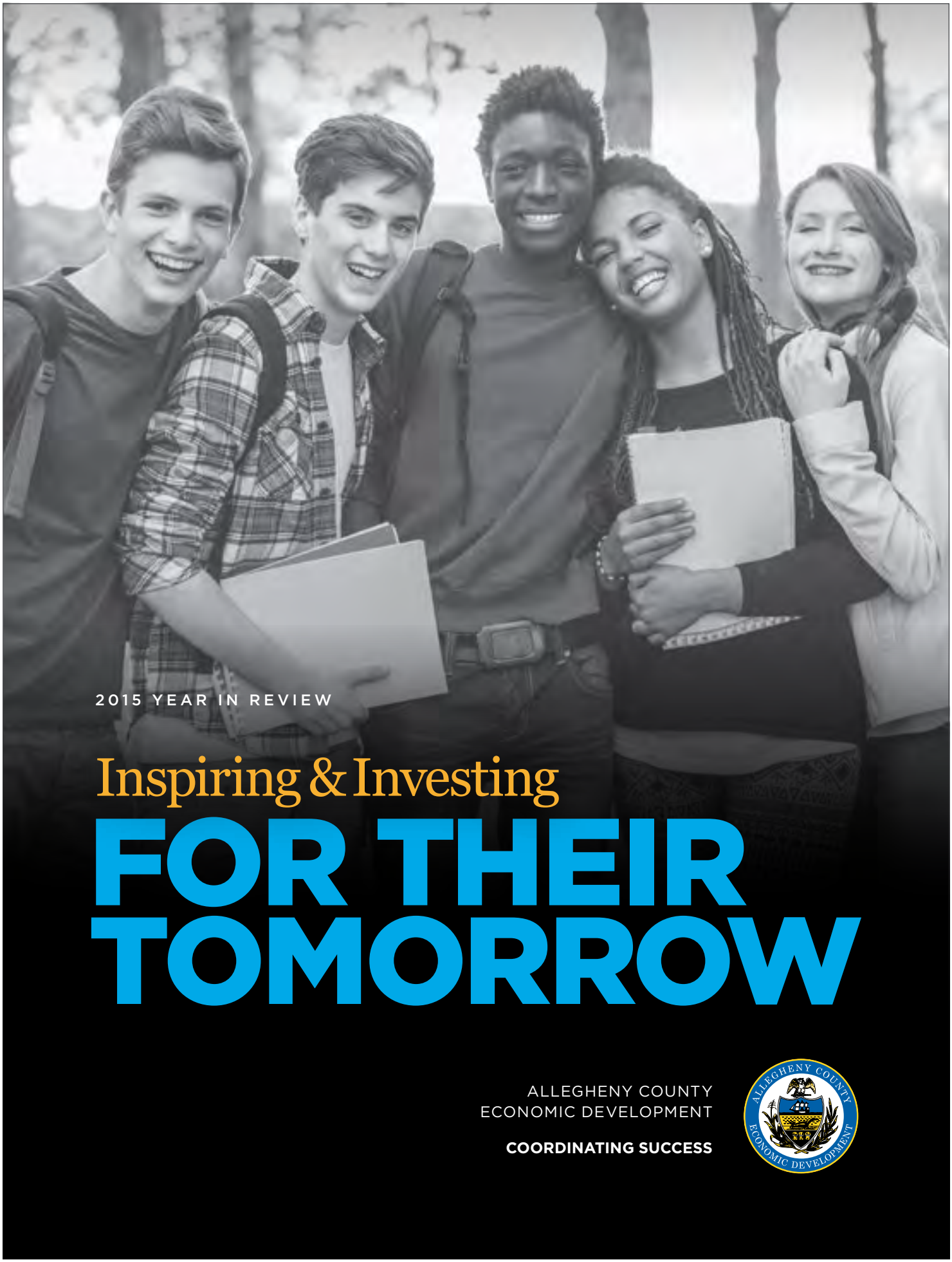
