

**MINUTES**  
**JANUARY 10, 2006 BOARD MEETING**

The January 10, 2006 Enterprise Zone Corp. of Braddock (EZCB) Board Meeting was opened at 7:39 a.m. by EZCB President William J. Pfoff.

**I. ROLL CALL**

**BOARD MEMBERS ATTENDING**

William J. Pfoff, President  
Nancy Graham, Treasurer  
Robert M. Grom  
Lucille Rago  
James Reichert  
Matthew Thomas  
Mayor John Fetterman

**BOARD MEMBERS ABSENT**

Lisa Silberman, Secretary  
Michael J. Aldrich  
James E. Canavan  
Michael Tobias

**MEMBERS ATTENDING**

Evelyn Benzo  
Gerald Jackson  
Mary K. Mehok  
Ron Gaydos

**OTHERS ATTENDING**

Charles H. Starrett III

Mr. Pfoff welcomed Braddock Mayor John Fetterman who will represent Braddock Borough on the Board of Directors. He also welcomed Ron Gaydos, new Vice President of Development at the Heritage Health Foundation as a new member.

**II. APPROVAL OF MINUTES**

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

**III. CORRESPONDENCE**

FR: PA Turnpike Commission	RE: Design Advisory Team
FR: UPMC	RE: 2006 Children's Ball
FR: Braddock Borough	RE: Community Sing-A-Long
FR: CMU Steinbrenner Institute for Environmental Education & Research	RE: Newsletter
FR: Sky Bank, Braddock Office	RE: Holiday Card
FR: SMC Business Councils	RE: 2 DynamicBusiness Magazines
FR: B. Grom, Tri Boro Development Forum	RE: 2006 Meeting Schedule
FR: Steel Industry Heritage Corporation	RE: Newsletter
FR: F. Kempf, PA Turnpike Commission	RE: Thanks for DAT Participation
FR: R. Gaydos, Heritage Health Foundation	RE: New Job Contact Information
FR: Synergy	RE: Brochure on Services
FR: Pinnacle Group, LLC & Ivory Wagner & Associates	RE: New Address
FR: Cosgrove Communications, LLC	RE: Website Update & Invoice
TO: EZCB Board Members	RE: Board Meeting Notice
TO: R. Sallinger, Heritage Health Foundation	RE: 2006 Meeting Schedule

TO: B. Briggs, Briggs Construction  
TO: EZCB Loan Recipients  
TO: G. Rudman, Gulf Materials, LLC

RE: Loan Payment  
RE: Job Report Request  
RE: Loan Request

#### IV. ACCOUNT BALANCES AND FINANCIAL REPORTS

Mr. Starrett reviewed the account balances and financial reports. Per the request of Board Members, he has talked to Kevin Willis of Sky Bank and Daniel Lavezoli of Citizens Bank regarding investment of the corporation's funds. He told them we are looking at short-term and long-term investment strategies. Beyond FDIC guaranteed investments, each bank representative spoke about such products as mutual funds. Each is to prepare a preliminary proposal outlining what they can do. This information will be reviewed by our Loan Committee. Mr. Starrett noted the Certificates of Deposit maturing at Citizens Bank in February.

#### V. OLD BUSINESS

- **President's Report:** Mr. Pfoff reminded that next month's meeting is followed by the Annual Meeting where election of Board Members and officers will take place. He appointed a Nominating Committee of Mr. Reichert, Mr. Thomas and himself.

He said he has been participating in a number of on-going meetings including the Design Advisory Team regarding the Mon/Fayette Expressway.

- **Enterprise Zone Coordinator's Report:** Mr. Starrett noted the corporation's holiday greetings in The Valley Mirror, along with the legal ad for membership. He said we have been collecting membership dues, and we're looking for new members.

Mr. Starrett said we will complete the I.R.S. 1099 reports this month. We will complete the Active Competitive Loan report for the Pennsylvania Department of Community and Economic Development (DCED) this month, and the Revolving Loan Fund report for DCED. Also, we're preparing annual reports to the Boroughs. Mr. Starrett said Job Report Requests were sent to all EZCB loan recipients.

