

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

AGENDA "A"

PAGE

1. Roll Call
2. Annual Meeting
 - a. Election of Officers
3. Public Comment
4. General
 - a. Approval of the Minutes of the Regular Board Meeting of February 13, 2020.

I. AFFORDABLE HOUSING INVESTMENTS

5. Center for Housing Opportunities
 - a. New Granada Square Apartments – Granada Apartments LP 1
 1. Housing Opportunity Fund (HOF) Rental Gap Program (RGP) Loan Agreement with Granada Apartments LP or a related entity, in an amount up to \$414,770 for the construction of a mixed-use affordable housing building with 40 new apartments and ground floor commercial retail space in the Middle Hill District.
 2. Rental Housing Development Improvement Program (RHDIP) Loan Agreement with Granada Apartments LP for up to \$335,230.
 3. Community Development Investment Fund (CDIF) Grant Agreement(s) with Hill Community Development Corporation (Hill CDC) in the aggregate amount up to \$300,000 and a waiver of the CDIF administrative guidelines.
 4. UDAG Program Income Fund (UPIF) Commercial Loan Agreement with Granada Apartments LP for up to \$700,000.
 5. Final drawings, final evidence of financing and authorization to execute a deed for the sale for the sale of Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, and 290, in the 5th Ward, to Granada Apartments LP, for \$125,000 plus costs.

- b. Manchester Row 7
 - 1. UDAG Program Income Fund (UPIF) loan agreement with Manchester Row House Renaissance, LLC in the amount of \$267,900.
 - 2. Housing Opportunity Fund (HOF) For Sale Development Program (FSDP) grant agreement with Manchester Row House Renaissance, LLC in the amount of \$210,000.
 - 3. Pittsburgh Housing Construction Fund (PHCF) grant agreement with Manchester Row House Renaissance, LLC in the amount of \$700,000.
 - 4. HUD Upfront grant agreement with Manchester Row House Renaissance, LLC in the amount of \$360,000.
 - 5. Housing Recovery Program – Developer (HRP-D) agreement with Manchester Row House Renaissance, LLC in the amount of \$270,000.
 - 6. Rescission of Resolution Nos. 173, 174 and 175 (2018).

- c. East Liberty Development, Inc. (ELDI) New Market Tax Credits 12
 - 1. Pittsburgh Development Fund loan agreement increase with ELDI in the amount of \$215,000.
 - 2. Pittsburgh Housing Construction Fund grant agreement with ELDI in the amount of \$150,000.

- d. Homeowner Assistance Program (HAP) and Homeowner Assistance Program Plus (HAP) 16
 - 1. Agreement with McMeekin Construction in the amount of \$315,000.
 - 2. Agreement with Concrete Rose Construction in the amount of \$140,000.
 - 3. Agreement with Spanbauer Construction in the amount of \$280,000.
 - 4. Agreement with Low Country Building Solutions in the amount of \$140,000.

- e. Residential Façade Program Guideline Revisions 18
 - 1. Amendment of program guidelines.

- f. Housing Opportunity Fund COVID 19 Program 21
 - 1. Authorize \$300,000 from the Demonstration Program Housing Opportunity Fund (HOF) 2019-line item to be used for a new program to help households who are struggling to pay housing expenses due to COVID-19.
 - 2. Amend Contract Agreements with the Urban League of Greater Pittsburgh to increase the existing contract by \$300,000 from \$400,000 to \$700,000.
 - 3. Approval of program guidelines.

II. COMMUNITY AND ECONOMIC DEVELOPMENT

6. Real Estate

- a. Federal North – W. North Avenue 23
 - 1. Amended proposal, form of disposition contract and execution of a deed for the sale of Block 23-L, Lots 76, 78, 79, 87, 89, 90, 91, and 92 in the 22nd Ward, to Garden Theater Block, LLC, for \$109,328.

- b. Chateau – Esplanade 25
 - 1. Option for the sale of Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward, to Esplanade Partners, LP or another entity to be formed, for \$1,500,000 plus costs.

- c. Homewood – Kelly Street Property Donation 28
 - 1. Acquisition, via donation, and execution of a deed or deeds for Block 125-F, Lot 239, and Block 125-G, Lot 13, in the 12th Ward from UPMC Presbyterian Shadyside for \$1 plus costs.

- d. Citywide – BuildingBlocks Web Mapping and Data Application 30
 - 1. Agreement with OpportunitySpace, Inc., dba Tolemi, for its BuildingBlocks cloud-based web application in an amount not to exceed \$25,000.

7. Center for Innovation and Entrepreneurship

- a. Business Loan Programs: Consolidation and New Program (Pittsburgh Business Fund) Guidelines 32
 - 1. Authorization to consolidate Pittsburgh Business Growth Fund, Urban Development Fund, and Enterprise Zone Revolving Loan Fund under a new business loan program: Pittsburgh Business Fund.
 - 2. Authorization to approve Pittsburgh Business Fund guidelines.

- b. Streetface and Storefront Renovation Programs- consolidation and new program (Façade Renovation Program) 34
 - 1. Consolidation of existing Streetface and Storefront Renovation Programs under single facade program: Façade Renovation Program.
 - 2. Approval of Façade Renovation Program guidelines.

c.	Appointment of Greg Flisram, URA Executive Director, to the Governing Board of Directors of Pittsburgh Urban Initiatives, LLC.	37
8.	<u>Economic Development</u>	
a.	Redevelopment Assistance Capital Program (RACP) Grants	39
1.	Submission of applications with and enter into Contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.	
2.	Subgrant Agreements for the RACP grants with Subgrantees and to Contract for Administrative Fees.	
3.	Cooperation Agreements with the City of Pittsburgh concerning the applications and grants.	
9.	<u>Engineering and Construction</u>	
a.	Beechview	43
1.	Agreement for 1601 Broadway Avenue Demolition and Site Grading Contract with Dore and Associates Contracting, Inc. for \$129,675.	
b.	Citywide	45
1.	Amended agreement with Sci-Tek Consultants, Inc. (Sci-Tek) for lead-based paint inspection and analytical services, for an increase amount of \$75,000 with a total amount of \$145,000.	
2.	Amended agreement with Professional Service Industries, Inc. (PSI) for lead-based paint inspection and analytical services, for an increase amount of \$75,000 with a total amount of \$145,000.	
10.	<u>Finance</u>	
a.	2020-2021 Community Development Block Grant (CDBG) cooperation agreement with the City of Pittsburgh for an amount up to \$4,316,800.	47
b.	2020 PAYGO cooperation agreement with the City of Pittsburgh for an amount up to \$1,210,280.	
c.	2020-2021 HOME Cooperation Agreement with City of Pittsburgh for an amount up to 2,320,553.	
11.	<u>Executive</u>	
a.	Adoption of the 2020 Administrative Budget.	49