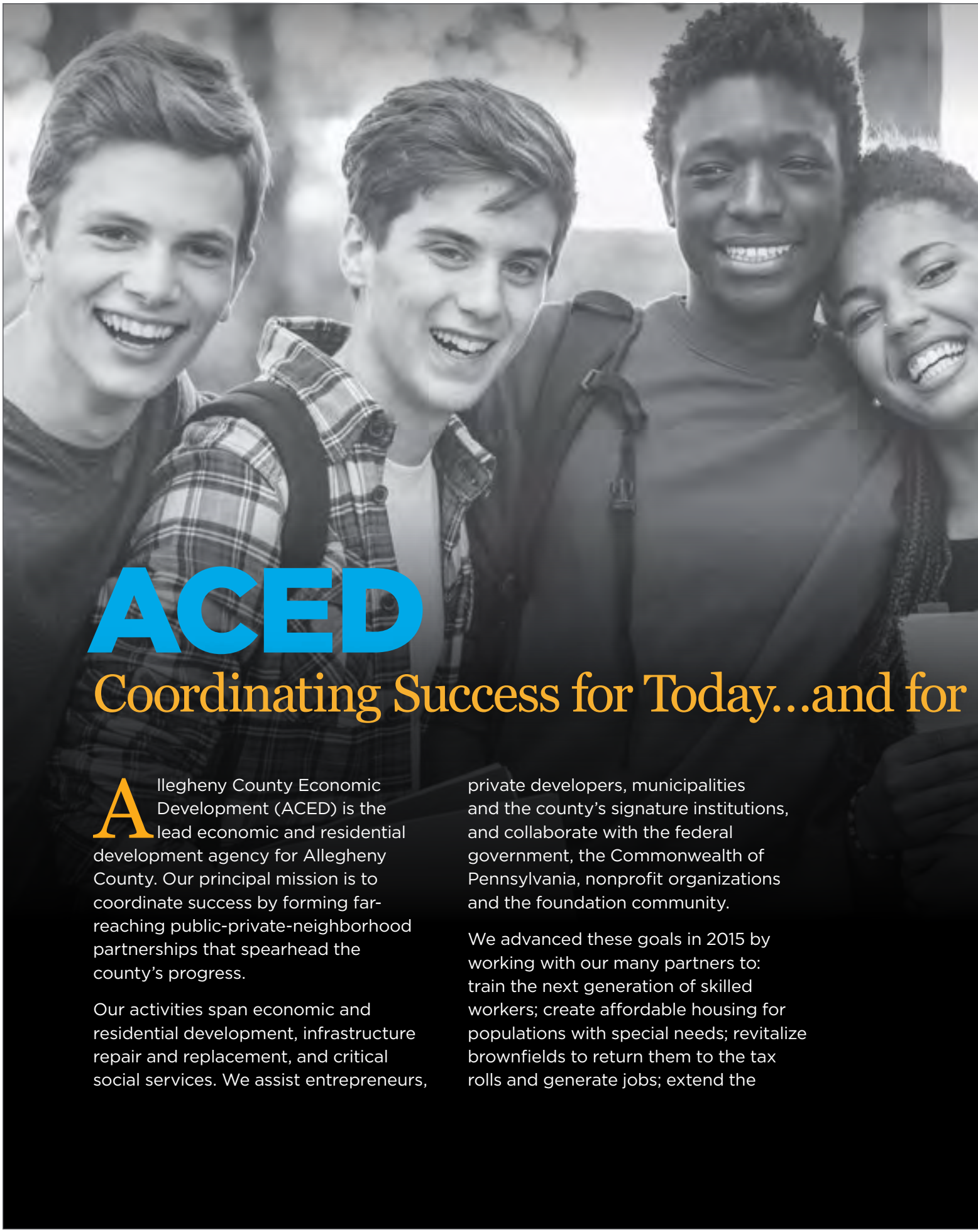


