

REGULAR BOARD MEETING  
FEBRUARY 13, 2020

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

PAGE

1. Roll Call
2. Public Comment
3. General
  - a. Approval of the Minutes of the Regular Board Meeting of January 16, 2020.
4. RFP's, RFQ's, and Bids
  - a. Request for bids for East Liberty Penn Circle: Two-Way Conversion Site Preparation Contract No. 6 (East Liberty).
  - b. Request for proposals (RFP) Construction Management and Construction Inspection Services for East Liberty Penn Circle: Two-Way Conversion Site Preparation Contract No. 6 (East Liberty).
  - c. Request for qualifications (RFQ) Centre Avenue Round 2.
  - d. Request for proposals (RFP) 1600 Broadway.
  - e. Request for proposals (RFP) for Commercial Market Analysis in Lincoln Place.
  - f. Centre Heldman Request for Interested Tenants (RFI).

5. Announcements

- a. The Economic Development Department, in partnership with CamoCustomz/Oasis Creative Spaces, would like to announce and present the concept design of the Greater Pittsburgh Coliseum re-boarding artwork to the board. The artists and URA Staff attended the January 16, 2020 Homewood Collaborative Meeting and the January 21, 2020 Homewood Community Meeting to show the community the concept design and it was met with positive feedback.
- b. Equitable Empowerment Program – expansion of program.
- c. Federal Opportunity Zones- Smart Growth Academy.
- d. Center for Innovation and Entrepreneurship Dashboard.

**I. AFFORDABLE HOUSING INVESTMENTS**

6. Center for Housing Opportunities

- a. Homewood South – Givner Building 1
  - 1. Housing Opportunity Fund (HOF) Rental Gap Program (RGP) loan agreement with Operation Better Block, Inc. in the amount of \$120,000.
  - 2. Rental Housing Development and Improvement Program (RHDIP) loan agreement with Operation Better Block, Inc. in the amount of \$280,000.
  - 3. UDAG Program Income Fund (UPIF) loan agreement with Operation Better Block, Inc. in the amount of \$275,000.
  - 4. Community Development Investment Fund (CDIF) grant with Operation Better Block, Inc. in the amount of \$35,000.
  - 5. URA Streetface Program loan with Operation Better Block, Inc. in the amount of \$63,000.
  - 6. URA DCED Keystone Grant Award with sub-grantee Operation Better Block, Inc. in the amount of \$350,000.
  - 7. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 174-J, Lots 96 and 97, in the 13th Ward to Operation Better Block, Inc., or another entity to be formed, for \$1.00 plus costs.
- b. Garfield/Friendship – Montana Building 7
  - 1. Housing Opportunity Fund Rental Gap Program Loan Agreement in the amount of \$400,000 with Montana Development Corporation for the renovation and preservation of the Montana Building located at 5456 Penn Avenue.

- c. Homeowner Assistance Program (HAP) and Homeowner Assistance Program Plus (HAP+) 10
  - 1. Contract agreement with A to Z Contractors in the amount of \$300,000.
  - 2. Contract agreement with Concrete Rose Construction in the amount of \$250,000.
  - 3. Contract agreement with Spanbauer Construction in the amount of \$350,000.

## **II. COMMUNITY AND ECONOMIC DEVELOPMENT**

### **7. Real Estate**

- a. Middle Hill and Crawford-Roberts – Scattered Sites Development 12
  - 1. Proposal and form of contract for the sale of Block 9-M, Lot 133; Block 9-S, Lots 181 and 187; and Block 10-N, Lots 74, 76, 78, and 80, in the 3<sup>rd</sup> and 5<sup>th</sup> Wards, to the Housing Authority of the City of Pittsburgh for \$2,300 plus costs.
- b. Central Business District – 604 Liberty Avenue – Hitchhiker Brewing Company 14
  - 1. Proposal and form of contract for the sale of Block 1-D, Lot 183, in the 2<sup>nd</sup> Ward, to Hitchhiker Holdings, LLC, or an entity to be formed, for \$120,000 plus costs.
- c. Middle Hill – Centre Avenue Exclusive Negotiations 16
  - 1. Exclusive negotiations with Amani Christian Community Development Corporation for a period of six (6) months for the sale of the following publicly owned parcels, **(properties include; Centre Avenue).**
  - 2. Exclusive negotiations with MOKA Art Gallery for a period of six (6) months for the sale of Block 10-L, Lot 56, 502 Soho Street, in the 5<sup>th</sup> Ward.
  - 3. Exclusive negotiations with Salon XO and Bridging the Gap Development for a period of six (6) months for the sale of the following publicly owned parcels, **(properties include; Mahon Street Centre Avenue, and Hallett Street).**
  - 4. Exclusive negotiations with Studio Volcy for a period of six (6) months for the sale of the following publicly owned parcels, **(properties include; Hallett Street and Centre Avenue).**
  - 5. Exclusive negotiations with The Sankofa Group for a period of six (6) months for the sale of the following publicly owned parcels, **(properties include Centre Avenue, Hemans Street, Fetus Way, Elmore Street, Rose Street and Kirkpatrick Street).**
  - 6. Exclusive negotiations with Thomas Boyd for a period of six (6) months for the sale of the following publicly owned parcels, **(properties include Centre Avenue and Hemans Street).**

8. Economic Development

- a. Approval to establish a current slate of Economic Development services consulting firms. 24
- b. Approval to establish a current slate of Urban Design services consulting firms.

9. Engineering and Construction

- a. Downtown 28
  - 1. First amendatory agreement with RIG Consulting, Inc (RIG) for an increase of \$40,000, for a new total agreement amount not to exceed \$150,000.
- b. Larimer 30
  - 1. Agreement for Larimer Site Preparation Contract No. 1a. with Brentzel Excavation, LLC d/b/a BREX Enterprises, Inc. for \$777,857.92.

AGENDA "B" 32-34