

MINUTES
OCTOBER 11, 2005 BOARD MEETING

The October 11, 2005 Enterprise Zone Corp. of Braddock (EZCB) Board Meeting was opened at 7:41 a.m. by EZCB President William J. Pfoff.

I. ROLL CALL

BOARD MEMBERS ATTENDING

William J. Pfoff, President
Nancy Graham, Treasurer
Michael J. Aldrich
Michael Tobias
Robert M. Grom
Lucille Rago
James Reichert
Matthew Thomas

BOARD MEMBERS ABSENT

Mayor Pauline Abdullah,
Vice President
Lisa Silberman, Secretary
James E. Canavan

MEMBERS ATTENDING

Evelyn Benzo
Mary K. Mehok

OTHERS ATTENDING

Charles H. Starrett III

II. APPROVAL OF MINUTES

Motion by Mr. Thomas, second by Mr. Reichert to approve the minutes of the September 13, 2005 EZCB Board Meeting, unanimously approved.

III. CORRESPONDENCE

FR: R. Grom, Grandview Image & Beautification Comm.
FR: J. Beauford, Design Advisory Team
FR: U.S. Bankruptcy Court for W. PA
FR: R. Grom, Tri Boro Development Forum
FR: R. Grom, Grandview Image & Beautification Comm.
FR: G. Rudman, General Trade Corporation
FR: S. Kennedy, EZCB Solicitor
TO: P. Crawley, Citizens Bank Foundation
TO: D. Onorato, Chief Executive, Allegheny County
TO: B. Strothers, WES Distributors
TO: EZCB Loan Committee
TO: S. Kennedy, EZCB Solicitor
Wilhelm&Kruse
TO: EZCB Board Members
TO: All EZCB Loan Recipients

RE: Rankin Bridge Plant Pulling
RE: Mon/Fayette Expressway
RE: Wilhelm & Kruse, Inc.
RE: Meeting Minutes
RE: Meeting Minutes
RE: Information for Gulf Loan Request
RE: Wilhelm & Kruse Bankruptcy
RE: Thank You for Grant Funds
RE: EZCB Annual Dinner
RE: EZCB Business Incentives
RE: Gulf Materials Loan Request
RE: U.S. Bankruptcy Court-

RE: Board Meeting Notice
RE: Job Report Requests

IV. ACCOUNT BALANCES AND FINANCIAL REPORTS

Mr. Starrett reviewed the account balances and financial reports, which were distributed with the agenda packet. He noted the Certificate of Deposit of Membership funds maturing at Citizens Bank. He noted some of those funds will be transferred to the Membership Checking Account at Sky Bank, and the remaining funds will be reinvested.

V. OLD BUSINESS

- **President's Report:** Mr. Pfoff noted the Annual Dinner scheduled for November 17th. He said he hoped all Board Members will attend. Allegheny County Executive Dan Onorato will be the guest speaker and he will discuss Carrie Furnace and Mon Riverfront Plans. He said Rankin President of Council Lucky Price has on a number of occasions asked Mr. Onorato and Allegheny County to re-convene the Carrie Furnace Steering Committee.

Last Tuesday, October 4th, Mr. Onorato convened a meeting of local municipal representatives to discuss Carrie Furnace activities. The meeting included Allegheny County staff and two (2) Allegheny County Council Members attended. Mr. Price said Mr. Onorato agreed to re-start the meetings with local representatives.

Mr. Grom referred to the MacLachlan Cornelius Filoni Study that has not been released. There was discussion on how all of us worked together on this study and there was community consensus.

Mr. Grom suggested that Mr. Price, as President of Rankin Council, and a Steering Committee and Design Advisory Team member, convene a meeting of the local officials and groups to exert pressure on Allegheny County. Mr. Grom noted that this area's plans may be diluted by Mon Valley study and issues. Mr. Grom said we want the MacLachlan Cornelius Filoni Plan to be the basis for the development of the Carrie Furnace and Mon Riverfront sites.

Mr. Aldrich asked if there's been any discussion regarding expanding the Enterprise Zone to Swissvale? It was noted that the State has been looking to reduce, not expand Enterprise Zones and funding issues would need to be addressed. Further discussion on this matter is required.

Mr. Grom recommended we position the Enterprise Zone as a conduit for discussion of redevelopment issues as we have representatives from both the public and private sectors.

- **Enterprise Zone Coordinator's Report:** Mr. Starrett said Job Report Requests were sent to all loan recipients. He talked about plans for the Annual Dinner to be held on Thursday, November 17th at Grand View Restaurant. He discussed the Image and Beautification Committee and Tri Boro Development Forum meetings he attended on September 21, 2005.

