



Text File

**Introduced:** 12/3/2021

**Bill No:** 2021-2275, **Version:** 1

**Committee:** Committee on Finance and Law

**Status:** Passed Finally

Resolution authorizing the Director of the Department of Finance to enter into a License Agreement with Oak Moss Consulting, LLC, to allow the performance of due diligence investigations and pre-development planning on designated City property in order to facilitate the construction of a mixed-use commercial and residential development in the Hazelwood community.

WHEREAS, the City is currently the owner of certain real estate designated as Block 55-P, Lots 15, 16, 45, 57, 58, 60, 62, 64, 67, 68, 69, 70, 71, 140, 141, 142, 146, 148, 149, 149A, 150, 151, 151-A, 152, 152A, 152B, 152C, 152D, 152E, 154, 154A, 154B, 154D, 156, 157, 158, 159, 159A, 159B, 162, 162A, 162B, 163, 166, 167 and 168, and Block 56-B, Lots 37 and 41, in the 15th Ward of the City of Pittsburgh (collectively, the "Project Site"); and

WHEREAS, Oak Moss Consulting, LLC ("Oak Moss") seeks to redevelop the Project Site for the Woods Village Project, to create a mixed-use commercial and residential development in the Hazelwood community (the "Project"); and

WHEREAS, City Council has previously authorized the City to transfer the Project Site parcels to the Urban Redevelopment Authority of Pittsburgh (the "URA") for subsequent transfer to Oak Moss; and

WHEREAS, the City is in the process of effecting these transfers to the URA; and

WHEREAS, Oak Moss is currently in an exclusive negotiations period with the URA, during which period Oak Moss will have the opportunity to complete due diligence, advance the design program to the point of a site plan and elevations, prepare a preliminary budget, explore financing sources, and complete a redevelopment proposal package, and Oak Moss has requested a license to access the Project Site as a part of its preparations in this exclusive negotiations period to conduct environmental studies and civil engineering investigations to plan for the Project;

WHEREAS, in order to facilitate the Project, the City is willing to provide a license to access the Project Site to Oak Moss; and

WHEREAS, there will be no cost to the City in conjunction with Oak Moss's access or use.

**Be it resolved by the Council of the City of Pittsburgh as follows:**

**Section 1.** The Director of the Department of Finance is hereby authorized to enter into a License Agreement with Oak Moss for the Project Site in order for Oak Moss to perform certain investigation work and pre-development planning to facilitate the Project. Oak Moss shall complete all project work authorized under

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the License Agreement at no cost to the City. The License Agreement shall be approved as to form by the City Solicitor.