

MINUTES
JULY 12, 2005 BOARD MEETING

The July 12, 2005 Enterprise Zone Corp. of Braddock (EZCB) Board Meeting was opened at 7:52 a.m. by EZCB President William J. Pfoff at the Plaza Restaurant in Forest Hills.

I. ROLL CALL

BOARD MEMBERS ATTENDING

William J. Pfoff, President
Mayor Pauline Abdullah, Vice President
Nancy Graham, Treasurer
Michael J. Aldrich
James Canavan
Lucille Rago
James Reichert
Matthew Thomas
Michael Tobias

BOARD MEMBERS ABSENT

Lisa Silberman, Secretary
Robert M. Grom

MEMBERS ATTENDING

Evelyn Benzo
Gerald Jackson
Mary K. Mehok

OTHERS ATTENDING

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

II. APPROVAL OF MINUTES

Motion by Mr. Reichert, second by Mr. Thomas to approve the minutes of the June 14, 2005 EZCB Board Meeting, unanimously approved.

III. CORRESPONDENCE

FR: M. Patrick, Allegheny County
FR: Braddock's Field Historical Society
FR: S. Sciarretti, Sciarretti Asphalt Paving Co.
FR: B. Grom, Heritage Health Foundation
FR: B. Grom, Tri Boro Development Forum
FR: B. Grom, Image & Beautification Committee
FR: Olszak Management Consulting
FR: F. Landay, Appliance Warehouse
FR: PA DCED
TO: All Enterprise Zone Loan Recipients
TO: B. Briggs, Briggs Construction
TO: EZCB Board Members
TO: J. Beauford, Olszak Management Consulting
TO: I. Bunn, Vortex Entertainment/Multi-Media Group Inc.
TO: T. Adamek
TO: W. Hogan
TO: D. Onorato, Allegheny County Chief Executive
TO: A. Henry, Admin. Aide to D. Onorato
TO: B. Labetta, Rankin Christian Center

RE: Carrie Furnace Site&Redev.Area
RE: French & Indian War Events
RE: Company Brochure
RE: CD of EZ Pictures for Website
RE: Meeting Minutes
RE: Meeting Minutes
RE: D.A.T. Meeting
RE: Mtg. re: Braddock Location
RE: RLF Report Forms
RE: Job Report Requests
RE: Loan Payment
RE: Meeting Notice
RE: 404 Building, Braddock
RE: EZCB Incentives
RE: EZCB Incentives
RE: EZCB Incentives
RE: Carrie Furnace Steering Comm.
RE: Onorato for Annual Dinner
RE: Lists of Local Officials&Groups

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 noted that in the correspondence we sent a letter to Allegheny County Executive Dan Onorato regarding the Carrie Furnace announcement and suggested the Steering Committee be re-convened. No response has been received. Mr. Canavan said he was notified the day before the Carrie Furnace event that it was to occur. Others noted the same thing. Mr. Starrett said we were asked a few days before the event to provide lists of individuals and groups to invite but the event was not confirmed until Friday, June 10th about the Monday, June 13th ceremony.

Mr. Pfoff thanked Mr. Starrett for assisting Becky Labetta with lists of people to invite to the Rankin Christian Center dedication August 5th at 11:00 a.m.

- **Enterprise Zone Coordinator's Report:** Mr. Starrett reported that the 2004 Form 990 has been completed by C.P.A. Bill Zurlo, to be signed and sent to the I.R.S. He said Job Report Requests were sent to all active loan recipients. Mr. Starrett said we must complete a Revolving Loan Fund report and job creation report for the period 1/1/2005 – 6/30/2005 for the Pennsylvania Department of Community and Economic Development (DCED) by July 31st.

Mr. Starrett said Ms. Graham has confirmed that Citizens Bank has awarded the EZCB a grant in the amount of \$5,000 for website development.

Mr. Starrett reported on the Tri Boro Development Forum and Image & Beautification meetings he attended on June 15th. He said the trash cans for the Trash Can Project have been received in Braddock, North Braddock, Rankin & Swissvale. However, the State funding has not come in yet for the cans.

Regarding the Welcome Signs, Mr. Starrett said planning continues for the signs. New Guild Studios, Inc. is working on the preliminary plans. There is a request for a grant for the project from Bob Grom on behalf of the Image and Beautification Committee.

Regarding the Design Advisory Team, Mr. Starrett said a meeting is scheduled for Wednesday, July 13th. Mr. Starrett, Mr. Pfoff, Mayor Abdullah and Mr. Jackson will be attending. The previous meeting was discussed. There was debate about the configuration of the Sixth Street interchange in Braddock and the loss of property and businesses. It was noted that survey teams are out in the communities.

Mr. Starrett noted he attended the 250th Commemoration of the French & Indian War event held on July 9th at the Braddock Carnegie Library. He said it was very well attended and the speakers were excellent. He offered congratulations to the event-planners for such a well-organized event.

- **Update on Status of Business Loan Program, Loan Portfolio Monitoring Report:** Mr. Starrett reviewed the Loan Portfolio Monitoring Report. He said Briggs Construction is the only delinquent loan this month; Briggs owes the July loan payment.

