

**MINUTES**  
**APRIL 12, 2005 BOARD MEETING**

The April 12, 2005 Enterprise Zone Corp. of Braddock (EZCB) Board Meeting was opened at 7:38 a.m. by EZCB President William J. Pfoff.

**I. ROLL CALL**

**BOARD MEMBERS ATTENDING**

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

**BOARD MEMBERS ABSENT**

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

**MEMBERS ATTENDING**

Evelyn Benzo  
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 March 8, 2005 EZCB Board Meeting, unanimously approved.

**III. CORRESPONDENCE**

FR: SMC Business Councils	RE: 2005 Golf Outings
FR: SMC Business Councils	RE: Pizza Party
FR: SMC Business Councils	RE: Trip to D.C. re: Health Care
FR: SMC Business Councils	RE: Networking Program
FR: B. Grom, Grandview Image & Beautification Comm.	RE: Meeting Minutes
FR: B. Grom, Grandview Image & Beautification Comm.	RE: Meeting Minutes
FR: B. Grom, Tri Boro Development Forum	RE: Meeting Minutes
FR: B. Grom, Tri Boro Development Forum	RE: Meeting Minutes
FR: Pennsylvania Economic Development Association	RE: Conference Confirmation
FR: Design Advisory Team	RE: Meeting Notice Re: Expressway
FR: D. Wagner, PA Dept. of Community & Economic Development	RE: Audit Report Requirement
FR: E. Datasch, Herbein+Company, Inc.	RE: Revised Audit Report
TO: D. Wagner, PA Dept. of Community & Economic Development	RE: Revised Audit Report
TO: EZCB Board Members	RE: Board Meeting Notice
TO: S. Kennedy, EZCB Solicitor	RE: A.J.Silberman & Co. Loan
TO: L. Silberman, A.J. Silberman & Company	RE: Loan Award Letter
TO: W. Messina, C.P.A.	RE: Loan Schedule for Silberman
TO: All Loan Recipients	RE: Job Report Requests
TO: S. Macus	RE: Enterprise Zone Information
TO: B. Gray, Gray Welding	RE: EZCB Membership
TO: Braddock, North Braddock and Rankin Boroughs	RE: EZCB Report to Boroughs

#### IV. ACCOUNT BALANCES AND FINANCIAL REPORTS

Mr. Starrett reviewed the account balances and financial reports which were distributed with the agenda packet.

#### V. OLD BUSINESS

- **President's Report:** Mr. Pfoff discussed the Design Advisory Team process for the Mon/Fayette Expressway. The next meeting is Wednesday, April 13<sup>th</sup>. He inquired if Braddock is participating in the Rankin Bridge planting. He said Jo Ellen Welsh of the Heritage Health Foundation is asking Rankin Borough for funding to defray some of the costs. Mr. Starrett commented that he's advised that EZCB Image and Beautification funds are available.

Mr. Pfoff said he attended the Mon Valley Initiative announcement regarding the merger with Housing Opportunities, Inc. He commented on the eight (8) new homes being built in Rankin. Mr. Thomas commented that plans for new housing in the Verona Street area in Braddock are to take place.

- **Enterprise Zone Coordinator's Report:** Mr. Starrett reported that on March 16<sup>th</sup>, Dick Wagner of the Pennsylvania Department of Community and Economic Development (DCED) contacted Braddock Borough/EZCB regarding an audit report the EZCB submitted in July of 2003 for Enterprise Zone Competitive Contract #20-127-0034, the \$250,000 loan to the A.J. Silberman and Company. He notified that he had rejected the audit report, as it did not include a sentence that he required. However, that letter of rejection, apparently sent to Braddock Borough, was not sent to the EZCB.

Subsequently, we contacted the C.P.A. firm, Herbein+Company, Inc. that performed the audit and had them amend the audit (originally done in 2003) and we submitted the amended audit to DCED.

Mr. Starrett said we continue to collect dues for membership renewals, and to solicit new members. An updated list was attached with the agenda packet.

Mr. Starrett said Job Report Requests were sent to all EZCB loan recipients. He said we sent reports to the Boroughs updating on EZCB activities.

He reported on the Tri Boro Development Forum and Image & Beautification meetings he attended on March 16<sup>th</sup>. He said The Image & Beautification Committee is planning the Rankin Bridge Planting for May 20<sup>th</sup> and 21<sup>st</sup>. He said the committee discussed Welcome Signs, and prospective EZCB participation in the project. He said they also discussed a Main Street Flower Project.

