

MINUTES
SEPTEMBER 13, 2005 BOARD MEETING

The September 13, 2005 Enterprise Zone Corp. of Braddock (ECZB) Board Meeting was opened at 7:41 a.m. by EZCB President William J. Pfoff.

I. ROLL CALL

BOARD MEMBERS ATTENDING

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

BOARD MEMBERS ABSENT

Lisa Silberman, Secretary
Nancy Graham, Treasurer
Michael Tobias
James Canavan

MEMBERS ATTENDING

Evelyn Benzo
Gerald Jackson
Mary K. Mehok

OTHERS ATTENDING

Charles H. Starrett III

II. APPROVAL OF MINUTES OF JULY 12, 2005 BOARD MEETING

Motion by Mr. Reichert, second by Mayor Abdullah to approve the minutes of the July 12, 2005 EZCB Board Meeting, unanimously approved.

III. CORRESPONDENCE

FR: Olszak Management Consulting
FR: SMC Business Councils
FR: W. Roland, Office of Senator S. Logan
FR: G. Rudman, Gulf Materials, LLC
FR: A. Henry, Office of Executive D. Onorato
FR: PA Economic Development Association
FR: J. Canavan TO: J. McNeil, Mon Valley Initiative
FR: F. Gottemoeller, Design Advisory Team
FR: F. Gottemoeller, Design Advisory Team
TO: F. Gottemoeller, Design Advisory Team
TO: Braddock, North Braddock and Rankin Boroughs
TO: EZCB Board Members
TO: D. Bunner, CFO, S.H. Bell Co.

RE: Meeting Materials
RE: DynamicBusiness Magazine
RE: S.H. Bell Company
RE: Loan Application
RE: EZCB Annual Dinner
RE: Newsletter
RE: EZCB Loan Program
RE: Plan of Option D-1
RE: Meeting
RE: Meeting
RE: EZCB Report to the Boroughs
RE: Meeting Notice
RE: Enterprise Zone Incentives

IV. ACCOUNT BALANCES AND FINANCIAL REPORTS

Mr. Starrett reviewed the account balances and financial reports, which were distributed with the agenda packet. He noted the \$5,000 donation received from Citizens Bank that has been invested in a Certificate of Deposit at Citizens Bank.

V. OLD BUSINESS

- **President's Report:** Mr. Pfoff noted he met with Mr. Starrett and the representatives of Gulf Materials, LLC. Mr. Pfoff noted participation in the Design Advisory Team for the proposed Mon/Fayette Expressway.
- **Enterprise Zone Coordinator's Report:** Mr. Starrett said the Revolving Loan Fund and Job Creation Report for the period 1/1/2005 – 6/30/2005 was completed for the Pennsylvania Department of Community and Economic Development. He said a report on the status of EZCB activities was provided to the Borough Councils. He said he attended the ribbon-cutting ceremony of the Rankin Christian Center. Many local, State, Federal officials were there.

Mr. Starrett said the Annual EZCB Dinner will be held on Thursday, November 17th at Grand View. Allegheny County Executive Dan Onorato has confirmed that he will be the speaker, and Dennis Davin, Director of the Allegheny County Department of Economic Development, will also attend.

Mr. Starrett discussed the Tri Boro Development Forum and the Image & Beautification meetings he attended on July 27th.

He also noted the July 13th meeting of the Design Advisory Team. He along with others on the EZCB Board attended this meeting. He said this will be discussed later in the meeting. More information will be discussed under “Announcements”.

- **Update on Status of Business Loan Program, Loan Portfolio Monitoring Report:** The report was reviewed. Mr. Starrett reported all loan recipients are current on loan payments.
- **Business Development/Technical Assistance Report:** Mr. Starrett reported on Gulf Materials, LLC. He said he and Mr. Pfoff met with representatives from the firm that is leasing the former Rochez/Specialty Steel and U.S. Steel property. They procure and process materials for transportation by barge, rail and truck. Their chief customer is Key-Con Fuels who operate the Conemaugh Electric Generating Station. This is an \$800,000 project to remove structures, install conveyors, hopper and required equipment. \$100,000 is being requested from the EZCB by Gulf. A Loan Committee meeting is to be scheduled.

Mr. Starrett said he talked with and sent information to Daniel Bunner, CFO of the S.H. Bell Company regarding EZ business development incentives.

Mr. Starrett said he attended a seminar on New Market Tax Credits at Buchanan Ingersoll. He discussed the benefits of this federal government incentive to assist in development.

Regarding Allegheny County’s redevelopment plans; Mr. Starrett discussed the Carrie Furnace & redevelopment area planning. He noted that the Allegheny County Redevelopment Authority has acquired the Carrie Furnace site. There was discussion regarding the MacLachlan Cornelius & Filoni plan and other site issues.

- **Loan Committee Report:** No report, but a meeting is to be scheduled.

VI. NEW BUSINESS

- **Approval for Payment:** Motion by Mr. Reichert, second by Mr. Thomas to approve vouchers 262 and 263 from the Revolving Loan Fund Checking Account; vouchers 35 and 36 from the Image and Beautification Account; and vouchers 405, 406, 407, 408, 409, and 410 from the Membership Account; unanimously approved.

VII. ANNOUNCEMENT/DISCUSSION

- **Allegheny County's Redevelopment Plans:** Mr. Starrett said we continue to engage in discussions with Allegheny County representatives regarding development issues including land recently acquired by the Redevelopment Authority of Allegheny County (RAAC). He noted that Allegheny County is involved in the Design Advisory Team for the Mon/Fayette Expressway.
- **Tri Boro Development Forum Update:** Mr. Grom said the Forum will meet on September 21st. Also, it was noted that the trash receptacles for the four local communities have been or are being installed.
- **Review Mon/Fayette Expressway Design Advisory Team Plans:** Mr. Starrett provided a map for the proposed Expressway for the Board. He noted the EZCB Members and other local public and citizen representatives that have participated in lengthy meetings with the Turnpike Commission and their consultants. The revised plan endorsed by the Design Advisory Team (DAT) "splits" the Braddock interchange with exits/entrances at 5th and 8th Streets. Mr. Starrett said it reduces the property to be taken and improves redevelopment possibilities.

Mr. Grom said the DAT team planning is a fluid process and it's his understanding that additional changes will occur during detailed engineering. He said the challenge is to get Allegheny County and the Turnpike to work together to enhance development possibilities.

Mr. Thomas said there are some errors on map location. He suggested names on churches be updated and corrected.

During discussion, Mayor Abdullah said the Design Advisory Team has endorsed these concepts but a public review process and discussions with local governments will take place. Further, the engineers and planners will need to determine what is physically possible.

There was discussion regarding the competitiveness of the area and the role taxes play in encouraging and attracting businesses.

VIII. NEXT MEETING

- The next EZCB Board Meeting will be held on Tuesday, October 11, 2005 at 7:30 a.m. in the A-Level Conference Room at UPMC Braddock.

IX. ADJOURNMENT

Motion by Mr. Aldrich, second by Mr. Reichert to adjourn the meeting at 8:52 a.m., unanimously approved.