2015 YEAR IN REVIEW

Inspiring & Investing FOR THEIR TOMORROW

ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

COORDINATING SUCCESS



ACED

Coordinating Success for Today...and for

Allegheny County Economic Development (ACED) is the lead economic and residential development agency for Allegheny County. Our principal mission is to coordinate success by forming far-reaching public-private-neighborhood partnerships that spearhead the county's progress.

Our activities span economic and residential development, infrastructure repair and replacement, and critical social services. We assist entrepreneurs, private developers, municipalities and the county's signature institutions, and collaborate with the federal government, the Commonwealth of Pennsylvania, nonprofit organizations and the foundation community.

We advanced these goals in 2015 by working with our many partners to: train the next generation of skilled workers; create affordable housing for populations with special needs; revitalize brownfields to return them to the tax rolls and generate jobs; extend the

Many Years to Come

growth of the airport corridor; explore new transportation options that present economic development opportunities; enable important educational institutions to finance expansion; invigorate our business districts; and solidify and modernize our infrastructure and recreational amenities.

Through such multifaceted development, ACED helps ensure that Allegheny County and our residents will enjoy success today...and for many years to come.

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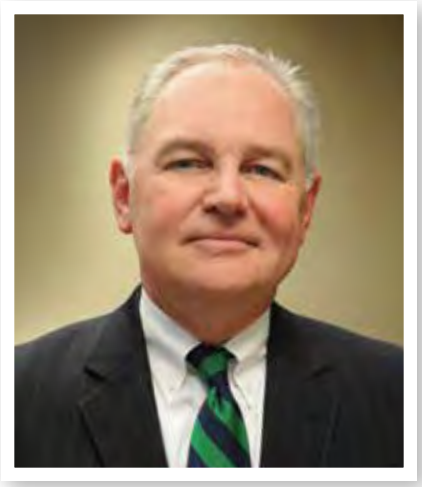
Prosperous. Secure. Inclusive. When we think of the future, those are some of the most important qualities we hope it will offer. At ACED, that's the sort of future we strive to create for Allegheny County and our residents. **INVESTING** in that **FUTURE** was a **MAJOR EMPHASIS** of our efforts in 2015.



During the year, we prepared for a prosperous future by coordinating partnerships that are developing game-changing initiatives rich with new job opportunities. That's the case in the bustling Pittsburgh International Airport corridor, where we collaborated with Findlay Township and West Allegheny School District to help finance Phase II of the Clinton Commerce Park.

At full build out, Phase II will feature up to 1.3 million square feet of manufacturing and warehouse/distribution space to complement more than 700,000 square feet of space constructed in the first phase. The park already has attracted such employers as Knepper Press, American Tire Distributors, FedEx SmartPost and the Pittsburgh Post-Gazette.

We saw similar progress at the former Carrie Furnace site, where ACED and our partners completed a vital flyover bridge to provide convenient access to the site. With 50 shovel-ready acres set to go, we expect to issue a Request for Proposals (RFP) for development in 2016, the next step toward hosting as many as 1,000 new jobs at the site.

Overall, we project that the more than $67.2 million we invested in initiatives throughout the county will generate more than 39,000 jobs, which would bring our residents a prosperous future, indeed.

To ensure that future is secure, we worked with the county's municipalities and councils of governments to upgrade our infrastructure. We provided nearly $2 million in financing assistance to help our communities demolish their vacant, hazardous structures and modernize their water and sewer facilities. We also advanced our model stormwater ordinance, which emphasizes cleaner water and reduced flooding, while our Hazard Mitigation Plan Update for the county earned the preliminary approval of the Federal Emergency Management Agency (FEMA).

We want the successes of the future to include all county residents, so we partnered during the year with community-based organizations meeting a diversity of needs. We provided financing assistance to Angels' Place, a unique resource for single parents and their children; Sarah Heinz House, which offers county youth a safe haven for after-school and summer activities; and the Watson Institute, which aids children battling autism spectrum disorders and neurological impairments.

Finally, we supported such education providers as the Environmental Charter School at Frick Park, knowing that it's such institutions that will inspire our next generation of leaders.

When mapping out the future as we do, inspiration is a resource not to be underestimated. We draw our inspiration from the men and women of ACED who labor long and hard to build a dynamic future for Allegheny County. Many of our staff have dedicated their entire careers to that mission. We see the results today, and we'll be enjoying the results for many tomorrows to come.

Yours very truly,

Robert D. Hurley
Director
Allegheny County Economic Development

It is my great pleasure to provide this 2015 Year in Review of Allegheny County Economic Development (ACED) for the citizens of Allegheny County. Under the leadership of Director Bob Hurley, the department has had another successful year of activity which resulted in **EXPANSION** of our businesses, **STRENGTHENING** of our neighborhoods and business districts, and the **CREATION** of more jobs and affordable housing options.

For the past few years, it seems that Pittsburgh and Allegheny County have made it on to a new "Top 10" list every week. Accolades and recognition are great things for our community, but we must stay focused on managing the growth in our community and planning for our future.

Allegheny County's population is growing — a first after almost 30 years. Perhaps just as importantly, that population growth is in young people. Young men and women who grew up in Allegheny County are able to stay and pursue their careers here, and newcomers are relocating here for career opportunities, affordable and livable neighborhoods and the quality of life. To maintain that trend, we must work to address the needs and desires of our younger generations while also continuing to meet the diverse needs of longtime residents.

One of the challenges that we will be facing soon is a workforce gap due to the impending retirement of the Baby Boomer generation. That gap, particularly in technical fields, is one that we have worked to address by partnering with the Three Rivers Workforce Investment Board and the City of Pittsburgh. Through ACED, financial support was provided for the Learn and Earn Summer Youth Employment Initiative, which places youth with local businesses for internships and hands-on experience. In 2015, employers such as Allegheny Health Network, Highmark, PNC, Peoples Gas, UPMC and the United Steelworkers of America introduced more than 1,900 youth to careers in technical fields as well as more traditional disciplines.