Regarding the Design Advisory Team (DAT), Mr. Starrett reported that he and others from local communities met at the DAT meeting on December 14<sup>th</sup>. Among the matters discussed were a public event regarding the planning process, the development opportunities and Carrie Furnace access issues. The next meeting is scheduled for January 11<sup>th</sup>.

Regarding the EZCB website, Mr. Starrett said the Cosgroves of Cosgrove Communications LLC have completed the writing of the website, and have sent their work on to Chris Graefe of Bluewhale Studios. Chris Graefe is providing design and graphics work, then he will send everything to Jay Volk for final implementation. Jay Volk provides web site programming, and will create an administration area to allow for management of web page content. The website will be managed through a password-protected, custom-created content management system that will allow an administrator (EZCB) to add, edit or delete content on any of the pages. 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. Also, the Cosgroves will assist after the design and programming is complete to ensure that the website looks the way we planned it.

- **Update on Status of Business Loan Program, Loan Portfolio Monitoring Report:** Mr. Starrett said Briggs Construction owes for January, all other loan recipients are current with payments.
- **Business Development/Technical Assistance Report:** No new activity.
- **Loan Committee Report – Gulf Materials LLC:** Mr. Starrett said Gulf Materials, LLC has provided us with additional information to consider their loan request. This information has been distributed to the Loan Committee. However, a key piece of information is still required. Their loan request is for \$100,000.

## VI. NEW BUSINESS

- **Approve 2006 Annual Budget:** The 2006 Annual Budget of \$65,000 was reviewed. It was noted that the 2005 budget was \$69,303 and \$57,947 was expended. Motion by Mr. Reichert, second by Mr. Grom to approve the 2006 Annual Budget, unanimously approved.
- **Approval for Payment:** Motion by Mr. Reichert, second by Ms. Rago to approve payment of voucher 270 from the Revolving Loan Fund; vouchers 45, 46 and 47 from the Image & Beautification Account; and vouchers 420, 421, 422 and 423 from the Membership Account; unanimously approved.

## VII. ANNOUNCEMENT/DISCUSSION

- **Allegheny County's Redevelopment Plans:** Mr. Starrett reported that in the Braddock Redevelopment Area site preparation is to begin in the Spring. Regarding the Carrie Furnace Site, engineering and environmental proposals have been received. There was discussion regarding Allegheny County's plans. Mr. Gaydos said the MacLachlan Cornelius Filoni plans are ambitious and creative. Allegheny County has not released the report. Mr. Starrett discussed the development challenges for the Carrie Furnace Site.

Mr. Grom discussed Heritage Health Foundation's role in catalyzing change to improve communities. He said Mr. Gaydos has been hired to work with Heritage Health Foundation to work on issues related to community and economic development. He said Heritage Health Foundation wants to work in partnership with the EZCB to analyze what businesses do and enhance business opportunities. Also, he said partnerships with Carnegie Mellon University and the University of Pittsburgh are being pursued. Teams from the universities will be organized to bring faculty and students to work with us. These initiatives are needed to add "weight" to our efforts to promote development.

- **Tri Boro Development Forum Update:** Ms. Benzo said no meetings have been held recently. The meetings for the Image and Beautification Committee and the Tri Boro Development Forum are next Wednesday, January 18<sup>th</sup>.

Mr. Grom said housing discussions were a focus at the last meeting.

Ms. Benzo thanked the Image and Beautification Committee, the Carnegie Free Library of Braddock and new Mayor Fetterman for their help with Light-Up Night.

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- **Annual Meeting, Nomination and Election Process:** Mr. Pfoff and Mr. Starrett reviewed the process. The Annual Meeting will be held in February.

#### **VIII. NEXT MEETING**

- The next EZCB Board Meeting will be held Tuesday, February 14, 2006 at 7:30 a.m. in the A-Level Conference Room at UPMC Braddock; with the Annual Membership Meeting to follow at 8:45 a.m.

#### **IX. ADJOURNMENT**

Motion by Mr. Grom, second by Mr. Reichert to adjourn the meeting at 8:28 a.m., unanimously approved.