

**MINUTES**  
**DECEMBER 13, 2005 BOARD MEETING**

The December 13, 2005 Enterprise Zone Corp. of Braddock Board Meeting was opened at 7:47 a.m. by EZCB President William J. Pfoff.

**I. ROLL CALL**

**BOARD MEMBERS ATTENDING**

William J. Pfoff, President  
Mayor Pauline Abdullah, Vice President  
Lisa Silberman, Secretary  
Michael Tobias  
James E. Canavan  
Robert M. Grom  
Lucille Rago  
James Reichert  
Matthew Thomas

**BOARD MEMBERS ABSENT**

Nancy Graham  
Michael J. Aldrich

**MEMBERS ATTENDING**

Evelyn Benzo  
Gerald Jackson

**OTHERS ATTENDING**

Charles H. Starrett III

**II. APPROVAL OF MINUTES**

Motion by Mr. Reichert, second by Mr. Thomas to approve the minutes of the October 11, 2005 EZCB Board Meeting, unanimously approved.

**III. CORRESPONDENCE**

FR: J. Ellen Welsh, UPMC Braddock	RE: UPMC 2006 Children's Ball
FR: Pennsylvania Economic Development Association	RE: Newsletter
FR: J. Andzelik, DEP	RE: Carrie Furnace Site
FR: B. Grom, Tri Boro Development Forum	RE: Meeting Notice
FR: B. Grom, Grandview Image & Beautification Committee	RE: Meeting Minutes
FR: J. Moyer, Office of Solicitor S. Kennedy	RE: Loan Documents
FR: SMC Business Councils	RE: Holiday Mixer
FR: Pennsylvania Economic Development Association	RE: Newsletter
FR: B. Grom, Grandview Image & Beautification Committee	RE: Meeting Minutes
FR: J. Beauford, Design Advisory Team	RE: Mon/Fayette Expressway
FR: G. McKenzie, First Advantage	RE: Enterprise Zone Address
FR: U.S. Congressman M. Doyle	RE: Business Legislation
FR: PA Turnpike Commission	RE: Newsletter
FR: Carnegie Mellon Today/CMU	RE: Magazine
FR: SMC Business Councils	RE: DynamicBusiness Magazine
FR: J. Beauford, Design Advisory Team	RE: Mon/Fayette Expressway
TO: D. Onorato, Allegheny County Chief Executive	RE: EZCB Annual Dinner
TO: C. Wheaton, C. Wheaton & Sons	RE: EZCB Business Incentives

TO: EZCB Loan Committee  
TO: G. Rudman, General Trade Corp.  
TO: Foundations/Corporations  
Project  
TO: EZCB Members  
TO: Mayor and Members of Council, Borough of Braddock  
TO: Mayor and Members of Council, Borough of North Braddock  
TO: Mayor and Members of Council, Borough of Rankin  
TO: All EZCB Members  
TO: D. Onorato, Allegheny County Chief Executive  
TO: D. Onorato, Allegheny County Chief Executive  
TO: EZCB Board Members

RE: Gulf Materials Loan Request  
RE: Gulf Materials Loan Request  
RE: Tri Boro Dev. Forum Sign  
  
RE: Notice-Nov. Mtg. Cancelled  
RE: EZCB Membership Renewal  
RE: EZCB Membership Renewal  
RE: EZCB Membership Renewal  
RE: EZCB Membership Renewal  
RE: Thanks for being Dinner Speaker  
RE: Carrie Furnace & Redevelopment  
RE: Board Meeting Notice

#### IV. ACCOUNT BALANCES AND FINANCIAL REPORTS

Mr. Starrett reviewed the account balances and financial reports. Regarding the account balances, Mr. Starrett discussed transfers from the Image & Beautification Account to the Membership Accounts for cash flow purposes and the reimbursements to be acted upon under New Business. Mr. Grom asked about the investment of funds. There was discussion. Mr. Pfoff directed Mr. Starrett to gather investment information from Citizens and Sky Banks and the Loan Committee will review and advise.

#### V. OLD BUSINESS

- **President's Report:** Mr. Pfoff discussed the Annual Dinner and presented a Community Recognition Award to Mr. Canavan. He noted Mr. Canavan's great service on the Loan Committee. Mr. Pfoff said he believed the Annual Dinner went very well and thanked everyone for another successful year.

Mr. Pfoff noted the joint Design Advisory Team (DAT) Meeting on November 9<sup>th</sup>. He said the Braddock-Rankin-Swissvale DAT appears to be making great progress compared to other areas. Mr. Pfoff also discussed the West-To-West Coalition meeting regarding Section 8 housing.

Mr. Pfoff noted condolences to Evelyn Benzo on the death of her sister. He welcomed Mr. Grom back from the ill list. Mr. Pfoff noted that Mayor Abdullah will no longer be able to serve on the Board of Directors as Vice President. Mayor Abdullah said she is going to be a member in 2006. Mr. Pfoff thanked her for her service to the EZCB and the community.

In response to Mr. Pfoff's inquiry, Mr. Starrett said the 2006 budget will be presented for action at the January Board Meeting. Mr. Starrett noted that Annual Budget expenditures are well within the budget for 2005.

- **Enterprise Zone Coordinator's Report:** Mr. Starrett reported he attended the Pennsylvania Economic Development Association Conference October 31<sup>st</sup> to November 2<sup>nd</sup>. DCED Secretary Dennis Yablonsky spoke about the positive impact the Economic Development Stimulus Package has had on the Pennsylvania economy and business starts, expansions and jobs.