We also are helping to support The Carpenters' Joint Apprenticeship and Training Fund of Greater PA, which has similar goals. The fund, in partnership with Community College of Allegheny County, trains aspiring carpenters. With funding assistance from ACED, classes have been introduced in Building Information Modeling and Virtual Welding. You'll read more about these outstanding programs in this Year in Review.

While some of our work has focused on attracting and keeping younger generations, we continue to serve all population segments to ensure a prosperous, secure future is there for all of our residents. In 2015, ACED facilitated the development of housing for senior citizens in Plum and affordable housing in Duquesne. It reached out to some of our neediest citizens by supporting human services agencies such as Angels' Place, the Sarah Heinz House and the Watson Institute. We also embraced new ideas to meet community needs by providing financial support for the Wright Apartments in Heidelberg, which will provide housing as well as services for adults on the autism spectrum.

ACED has continued to coordinate the revitalization of the former Carrie Furnace site and celebrated the opening of the flyover ramp this past December. The site is perhaps the county's most promising brownfield redevelopment, but we continue to participate in projects throughout the county. It's just as important that we help municipalities and community-based organizations improve their business districts. Elizabeth, Homestead, Tarentum and Verona are just a few examples of where work was done this past year.

Our goal is to have an Allegheny County that encompasses, serves and welcomes all residents. No longer are we reacting to decline and problems in our community. Today we are managing growth and preparing for the future — and working towards an Allegheny County that is dynamic, inclusive, healthy and secure — for everyone. With the continued efforts of the leadership and staff of ACED, we are in good hands.

Sincerely,

Rich Fitzgerald

Rich Fitzgerald
Allegheny County Executive

@ACE_Fitzgerald

FOCUSING FIRMLY ON THE FUTURE

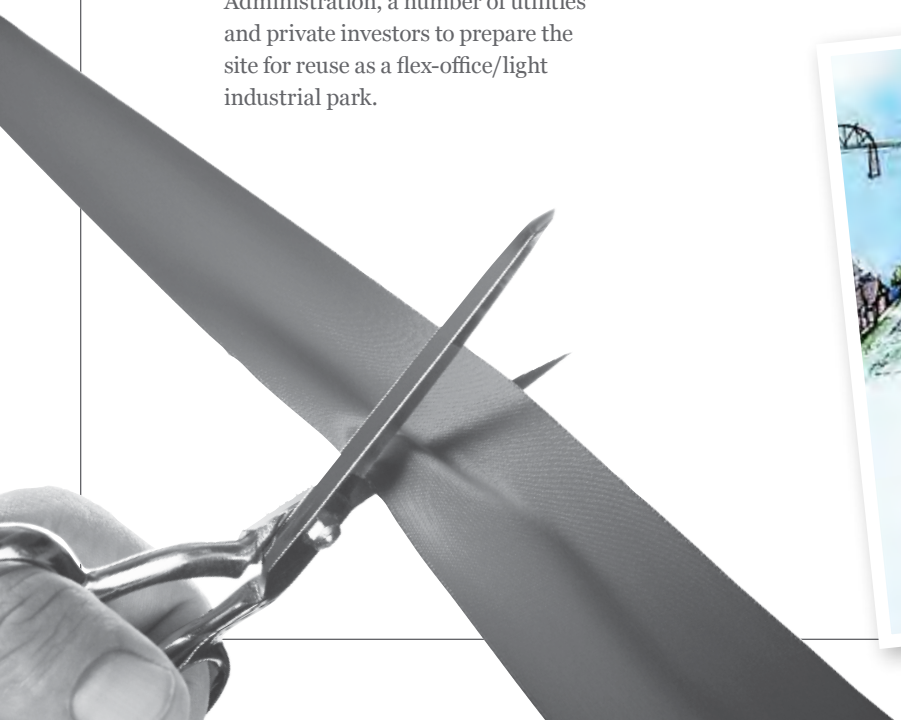
The focus of ACED's **Development Division** is firmly on the future. The Division typically coordinates large-scale, long-range developments that require a series of activities — securing funding, assembling properties, preparing infrastructure — which may take years to complete. When the Division and its partners meet these challenges, the ensuing developments bring an influx of new jobs, tax revenues and community-serving amenities that fulfill the original vision.

In 2015, the Development Division's investment in the future of Allegheny County was significant, as it provided over $48.5 million in financing assistance that leveraged more than $250 million in total investment over 63 projects, a sure portent of a prosperous future.