Regarding the Mon/Fayette Expressway, Mr. Starrett said at the September 14th Design Advisory Team Meeting they discussed the Carrie Furnace redevelopment and access issues for the site. The Turnpike Commission has committed to a ramp to the site but the design would need to be determined by site development.

- **Update on Status of Business Loan Program, Loan Portfolio Monitoring Report:** The report was reviewed. Mr. Starrett said Grand View owes the October loan payment; all other loan recipients are current with payments.

- **Business Development/Technical Assistance Report:** Mr. Starrett reported on discussions with Gulf Materials, LLC. He said Gulf Materials, LLC is a material handling and distribution firm located at One Eighth Street in Braddock. The firm leases approximately twelve (12) acres on the Monongahela Riverfront. Gulf Materials is in its second year of operations. Beginning June 1, 2005 Key-Con Fuels (the Conemaugh Electric Generating Station) commissioned Gulf Materials to undertake material handling for their power plant. Other market opportunities are listed in Gulf Materials' business plan. They want to remove six (6) block structures and secure working capital. \$200,000 is required. \$100,000 is to be secured from Gove & Company; \$100,000 is requested from the EZCB. Seven (7) persons are employed and five(5) to fifteen (15) new jobs are to be created in five (5) years. The Loan Committee has reviewed the proposal and is to meet again to further discuss plans with Gulf Materials representatives.

Mr. Starrett said Lisa Silberman introduced us to Joe Leonello of Franjo Construction, a contractor/food broker looking to develop an 8,000 sq. ft. building.

Mr. Starrett said he talked with Bill Strothers of WES Distributors (in Plantscape). Judy McNeil of the Mon Valley Initiative has talked with him, too. He wants land for the development of a building in Braddock.

- **Website:** Mr. Starrett said a meeting has been scheduled with Cosgrove Communications to finalize the website.
- **Loan Committee Report:** The Loan Committee met on September 27th to discuss the request from Gulf Materials, LLC and will meet again to discuss the loan request after additional information that has been requested by the committee is obtained from Gulf.

VI. NEW BUSINESS

- **Approval for Payment:** Motion by Mr. Aldrich, second by Mr. Grom to approve payment of vouchers 264, 265 and 266 from the EZCB Revolving Loan Fund; vouchers 37 and 38 from the Image & Beautification Account; and vouchers 411, 412, 413 and 414 from the EZCB Membership Account; unanimously approved.

VII. ANNOUNCEMENT/DISCUSSION

- **Rankin Bridge Plant Pulling** will be held on Friday, October 14, 2005 at 8:00 a.m.
- **The EZCB Annual Dinner** will be held on Thursday, November 17, 2005 at Grand View Restaurant.
- **Allegheny County's Redevelopment Plans:** Mr. Starrett said Allegheny County staff report that environmental remediation is to take place; requests for qualifications for firms to undertake infrastructure, transportation planning and other activities are being solicited. He said we've had some calls from consultants asking about Enterprise Zone designation and other questions.

October 11, 2005

- **Tri Boro Development Forum Update:** Mr. Grom said the Forum is “getting back to our roots” and will focus on issues that impact the community. At the next meeting on October 19th they will focus on housing. Representatives from the Mon Valley Initiative, ACTION-Housing, Inc., Heritage Health Foundation and Allegheny County and the Allegheny County Housing Authority are invited to attend.
- **MVI Dinner:** Ms. Mehok said the MVI Annual Dinner is October 21st at the VFW in East Pittsburgh. Governor Rendell is the guest speaker.
- Mr. Grom said Fred Harnack has returned to the area and is the Research Manager for U.S. Steel’s new facility at The Waterfront.
- **Braddock Carnegie Library Fundraiser:** Ms. Benzo said the Braddock Carnegie Library is holding a book signing and sale and wine and cheese fundraiser on Thursday, November 3rd from 5:30 p.m. to 8:30 p.m. at the Forest Hills Westinghouse Lodge on Greensburg Pike.

VIII. NEXT MEETING

- As November 8th is Election Day the Board Meeting is postponed. If it is necessary to hold a meeting Mr. Pfoff will make that determination.
- The next EZCB Board Meeting will be held on Tuesday, December 13, 2005 at 7:30 a.m. in the A-Level Conference Room at UPMC Braddock.

IX. ADJOURNMENT

Motion by Mr. Thomas, second by Mr. Grom to adjourn the meeting at 8:51 a.m., unanimously approved.