Fund (UPIF) Loan Agreement with Catherine Terrace, LLC or a related entity, in an amount up to $150,000 for the construction of eight new construction residential rental housing units.

   2. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement with Catherine Terrace, LLC or a related entity, in an amount up to $100,000.

c. Bethlehem Haven – Uptown - Multifamily Financing Inducement Resolution

   1. Official Action to Register the Intent to Issue Multifamily Debt for the Bethlehem Haven Redevelopment in the amount of up to $8,000,000.

   2. Issuance of the Requests for Proposals and select Bond Counsel from an approved slate.
II. COMMUNITY AND ECONOMIC DEVELOPMENT

7. Real Estate
   a. Point Breeze North – Lexington Technology Park
      1. Final drawings and final evidence of financing for the redevelopment of Building 1 and authorization to execute a deed for the sale of Block 175-A, Lot 122, formerly designated as Block 175-A, Lots 122 (portion), 155, and 165, and commonly referred to as the N. Lexington Parcel, in the 14th Ward to ICON Lexington Partners, LLC for $3,275,000.
      2. Authorization to enter into exclusive negotiations with Lexington Partners of Pittsburgh, LLC (“Partners”) for a period of six months, with a possible three-month extension, for the sale of Block 175-A, Lot 111, formerly designated as Block 175-A, Lots 111, 113, and 122 (portion), and commonly referred to as the N. Homewood Parcel, in the 14th Ward.
      3. Official Action to Register the Intent to Issue Multifamily Debt for Lexington Technology Park Residential Development in the amount of up to $16,400,000.
      4. Request for Proposals and select Bond Counsel from an approved slate.
   b. Shadyside – Hunt Armory
      1. Amendment of Agreement of Sale with the Commonwealth of Pennsylvania Department of General Services for the acquisition of Block 84-L, Lot 283 in the 7th Ward (prior Resolution 1 (2015)).
      2. Authorization to remit an amount not to exceed $1,000,000 to the Commonwealth of Pennsylvania Department of General Services.

8. Center for Innovation and Entrepreneurship
   a. Axiom Micro Loan Investment
      1. Authorization to enter into a contract with Riverside Center for Innovation for a $100,000 recoverable grant for the Axiom Credit Builder program.

9. Engineering and Construction
   a. Pittsburgh Technology Center
      1. Agreement for Architectural/Engineering Design Services for a New Parking Structure with Indovina Associates Architects (Indovina) for an amount not to exceed $575,000.
   b. Larimer Playground and Village Green
      1. Agreement with H.R. Gray for Construction Management, Compliance & Inspection Services for an amount not to exceed $125,000.
10. **Finance**

AGENDA “B”

1. CENTER FOR INNOVATION AND ENTREPRENEURSHIP
   a. Request for authorization to provide a loan of $400,000.00 to the Associated Master Plumbers of Allegheny County (AMPAC) to bridge RACP funding from the State of Pennsylvania Office of the Budget (OB).
   b. Approval to waive the Streetface guidelines to provide support for three Homewood properties that are outside the Streetface geographic boundaries.
      i. Alma Illery Medical Center (7227 Hamilton Ave, Pittsburgh, PA 15208)
      ii. D & C Sandwich Express (7246 Kelly St, Pittsburgh, PA 15208)
      iii. Baker’s Dairy (7300 Hamilton Avenue)
   c. Approval to add Jennifer Van Dam to the Pittsburgh Entrepreneur Fund Committee. Jennifer is a Manager at Innovation Works with extensive experience in community engagement and digital marketing. Jennifer will be replacing, Pam Eichenbaum (formerly of Innovation Works).