Typical of the Division's future focus is its leadership in the redevelopment of the former CARRIE FURNACE steel-making site, a 168-acre brownfield that spans the boroughs of Munhall, Rankin, Swissvale and Whitaker. The Redevelopment Authority of Allegheny County (RAAC) acquired the abandoned property in 2005; since then, the Division has partnered with local and federal government, the Commonwealth of Pennsylvania, PennDot, the Federal Highway Administration, a number of utilities and private investors to prepare the site for reuse as a flex-office/light industrial park.

During the year, the Carrie Furnace redevelopment advanced substantially on a number of related fronts. RAAC completed its construction of a flyover bridge, which will enable traffic to easily enter the site without crossing the three sets of active railroad tracks that border its northern edges. Funded by a $10 million federal TIGER grant, the project also included construction of the principal on-site roadway. RAAC and its partners celebrated the event with a December 21 ribbon cutting.

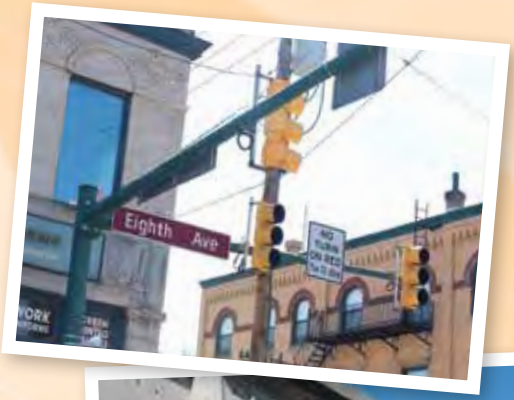
RAAC also completed development of 50 shovel-ready acres and plans to add 10 more acres in 2016, at which point RAAC expects to begin marketing the site. That will contribute to an exciting future, indeed, as the complex is projected to generate as many as 1,000 jobs over its first 10 years.



Two views of the Carrie Furnace flyover bridge

Revitalizing 'The Avenues' in Homestead

RAAC has been a force in the renewal of the Homestead business district known as "The Avenues" because it encompasses 6th, 7th and 8th Avenues. Set in the Steel Valley Redevelopment Project, The Avenues over a number of years fell into disrepair, with many vacant, blighted buildings. RAAC acquired and stabilized many of those parcels and sold them for redevelopment. Over time, a mill shop and construction headquarters for a local company, a municipal parking lot complementing nearby businesses, and new residential and commercial facilities have emerged on these properties.



The transformation continued in 2015 as RAAC conveyed a property that will provide outdoor access and amenities for a brewpub under development in the former Levine Hardware Store. In addition, the Division provided the Steel Valley Council of Governments with $30,000 in financing to assist with site preparation.

The Avenues photos by Scott Witalis/Pipitone Group

IN BRENTWOOD, THE PLAY'S THE THING

Helping communities modernize and improve their recreational facilities is an important ACED priority. One example of this emphasis occurred in Brentwood, where a $75,000 Community Infrastructure & Tourism (CITF) grant — along with funding from the borough and a KaBOOM! grant — enabled the borough to replace outdated and unsafe equipment at Brentwood Park Playground. The reimagined park, which opened October 17, features spring rides and a "unity dome" rock climbing wall as well as separate play areas for younger and older children. Importantly, Brentwood Park Playground now meets the standards of the Americans with Disabilities Act (ADA).

The **COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)** and the **GAMING ECONOMIC DEVELOPMENT FUND (GEDF)** are two of the Commonwealth's most important new tools to foster growth. Administered by RAAC with staffing by the Development Division, CITF and GEDF are supported by proceeds from the Pennsylvania Race Horse Development and Gaming Act.

Through the funds, municipalities, authorities, councils of governments, nonprofit organizations and businesses may receive financing for a wide variety of improvement initiatives. In 2015, the scope of projects supported was impressive, ranging from development of a community center in North Fayette to restoration of the Allegheny Commons Fountain, from traffic light replacement in Whitaker to renovation of the Knoxville branch of Carnegie Library.

During the year, CITF and GEDF provided more than $9 million in financing assistance that leveraged over $100 million in additional investment.