- **Business Development/Technical Assistance Report:** Mr. Starrett said he and Lisa Silberman and Bob Grom met with Fred Landay of the Appliance Warehouse to talk to Mr. Landay about the development of property in the Braddock Redevelopment Area. He said they also talked with Mark Patrick of Allegheny County regarding the Redevelopment Area and the Appliance Warehouse.

Mr. Starrett said he met with Gulf Investments on July 7th regarding their business development of the former Rochez/Specialty Steel Property in Braddock. They've secured a 10-year lease. They ship bulk materials. He said they had discussions about financing options with them and the Southwestern Pennsylvania Commission and Allegheny County.

Mr. Starrett said he discussed expansion plans with Recovery Technologies Group, Inc. regarding the former EPI Wall Systems property at 108 Talbot Avenue, Braddock. He said we've spoken to Langholtz-Wilson who is marketing the property and other possible buyers. RTG's interest is in increasing their capacity as they're "wall-to-wall" in their building.

- **Loan Committee Report:** No report.
- **Website Development:** Mr. Starrett said we've continued to provide information to the Cosgroves. He said he and Bob Grom visited Sullivan Plumbing, A.J. Silberman & Co., RTG, Gray Welding, Dipcraft, to take photos for the website. Also, we've gathered information from these firms and others for the company profiles. The website is currently on Bluewhale Studios server, temporarily, while it is being completed. The address is: <http://clients.bluewhalestudios.com/ezcbweb2/>.

VI. NEW BUSINESS

- **Authorize Contribution for Concept Development & Preliminary Design by New Guild Studios for Welcome Signs:** A letter from Bob Grom of Heritage Health Foundation was reviewed. Heritage Health Foundation is prepared to front \$500 and asks the EZCB to match that amount. Funds would be from the Image & Beautification account. It will go towards the overall contribution of the signs project. Motion by Mr. Reichert, second by Mr. Thomas to authorize a \$500 contribution for concept development and preliminary design by New Guild Studios for Welcome Signs, unanimously approved.
- **Authorize EZCB Tee Sign for Good Shepherd Parish Golf Outing:** A letter from Good Shepherd requesting a contribution for a tee sign in the amount of \$100 for their golf outing was reviewed. Motion by Mayor Abdullah, second by Mr. Reichert to authorize an EZCB tee sign for the Good Shepherd Parish Golf Outing in the amount of \$100, unanimously approved.
- **Approval for Payment:** Motion by Mr. Thomas, second by Mayor Abdullah to approve payment of voucher 261 from the Revolving Loan Fund Account; vouchers 32, 33 and 34 from the Image & Beautification Account; and vouchers 401, 402 and 403 from the EZCB Membership Account; unanimously approved.

VII. ANNOUNCEMENT/DISCUSSION

- **The Good Shepherd Parish Golf Outing** will be held on Tuesday, August 2, 2005 at Grand View Golf Club.

- **Allegheny County's Redevelopment Plans:** Mr. Starrett said he received a status update from Mark Patrick of Allegheny County.
- (6) The Redevelopment Authority of Allegheny County (RAAC) Board will authorize the solicitation of bids for the demo/sitework for Talbot/Washington area. The work will start in August. There are still some issues related to occupied properties in Braddock, however the work will proceed around those properties if necessary.
- (6) For the Carrie Furnace the RAAC is scheduled to close on August 16th. Pre-closing due diligence (survey, legal work, cursory environmental review) is proceeding. It is hoped to immediately initiate pre-development work on access improvements and on-site infrastructure. That work will include detailed structural analysis of the hot metal bridge and an assessment of the feasibility to convert it to carry vehicular traffic, and also upgrades to the existing at-grade crossings to include signalization and rebuilding the road bed and crossing.

RAAC will also proceed with Act 2 clearance from the Department of Environmental Protection, and have in place Industrial Sites Reuse Program and Environmental Protection Agency funds to complete that work immediately. It is intended to quickly negotiate an option with the Steel Industry Heritage Corporation for the furnaces and minimum land they will need if the designation occurs. This could involve a swap of sorts where they could trade the bridge or other consideration for the furnaces, but the details of this have not been discussed. Finally, the concept plan will be finalized and presented to the communities beginning in September. It was deemed prudent to wait until RAAC owns the property to begin that process in earnest.

- **Tri Boro Development Forum Update:** Ms. Benzo noted the next Image & Beautification and Tri Boro Development Forum meetings will be held on Wednesday, July 27th. She said trash receptacles are being delivered to the Boroughs. This project is sponsored by the Swissvale and Braddock Rotary Clubs in conjunction with the EZCB and others.

VIII. NEXT MEETING

- The next EZCB Board Meeting will be held on Tuesday, September 13, 2005 at 7:30 a.m. at UPMC Braddock in the A-Level Conference Room, also known as the Education Center, near the Emergency Room.

IX. ADJOURNMENT

Motion by Ms. Rago, second by Mr. Canavan to adjourn the meeting at 8:46 a.m., unanimously approved.