

MINUTES
FEBRUARY 8, 2005 BOARD MEETING

The February 8, 2005 Enterprise Zone Corp. of Braddock (EZCB) 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 J. Aldrich
Michael Tobias
James E. Canavan
James Reichert
Matthew Thomas

BOARD MEMBERS ABSENT

Nancy Graham, Treasurer
Robert M. Grom
Lucille Rago

MEMBERS ATTENDING

Evelyn Benzo
Gerald Jackson
Mary K. Mehok

OTHERS ATTENDING

Charles H. Starrett III

II. APPROVAL OF MINUTES

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

III. CORRESPONDENCE

FR: CMU Cornerstones: Center for Architecture, Dev. & Bldg.	RE: Accomplishments & Future Projects
FR: R. Gaydos, Allegheny County	RE: Ship of Zion Project
FR: Lisa, Mark & The Silberman Family	RE: Thank You for Donation
FR: Duquesne University Small Bus. Dev. Center	RE: Training Workshops
FR: Pennsylvania Economic Development Association	RE: Newsletter
FR: J. Kascal, J. Norrish, Sanders Task Force	RE: Task Force Achievements
FR: D. Hetzler, Stop A Lot Convenience Store	RE: EZCB Membership
FR: S. Thomas, Nu-Look Restoration Services, Inc.	RE: EZCB Membership
FR: J. Cosgrove, Cosgrove Communications, LLC	RE: Website Development
TO: J. Cosgrove, Cosgrove Communications, LLC	RE: Website Development
TO: All EZCB Members	RE: Nominating Committee Report
TO: All EZCB Members	RE: Annual Meeting Notice
TO: EZCB Board Members	RE: Board Meeting Notice
TO: Grand View Golf Club	RE: Feb. Loan Payment
TO: Recovery Technologies Group, Inc.	RE: Feb. Loan Payment
TO: W. Payne, Primary Care Health Services, Inc.	RE: Enterprise Zone Status
TO: Mutual Benefit Insurance Company	RE: Audit Period Report

IV. ACCOUNT BALANCES AND FINANCIAL REPORTS

Mr. Starrett reviewed the account balances and financial reports. He noted that the 12-month Certificate of Deposit maturing at Citizens Bank will be re-invested.

V. OLD BUSINESS

- **President's Report:** Mr. Pfoff discussed the dissolution of the Sanders Task Force. He said unexpended funds in Rankin, Duquesne and McKees Rocks are to be utilized for housing improvements administered by ACTION-Housing, Inc. Among the uses are grants and loans for housing enhancements in designated areas. He reported on the public meeting held on January 21st in Rankin. He said officials and citizens would like to see funds spent in other parts of Rankin.

Mr. Pfoff noted the article in the Post Gazette regarding artists and the Carrie Furnace Site.

- **Enterprise Zone Coordinator's Report:** Mr. Starrett reported that we have completed the following reports this month: the Internal Revenue Service 1099 Reports, the Active Competitive Grant Revolving Loan Fund Report to the Pennsylvania Department of Community and Economic Development (DCED), and the Enterprise Zone Revolving Loan Fund Report to DCED for the period 7/1/04 – 12/31/04.

Regarding membership renewals, Mr. Starrett said we continue to collect annual membership dues, and we have 4 new members this year: Gwen Thomas of North Braddock, David Harris of North Braddock, Donald Hetzler of Stop-A-Lot in Braddock, and Samuel Thomas of “Nu-Look” Restoration Services, Inc. in Braddock. He said 26 members have paid their dues, so we will continue to collect dues for 2005. The report of the Nominating Committee was sent to the membership. Michael Aldrich, the at-large member whose 3-year term expires this year, was nominated by the Committee for the new 3-year term. The election will be held at the Annual Membership Meeting.

- **Update on Status of Business Loan Program, Loan Portfolio Monitoring Report:** The Loan Portfolio Monitoring Report was reviewed. Mr. Starrett said Recovery Technologies Group, Inc. and Grand View owe their February payments. We have called them and written to them about the payments. All other loan recipients are current with payments.
- **Business Development/Technical Assistance Report:** Mr. Starrett said the A.J. Silberman & Company has been discussing a loan with the EZCB for various improvements and investment at their property. Ms. Silberman said her company has hired logistics consultants to examine current operations and prepare long-term plans for the company. She said she will be giving information for a loan proposal to the corporation in the next few days.