Mr. Starrett reported on the conference he attended of the Pennsylvania Economic Development Association Conference in Pittsburgh April 4<sup>th</sup> – 6<sup>th</sup>.

Mr. Starrett also discussed the Design Advisory Team in which he and other EZCB members (Mr. Pfoff, Mayor Abdullah) will participate. He said a meeting is to be held on Wednesday.

Mr. Starrett talked about the check presentation he and other EZCB members attended at the 4 Kids Learning Center. Governor Rendell presented a "check" for \$800,000 to the Center, and there was a ceremony honoring Dave Silberman. Lisa Silberman spoke at the ceremony. He said local filmmaker Tony Buba was taping the ceremony, and he talked with Mr. Buba about an EZCB public relations film project.

- **Update on Status of Business Loan Program, Loan Portfolio Monitoring Report:** The report was distributed with the agenda packet. Mr. Starrett said all loan recipients are current with payments. He said the loan closing with the A.J. Silberman & Company is tentatively scheduled for April 14<sup>th</sup> or 15<sup>th</sup>.
- **Business Development/Technical Assistance Report:** Mr. Starrett discussed his meeting with Tony Mele of Mele and Mele and Sons, Inc. regarding a new business plan of his for disposable mats. Mr. Starrett said he contacted representatives of McClure-Johnston Company regarding expansion plans. He said he talked with and sent information to Steve Macus of Munhall who is interested in opening a business start-up of an auto garage and a storage facility. Also, Mr. Starrett said Gray Welding has 7,000 sq. ft. of office space available and is looking for a tenant. We discussed possibilities with them.
- **Loan Committee Report:** No report.
- **Website Development:** Mr. Starrett discussed the website. He said we will highlight several success stories: A.J. Silberman & Co., Sciarretti Asphalt Paving Co., Dipcraft Manufacturing, Recovery Technologies Group, Inc., Sullivan Plumbing, Grandview Golf Club, Gray Welding, U.S. Steel, Field Environmental Instruments, and BOC Gases among others. He said the site will include a membership application form, a Local Business Page that would include a list of local businesses and nonprofits; a “For Members Only” area, the bylaws, upcoming events and past meeting minutes. Also, the site will include a link to the DCED website.

## VI. NEW BUSINESS

- **Approval for Payment:** Motion by Mayor Abdullah, second by Mr. Reichert to approve payment of vouchers 256 and 257 from the EZCB Revolving Loan Fund Account; voucher 24 from the EZCB Image and Beautification Account and vouchers 388, 389, 390, 391 and 392 from the EZCB Membership Account; unanimously approved.

## VII. ANNOUNCEMENT/DISCUSSION

- **Allegheny County’s Redevelopment Plans:** Mr. Starrett said he continued to discuss the Braddock Redevelopment and Carrie Furnace situations with Allegheny County Department of Economic Development representatives. All vacant property is under Allegheny County’s control. They’ve made offers on all occupied properties. Regarding Carrie Furnace, negotiations continue and Allegheny County and its attorneys and consultants are doing all of their “due diligence” activities.

Mr. Grom said there may be other developers interested in the Carrie Furnace site that may not be consistent with Allegheny County’s plans. Retail may be attractive to some developers. He discussed the assets of the redevelopment sites. He said we need to be more proactive about development. There was general discussion regarding development opportunities in the area and what local leadership needs to do.

Mr. Tobias expressed concern with the condition of the Rankin Bridge. Mr. Pfoff reported that Allegheny County is to mill and asphalt the Rankin Bridge very soon.

Mr. Grom observed that we need to take a look at the “bigger picture” regarding development and approach funders, i.e. Allegheny County, State, etc.....collectively.

Mr. Grom reported that in July, Work Link will establish more transportation linkages for local residents to be able to get to jobs.

- **Tri Boro Development Forum Update:** The next meeting will be held on Wednesday, April 20, 2005 at 5:30 p.m. at Heritage Health Foundation.

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

- The next EZCB Board Meeting will be held on Tuesday, May 10, 2005 at 7:30 a.m. in the A-Level Conference Room at UPMC Braddock.

#### **IX. ADJOURNMENT**

Motion by Mayor Abdullah, second by Mr. Thomas to adjourn the meeting at 8:58 a.m., unanimously approved.