DEVELOPMENT DIVISION 2015 FINANCING

PROJECT	DIVISION FINANCING	TOTAL INVESTMENT
Carrie Furnace Redevelopment	$3,721,376	$50,000,000
Industrial Center of McKeesport	1,172,000	15,000,000
Edgewater Redevelopment	945,000	66,000,000
City Center of Duquesne	1,294,000	8,375,000
Pre-Development Fund	867,155	867,155
Stemnion Inc.	500,000	1,375,000
Municipality of Bethel Park	465,000	500,000
InVision Human Services	400,000	626,031
Pittsburgh Symphony Orchestra	360,000	595,593
Three Rivers Workforce Investment Board	250,000	1,780,956
Allegheny Land Trust	250,000	825,000
Borough of Wilkinsburg	250,000	534,500
RAAC – Wilkinsburg Train Station	240,000	475,000
North Side Partnership Project	225,000	1,082,759
AHI Development, Inc.	225,000	805,000
Aleppo Township Authority	225,000	281,800
Heinz History Center	210,000	444,634
The Woodlands Foundation	200,000	2,999,000
Historical Society of Mt. Lebanon	200,000	849,710
Borough of West Mifflin – Curry Hollow Road Stabilization	200,000	711,000
The Mattress Factory	200,000	575,000
Hill House Association	200,000	255,000
Pittsburgh Musical Theater	200,000	255,000
Municipality of Monroeville	200,000	206,328
Charles Morris Nursing Home & Rehab	170,000	500,000
Familylinks, Inc.	170,000	315,000
North Fayette Township	162,570	6,220,960
Innovu LLC	155,000	1,400,000
Oakland Planning and Development Corp.	150,000	15,463,804
Carnegie Institute	150,000	2,275,000
Pittsburgh Botanic Garden	150,000	1,180,090
Elizabeth Township Sportsmen's Association	150,000	290,000
SUBTOTAL COLUMN 1	**$14,257,101**	**$183,064,320**

PROJECT	DIVISION FINANCING	TOTAL INVESTMENT
Borough of White Oak	$150,000	$288,000
Pittsburgh Action Against Rape	150,000	231,874
Western Pennsylvania Conservancy	150,000	223,500
Borough of Whitaker	150,000	150,000
Residential Resources, Inc.	140,000	910,000
Twin Rivers COG – Versailles Park Phase II	120,000	148,260
Pittsburgh Film Office	110,000	250,000
Pittsburgh History & Landmarks Foundation	100,000	50,000,000
Carnegie Library of Pittsburgh – Knoxville Branch	100,000	3,002,500
Allegheny River Towns Enterprise Zone	100,000	2,777,776
Pittsburgh Parks Conservancy	100,000	2,500,000
Urban Redevelopment Authority – 62nd Street Industrial Park	100,000	550,000
Children's Museum of Pittsburgh	100,000	471,763
Turtle Creek Valley COG – Ice Plant Hill Road Repair	100,000	320,000
Borough of West Mifflin – Community Park	100,000	174,500
Twin Rivers COG – City Gateway Project	100,000	116,525
South Hills Area COG	80,000	99,858
Borough of Baldwin	75,000	677,400
Twin Rivers COG – Maple Avenue Retaining Wall	75,000	253,350
Borough of Brentwood	75,000	166,750
Twin Rivers COG – Coursin Road Reconstruction	75,000	165,950
Allegheny Valley North COG	75,000	150,000
Turtle Creek Valley COG – Holland	75,000	120,000
Findlay Township	75,000	115,628
Three Boroughs Group	75,000	100,871
Borough of East Pittsburgh	70,000	300,000
Pittsburgh Ballet Theatre	50,000	2,633,409
Turtle Creek Valley COG – Brinton Playground	50,000	132,500
Boy Scouts of America, Laurel Highlands Council	50,000	83,577
Steel Valley COG	30,000	53,360
Allegheny County Housing Authority	25,000	25,000
SUBTOTAL COLUMN 2	**$2,825,000**	**$67,192,351**
TOTAL	**$17,082,101**	**$250,256,671**

Carnegie Library of Pittsburgh

children's museum PITTSBURGH

A CATALYST FOR GROWTH

ACED's **Business Development Division** plays a vital role in the overall growth of the county by helping to forge strategic partnerships that leverage services, skills and financing to foster business expansion and employment opportunities. In addition, the Division's assistance helps communities grow and sustain vibrant commercial districts that are important economic drivers. This support for our communities is instrumental in generating additional federal, state and private investment, which will provide economic growth — now and for future generations.

In 2015, the Business Development Division provided more than $3.6 million in financing assistance that leveraged more than $70.5 million in additional investment, illustrating the Division's role as a catalyst for growth.

One of the Division's most significant accomplishments of 2015 was the gratifying progress on the revitalization of the former Pittsburgh and Lake Erie Railroad yard — now a brownfield — spanning Stowe Township and the Borough of McKees Rocks. The initiative took a major step forward when CSX announced that it will invest $60 million to redevelop the property, to be known as PITTSBURGH INTERMODAL RAIL TERMINAL. The Division provided a $250,000 grant to underwrite street widening at the site.