Mr. Starrett discussed the Annual Dinner held on Thursday, November 17<sup>th</sup> at Grand View. Fifty people were in attendance, with Allegheny County Chief Executive Dan Onorato as the speaker. A Community Recognition award was presented to William "Lucky" Price, President of Rankin Borough Council. Mr. Starrett noted we placed 2 news releases with photos in The Valley Mirror about the dinner and the EZCB.

Mr. Starrett discussed the Tri Boro Development Forum and Image & Beautification meetings held on Wednesday, October 19<sup>th</sup>. He said a letter was sent to a number of funders from the Heritage Health Foundation in conjunction with the EZCB and the Tri Boro Development Forum for the Tri Boro Sign Project.

Regarding the Design Advisory Team, Mr. Starrett discussed the meetings held on October 12<sup>th</sup> and a joint meeting of the 5 DAT Teams held on November 9<sup>th</sup>. At the October 12<sup>th</sup> meeting, the team primarily discussed the Carrie Furnace site access issues. At the next meeting, to be held on December 14<sup>th</sup>, the engineers and consultants are to address some of the difficult design issues identified by the team. Mr. Starrett reviewed the plan.

Mr. Starrett noted EZCB annual membership renewal notices have been sent to the membership, and we are looking for new members, also.

Regarding the EZCB website, Mr. Starrett said a meeting was held with Cosgrove Communications. The website is 90% complete. While it is undergoing the final stages of technical work, it is not available for viewing, but it will be up and running in several weeks.

- **Update on Status of Business Loan Program, Loan Portfolio Monitoring Report:** The report was reviewed. Mr. Starrett noted all loan recipients are current with payments.
- **Business Development/Technical Assistance Report:** Mr. Starrett said Joyce George from Nino's Auto Body in North Braddock contacted the EZCB regarding incentives available as there is a buyer for the business, Tim Shuckhart. The business is located at 1508 Brinton Avenue in North Braddock, and there is 1 employee. He discussed the EZCB incentives available. Mr. Starrett said Steve Mann of Mann Construction, Inc. contacted us as he has interest in the Mattes property on Halket Avenue in Braddock.

Mr. Starrett said Claude Wheaton & Sons of McKeesport contacted us as they have interest in acquiring the former EPA Wallsystems Building on Talbot Avenue in Braddock. We talked with them, and sent them information on the business incentives available in the Enterprise Zone.

- **Loan Committee Report – Gulf Materials LLC:** Mr. Starrett reported the Loan Committee met on October 12<sup>th</sup> and October 18<sup>th</sup> to review the loan request from Gulf Materials, LLC. The Committee requested additional information including a completed tax return for General Trade Corporation which is to serve as a guarantor of the loan and a letter from First Commonwealth Bank and the SBA to permit Gulf to incur additional debt. Also, Gulf is to secure a matching \$100,000 loan from a private lender. There was discussion. Mr. Pfoff said the Loan Committee has asked for this information that is necessary to evaluate their proposal. If everything is in order it is likely the Loan Committee will approve the loan.

## VI. NEW BUSINESS

- **Authorize Legal Ad for 2006 Membership and Holiday Greetings:** Mr. Starrett said the cost is approximately \$200 total for the legal ad for membership and holiday greetings to be placed in The Valley Mirror. Motion by Mayor Abdullah, second by Mr. Reichert to authorize the legal ad for 2006 membership and holiday greetings, unanimously approved.
- **Approval for Payment:** Motion by Mr. Grom, second by Mayor Abdullah to approve payment of vouchers 267, 268 and 269 from the EZCB Revolving Loan Fund; vouchers 39, 40, 41, 42, 43 and 44 from the Image and Beautification Account; and vouchers 415, 416, 417, 418 and 419 from the EZCB Membership Account; unanimously approved.

## VII. ANNOUNCEMENT/DISCUSSION

- **Allegheny County's Redevelopment Plans:** Mr. Starrett reported the following: Regarding the Braddock Redevelopment Area, the Bunn property is not to be acquired by the Redevelopment Authority of Allegheny County. In the Spring site preparation is to be undertaken. Specs are being developed by Mackin Engineering.

Regarding the Carrie Furnace Site, engineering proposals have been received. Environmental proposals have been received by Allegheny County.

Mr. Starrett said we received a request from John Andzelik, Compliance Specialist with the Department of Environmental Protection regarding the Carrie Furnace site and whether or not the entire site is designated as an Enterprise Zone. He said he's trying to prevent potential delays "in returning this former industrial area to productive use again". Mr. Starrett spoke to him about the status of the entire site.

- **Mon/Fayette Expressway:** Mr. Grom discussed the many things taking place surrounding the Mon/Fayette Expressway planning and the Carrie Furnace site. Ms. Benzo said we need a strategy to promote community positions on these projects. Mr. Starrett said the MacLachlan Cornelius Filoni report is a concept plan that is a starting point. There was further discussion. Mr. Pfoff said we will need to continue to communicate among local groups and officials and formulate a strategy for redeveloping the area.
- **Tri Boro Development Forum Update:** Mr. Grom noted the request for funding for the Sign Project. He said meetings will begin in January.

## VIII. NEXT MEETING

- The next EZCB Board Meeting will be held on Tuesday, January 10, 2006 at 7:30 a.m. in the A-Level Conference Room at UPMC Braddock.

## IX. ADJOURNMENT

Motion by Mayor Abdullah, second by Mr. Reichert to adjourn the meeting at 9:03 a.m., unanimously approved.

▶ **REMINDER – EZCB ANNUAL MEMBERSHIP DUES ARE DUE JANUARY 9, 2006** ◀