Mr. Starrett said Recovery Technologies Group, Inc. is looking for warehouse space for product.

Mr. Starrett said Allegheny County continues to negotiate with Park Corp. for the Carrie Furnace property. For the redevelopment of property at Ninth/Eleventh-Talbot/Washington, the County has acquired most of the properties. They've hired Mackin Engineering Co. to perform engineering services to prepare the site for development. Rep. Costa advises that the developer (MBM Contracting, Inc.- Danny Brown) he's introduced us to are hiring a consultant to assist them in site selection and financing.

- **Website Development:** Mr. Starrett said the website is online at www.ezcb.org. It is “under construction”. He discussed the information we are providing that will be on the website.

VI. NEW BUSINESS

- **Approval for Payment:** Motion by Mr. Aldrich, second by Mayor Abdullah to approve payment of vouchers 253 and 254 from the Revolving Loan Fund Account; vouchers 21 and 22 from the Image & Beautification Account and vouchers 379, 380 and 381 from the EZCB Membership Account; unanimously approved.

VII. ANNOUNCEMENT/DISCUSSION

- **Allegheny County’s Redevelopment Plans:** There was discussion regarding an article in the Tribune-Review about the Carrie Furnace Site and discussion regarding Allegheny County’s activities.
- **Tri Boro Development Forum Update:** The Image and Beautification Committee and the Forum met in January. Their activities were discussed. The next meetings are to be held on February 16th.
- **Annual Meeting, Nomination and Election Process:** Mr. Starrett discussed the process for Nomination and Election to take place at the Annual Meeting.

VIII. NEXT MEETING

- The next EZCB Board Meeting will be held on Tuesday, March 8, 2005 at 7:30 a.m. in the A-Level Conference Room at UPMC Braddock.

IX. ADJOURNMENT

Motion by Mr. Reichert, second by Mr. Aldrich to adjourn the meeting at 8:45 a.m., unanimously approved.

MINUTES - ANNUAL MEMBERSHIP MEETING
FEBRUARY 8, 2005

The Annual Membership Meeting of the Enterprise Zone Corp. of Braddock (EZCB) was opened at 9:00 a.m. by EZCB President William J. Pfoff.

I. ROLL CALL

MEMBERS ATTENDING

William J. Pfoff, President
Mayor Pauline Abdullah, Vice President
Lisa Silberman, Secretary
Michael J. Aldrich
Evelyn Benzo
James E. Canavan
David Harris
Gerald Jackson
Mary K. Mehok

OTHERS ATTENDING

Tom Michlovic
James Reichert
Matthew Thomas
Samuel H. Thomas
Michael Tobias

Charles H. Starrett III

II. NOMINATION AND ELECTION OF BOARD MEMBER FOR THREE-YEAR TERM

Mayor Abdullah, Chair of the Nominating Committee, reported the Nominating Committee recommends Michael Aldrich for a 3-year term on the Board of Directors. Motion by Mr. Thomas, second by Mr. Reichert to accept the report of the Nominating Committee and elect Mr. Aldrich to the 3-year term as an at-large member of the Board of Directors, unanimously approved.

III. REPORT OF PRESIDENT AND ENTERPRISE ZONE COORDINATOR

Mr. Starrett reviewed activities over the past year. Mr. Pfoff thanked all for attending and particularly the dedication of the Board Members. He said we want to help the revitalization of all three boroughs and the surrounding area and urged participation by all members.

IV. DISCUSSION

During discussions some recommendations were made: (1) Put the website on the letterhead; (2) Place signs on properties when loans are made; (3) Provide full information on the corporation to new members.

V. ELECTION OF EXECUTIVE COMMITTEE

The current Executive Committee consists of President-William J. Pfoff; Vice President-Mayor Pauline Abdullah; Secretary-Lisa Silberman and Treasurer-Nancy Graham. Motion by Mr. Thomas, second by Mr. Reichert to elect the current Executive Committee members by acclamation; unanimously approved.

VI. ADJOURNMENT

Motion by Mayor Abdullah, second by Mr. Reichert to adjourn the meeting at 9:14 a.m., unanimously approved.