The project is expected to create 150 construction jobs and up to 40 permanent positions. Ground was broken on December 4, with completion anticipated by mid-2017. In addition to ACED, CSX, Stowe and McKees Rocks, the development team includes McKees Rocks Community Development Corporation.

CREATING SAFER SIDEWALKS IN ELIZABETH BOROUGH

In Elizabeth, the year 2015 brought the third phase of a streetscape project in the borough's central business district. The Division awarded the borough $500,000 in financing to support the initiative, which in this phase emphasized safer sidewalks.

Improvements included asphalt restoration and utility relocations as well as installation of new concrete sidewalks, curbs, trees, trash receptacles, parking meters, underground electrical conduit, electrical control boxes and replacement metal access doors. To make visits to the district more pleasant, the borough also added decorative streetlights, pedestrian crosswalks, a handicapped ramp, way-finding signs, bump-outs, benches and new signage.

ATTRACTING BUSINESSES TO TARENTUM

Tarentum launched the third phase of its streetscape improvements initiative, which is designed to attract new businesses to the borough. One of the key objectives was beautification along PA Route 366, an important gateway to the borough. There, with the assistance of $650,000 in Division financing, Tarentum landscaped the median, replaced worn fencing and installed new decorative fencing and gates. Nearby streets also were given a makeover with upgrades that included construction of sidewalks and curb ramps; paving; line painting; and installation of curbs, inlets, trash receptacles and pedestrian benches.

EXTENDING VERONA'S REVITALIZATION

Verona has undertaken a major, multiphase revitalization of its central business district, an initiative that has attracted a number of new businesses to the borough's many storefronts. During the year, Verona implemented the third phase of the project, which featured installation of pedestrian benches and trash receptacles at the newly constructed community pavilion adjacent to the borough building. The initiative also included the addition of new street lighting, trees and crosswalk decorative street stamping as well as installation of electrical and cable conduit, new sidewalks and curbs.

For the $1,050,000 Phase 3 project, the Division provided $650,000 in financing assistance which leveraged an additional $400,000 in state funding.

STREETSCAPING

BUSINESS DEVELOPMENT DIVISION 2015 FINANCING

PROJECT/PROGRAM	DIVISION FINANCING	TOTAL PROJECT COST
Tarentum Streetscape	$650,000	$670,000
Verona Streetscape	650,000	1,050,000
Elizabeth Streetscape	500,000	500,000
Bellevue Streetscape	300,000	326,000
Business Development Working Fund	300,000	300,000
MWELA Sheltered Bond Program	252,000	252,000
CSX Intermodal	250,000	60,000,000
Allegheny Together	235,000	6,707,904
Life's Work Training	155,000	208,000
Stowe Streetscape	150,000	170,000
Allegheny Grows	125,000	307,337
Diversity Business Resource Center	50,000	50,000
TOTALS	**$3,617,000**	**$70,541,241**

CREATING A DYNAMIC FUTURE

ACED's **Special Projects & Finance Division** helps ensure that Allegheny County residents will enjoy a future that's dynamic and rich with opportunities for jobs, recreation and personal growth. To achieve this goal, the Division coordinates some of the county's most comprehensive developments, initiatives as diverse as the ongoing expansion of the Pittsburgh International Airport corridor and the growth of transit-oriented development, one of the region's newest and most promising development concepts. For such complex initiatives, the Division creates partnerships to achieve success.

Those partnerships were especially effective in 2015, as the Special Projects & Finance Division provided just under $47 million in financing assistance for 25 projects that are expected to generate over $1.8 billion in total investment. Significantly, these initiatives are projected to create several thousand permanent jobs — a solid foundation for a dynamic future.

The year brought a milestone for GORDON FOOD SERVICES (GFS), which in June celebrated the grand opening of its new 420,000-square-foot distribution center in Findlay Industrial Park. Allegheny County, Findlay Township and West Allegheny School District provided important support for the center through a portion of the proceeds of a $5.8 million Tax Increment Financing (TIF) district. This assistance underwrote water, sewer and electrical upgrades; erosion and sediment control measures; and extension of a public roadway.

The 118-year-old company, which supplies food service operators in major portions of the U.S. and Canada, invested $80 million in the facility. The center currently employs 200 people, a number expected to increase by 50 percent within three to five years.

