

MINUTES
JANUARY 11, 2005 BOARD MEETING

The January 11, 2005 Enterprise Zone Corp. of Braddock (EZCB) Board Meeting was opened at 7:40 a.m. by EZCB President William J. Pfoff.

I. ROLL CALL

BOARD MEMBERS ATTENDING

William J. Pfoff, President
Mayor Pauline Abdullah
Michael Tobias
Robert M. Grom
Lucille Rago
James Reichert
Matthew Thomas

BOARD MEMBERS ABSENT

Lisa Silberman, Secretary
Nancy Graham, Treasurer
Michael J. Aldrich
James Canavan

MEMBERS ATTENDING

Evelyn Benzo
Mary K. Mehok

OTHERS ATTENDING

William Roland, Office of Senator Sean Logan
Charles H. Starrett III

II. APPROVAL OF MINUTES OF DECEMBER 14, 2004 BOARD MEETING

Two corrections were noted on page 4 of the Minutes as follows: Mayor Abdullah made the motion to approve payments and the property Mr. Thomas referred to is the Multi-Purpose Center on Sixth Street, not the New Hope Church. Motion to approve the minutes of the December 14, 2004 EZCB Board Meeting with the corrections by Mayor Abdullah, second by Mr. Thomas, unanimously approved.

III. CORRESPONDENCE

FR: R. Gaydos, Allegheny County

RE: Braddock Area Redevelopment

Mr. Thomas noted that Habitat for Humanity is giving away various properties in Braddock. There was general discussion regarding housing development.

FR: S. Kennedy, EZCB Solicitor

RE: Wilhelm & Kruse

FR: A. Starrett

RE: Thank You for Flowers

FR: D. Harris

RE: EZCB Membership

FR: Congressman M. Doyle

RE: Small Business Initiatives

FR: Steel Industry Heritage Corporation

RE: Newsletter

FR: SMC Business Councils

RE: Events & Training Seminars

TO: All EZCB Loan Recipients

RE: Job Report Requests

TO: Recovery Technologies Group, Inc.

RE: Loan Payment

TO: All EZCB Board Members

RE: Board Meeting Notice

IV. ACCOUNT BALANCES AND FINANCIAL REPORTS

Mr. Starrett reviewed the account balances and financial reports, including EZCB revenues for 2004. There was discussion regarding the acquisition of trash receptacles in local communities. The EZCB has made a \$3,000 commitment to the project and disbursed funds. Mr. Grom said the acquisition has been delayed due to the availability of State funds. Rotary representatives are discussing this matter with Senator Costa and Rep. Costa. Funds are expected to be released by the State in the Spring.

There was discussion regarding the revolving loan fund. Mr. Starrett explained the sources of funds and how the EZCB was able to build a successful revolving loan fund. There was further discussion on the “write-offs” in the revolving loan fund.

V. OLD BUSINESS

- **President's Report:** Mr. Pfoff named a Nominating Committee, comprised of Mayor Abdullah, Mr. Reichert and himself to make a nomination to the membership for the 3-year term at-large position on the Board. Mr. Aldrich's term is expiring. He noted the photos from the Annual Dinner that appeared in The Valley Mirror.

Mr. Pfoff noted Gerald Jackson is to undergo a medical procedure and said our hopes and prayers are with him.

- **Enterprise Zone Coordinator's Report:** Mr. Starrett reported that we are completing several reports this month: I.R.S. 1099 reports, reports to the Boroughs, the Active Competitive Grant Revolving Loan Fund Report to the Pennsylvania Department of Community and Economic Development (DCED), the Enterprise Zone Revolving Loan Fund Report to DCED for the period 7/1/04 – 12/31/04, and, job report requests were sent to all EZCB Loan Recipients.

Regarding membership renewals, Mr. Starrett said annual membership dues are coming in, as renewal notices were sent to all members in December, and a legal ad was placed in The Valley Mirror. He noted we have a new member as a result of the legal ad – David Harris of North Braddock. He said 17 members have paid their dues, so we will continue to collect dues.