2. REAL ESTATE
   a. Uptown – City’s Edge / Lot F
      1. Amendment of Resolutions 210, 211, 212, and 213, all of 2019, to extend the approval expiration dates from December 12, 2019, to June 30, 2020; and authorization to amend the July 26, 2018, Contract for Disposition by Sale of Land for Private Redevelopment by and between the Urban Redevelopment Authority of Pittsburgh (“URA”) and MidPoint Group of Companies, Inc. (“MidPoint”), to permit a land closing by December 31, 2019, and an early start of site preparation and infrastructure construction in exchange for execution by MidPoint of a reverter deed to be held by URA for recording in the event financial closing does not occur by June 30, 2020.
   b. Troy Hill
      1. Conveyance, for consideration of $1, of Lot 6 in the H. J. Heinz Company Plan (Block 24-H, Lot 138, in the 24th Ward) to Jeff C. Kumer pursuant to the exercise of his November 12, 2001, option to purchase.
c. South Side Flats

d. Middle Hill – Centre Avenue RFQ
   1. Acquisition of 61 publicly owned properties for $1.00 plus costs using Leased Land and/or Disposition Proceeds, (properties include; Wylie Avenue, Centre Avenue, Elba Street, Junilla Street, Grove Street, LaPlace Street, Avon Way, Kirkpatrick Street, Reed Street and Hallett Street).

e. Citywide
   1. Extension of the URA’s existing agreement (see Resolution No. 292 of 2018) with Baily Raabe & Associates for insurance advisory services for one year for an amount not to exceed $12,000.00.

f. Payment to the City of Pittsburgh for an amount not to exceed $94,000 for the demolition of Block 174-K, Lot 106, (7245 Frankstown); Block 174-N, Lots 94, 95, 96, and 97 (601 N. Homewood, 7147, 7149, and 7151 Hamilton Ave, respectively); and Block 11-E, Lot 298 (1717 Colwell Street).

g. Larimer
   1. Amendment of Resolution No. 11 (2019) to increase Chatman Properties’ Tier 1 land maintenance contract by $1,100 to a total of $81,100.

3. LEGAL

a. Littler Mendelson, P.C.

   1. Amendment of Agreement with Littler Mendelson, P.C, dated September 27, 2017, for employment law services for an increase of $25,000.00, for a total Agreement amount not to exceed $150,000.00.

b. Fox Rothschild LLP

   1. Amendment of Agreement with Fox Rothschild LLP dated July 13, 2017 for bankruptcy-related legal services, for an increase not to exceed $10,000, for a total Agreement amount not to exceed $36,255.20.
4. **HOUSING**

   a. **2017-2018 CDBG Funds**
      1. Reallocation of up to $65,000.00 from the Pittsburgh Home Rehabilitation Program (PHRP) line item to the Home Accessibility Program for Independence (HAPI) line item.

   b. **2018-2019 CDBG Funds**
      1. Reallocation of up to $100,000.00 from the Pittsburgh Home Rehabilitation Program (PHRP) line item to the Home Accessibility Program for Independence (HAPI) line item.

5. **HOUSING OPPORTUNITY FUND**

   a. Approval of Amanda Lee to receive a Down Payment Closing Cost Assistance Deferred Loan. Ms. Lee is an employee of the City of Pittsburgh.

   b. Approval of Justin Belton to receive a Down Payment Closing Cost Assistance Deferred Loan. Mr. Belton is an employee of the Urban Redevelopment Authority of Pittsburgh.

   c. Larimer Choice Neighborhood Initiative
      1. First amendment to Agreement dated February 25, 2019, with Pfaffmann and Associates in an amount not to exceed $28,000 for a new total Agreement amount not to exceed $103,000 for the former Larimer School auditorium/gymnasium white box architectural services.

      2. Second amendment to Agreement initially dated March 19, 2018 and first amended on September 1, 2018 with Pfaffmann and Associates in an amount not to exceed $16,000 for a new total Agreement amount not to exceed $116,000 for the former Larimer School auditorium/gymnasium stabilization and remediation architectural services.

6. **EXECUTIVE**

   a. Relocation of the Urban Redevelopment Authority of Pittsburgh business offices from 200 Ross Street, Pittsburgh, PA 15219 to 412 Boulevard of the Allies, Pittsburgh, PA 15219.