Mr. Starrett said the Annual Membership Meeting will be held on February 8, 2005, after the regular monthly board meeting at 7:30 a.m., where the at-large member for the new 3-year term on the Board will be elected.

- **Update on Status of Business Loan Program, Loan Portfolio Monitoring Report:** Mr. Starrett reported that Recovery Technologies Group, Inc. owes the January loan payment. He said we've called them and talked to them about the payment, and written to them. Mr. Starrett said they assured us payment will soon be made. All other loan recipients are current with payments.
- **Loan Committee Report:** No meeting.

- **Business Development/Technical Assistance Report:** Mr. Starrett said there was no update on the proposal of MBM Contracting, Inc. to develop the 9th/11th – Talbot/Washington property. He noted he reported last month that Rep. Paul Costa advised us that they are completing their business plan and have been following up with State officials. They are interested in developing the 9th/11th – Talbot/Washington property for a warehouse and distribution facility. This would be a \$4 to \$5 million project. The EZCB could participate by providing an Enterprise Zone Competitive loan.

He also reported there was no update on the A.J. Silberman and Company expansion. He had reported last month that he has talked with representatives from the A.J. Silberman and Company regarding a loan for shelving, conveyors and other improvements to their current warehouse facilities, roofing and information technology applications. The estimated cost is approximately \$170,000 - \$185,000. They will be seeking matching loans from Citizens Bank and the EZCB. Approximately 8 jobs are to be created.

- **Website Development:** Mr. Starrett said the website is online at www.ezcb.org. It is “under construction”. We are working with the Cosgroves, providing them with the following information for the website:
 - Population and demographics of the communities
 - Utilities that serve the Boroughs
 - Names and phone numbers of of the Borough Managers and Secretary, the Building Inspectors
 - Highlights of loan recipients, tax credit recipients
 - Lists of businesses, and other pertinent information

VI. NEW BUSINESS

- **Approval for Payment:** Motion by Mr. Reichert, second by Mayor Abdullah to approve payment of voucher 252 from the Revolving Loan Fund Account; and voucher 375, 376, 377 and 378 from the EZCB Membership Account; unanimously approved.

VII. ANNOUNCEMENT/DISCUSSION

- **Allegheny County’s Redevelopment Plans:** Mr. Starrett noted that Ron Gaydos has forwarded the EZCB a copy of the Declaration of Taking for the vacant parcels in the Braddock Redevelopment Area.

Regarding Allegheny County’s plans for the Carrie Furnace property, Mr. Starrett said negotiations are on-going for the purchase of the property by Allegheny County from the Park Corp. We’re told they’re undertaking “due diligence” items including the environmental assessment.

As reported last month, for the County’s Economic Development Report for the Mon Valley, Mr. Starrett said to go to the website at www.monvalleystrategy.com for more information.

- **Tri Boro Development Forum Update:** Mr. Grom said the next meeting will be held on Wednesday, January 19, 2005 at Heritage Health Foundation.
- **Sony Job Fair:** Mayor Abdullah said Sony is holding a Job Fair at the Fire Department regarding jobs at their Westmoreland County facility.

- **Annual Meeting, Nomination and Election Process:** Mr. Starrett noted the Annual Meeting to follow the regular Board Meeting on February 8th. At that time the nomination and election of an at-large member on the Board will be determined as well as the Executive Officers for the Corporation.

VIII. NEXT MEETING

- The next EZCB Board Meeting will be held on Tuesday, February 8, 2005 at 7:30 a.m. in the A-Level Conference Room at UPMC Braddock, with the Annual Meeting to follow at 9:00 a.m.

IX. ADJOURNMENT

Motion by Mr. Thomas, second by Mr. Reichert to adjourn the meeting at 8:34 a.m., unanimously approved.