Extending the Development of Clinton Commerce Park

Special Projects & Finance has been a key player in the revitalization of the airport corridor, including the development of CLINTON COMMERCE PARK in Findlay Township. Phase I of the project, which features more than 700,000 square feet of space, opened in 2007 and now is fully leased and home to Knepper Press, American Tire Distributors, FedEx SmartPost and the new printing facility of the Pittsburgh Post-Gazette.

Allegheny County, Findlay Township and West Allegheny School District kicked off Phase II by approving a $5.8 million TIF to fund construction of a new roadway and improvements to the existing roadway, utility extensions to the site, stormwater management facilities and mitigation of damage to on-site wetlands and streams. Ultimately, Phase II will support up to 1.3 million square feet of manufacturing and warehouse/distribution space.

Phase II got off to a rousing start when Cincinnati-based developer Al Neyer committed to construction of 467,000 square feet of space over nearly 34 acres to be used for warehousing.

SECURING A HEALTHY FUTURE FOR PETS…AND THEIR HUMANS

Pets and their human companions now have the opportunity for a more healthy and secure future. A 2014 RAAC grant made it possible for Animal Friends, in 2015, to construct a $5.4 million Animal Wellness Center on 62 acres of forested property adjacent to its Ohio Township facility. The new building houses a fully equipped, low-cost spay/neuter/surgery clinic as well as a pet wellness clinic targeting limited-income pet owners. The clinic provides affordable medications and offers assessment and treatment of basic pet care issues. RAAC sponsored a state grant application of $1.5 million to assist the project.

STRENGTHENING THE SEWICKLEY VALLEY YMCA

When the Sewickley Valley YMCA envisioned sweeping improvements to its facility, it turned to ACED for support. RAAC responded by sponsoring a state grant application of $250,000 that enabled the YMCA to complete its upgrades. The project included renovation of childcare facilities, which serve children from 6 weeks of age through fifth grade, as well as improved access for parents, small children and those with disabilities. In addition, the YMCA upgraded its fire safety, plumbing and ventilation systems.

SPECIAL PROJECTS & FINANCE DIVISION 2015 FINANCING

PROJECT/PROGRAM	FUNDING TYPE	AMOUNT	TOTAL PROJECT COST
Community College of Allegheny County	Redevelopment Assistance Capital Program	$30,000	$117,000,000
Dicks Sporting Goods HQ Expansion	DCED Infrastructure & Facilities Improvement Program	600,000	150,000,000
Pittsburgh Supercomputing Center	Redevelopment Assistance Capital Program	149,408	1,106,000
Borough of Homestead	Redevelopment Assistance Capital Program	487,500	2,313,679
Pittsburgh Botanic Garden	Redevelopment Assistance Capital Program	367,397	10,240,000
Shannon Transit Village	TIF	4,000,000	
Westport TIF (GFS)	TIF	5,800,000	339,024,717
Potato Garden Run Amendment	TIF	2,962,500	20,790,000
Clinton Commerce Park	TIF	5,000,000	42,900,000
Bakery Square Living 1.0	LERTA		35,746,700
Walgreens Specialty Pharmacy	LERTA		14,000,000
Sewickley Valley YMCA	Redevelopment Assistance Capital Program	243,750	1,075,000
Chatham University	Redevelopment Assistance Capital Program	317,969	14,500,000
Robert Morris Nursing Facility	Redevelopment Assistance Capital Program	3,775,874	10,200,000
East Suburban YMCA	Redevelopment Assistance Capital Program	1,066,915	8,250,000
Newbury	IFIP	500,000	160,000,000
Three Crossings-Oxford Development	LERTA (amendment)		130,000,000
U. S. Steel	Redevelopment Assistance Capital Program	5,000,000	103,500,000
Pittsburgh Mills	IFIP	500,000	351,000,000
Innovation Ridge	Economic Development Fund	3,510,000	200,000,000
Innovation Ridge	Redevelopment Assistance Capital Program	212,569	
Flats on Fifth	LERTA		10,000,000
East Liberty TRID (Phase II)	TRID	12,446,000	27,350,000
Hilton Homewood Suites	LERTA		33,630,000
Emerald on Centre	LERTA		33,101,438
TOTALS		**$46,969,882**	**$1,815,727,534**

ESTABLISHING A SOLID FOUNDATION FOR GROWTH

A prosperous future for any community begins with secure, modern infrastructure. Helping Allegheny County's municipalities develop, maintain and upgrade that infrastructure is the goal of ACED's **Municipal Development Division**, which brings considerable experience and expertise to the task.

The Municipal Development Division coordinates success by teaming with municipalities, councils of governments (COGs) and other government agencies on a wide range of infrastructure initiatives, including sewer and water facilities improvements, recreational facility upgrades and the razing of hazardous structures.

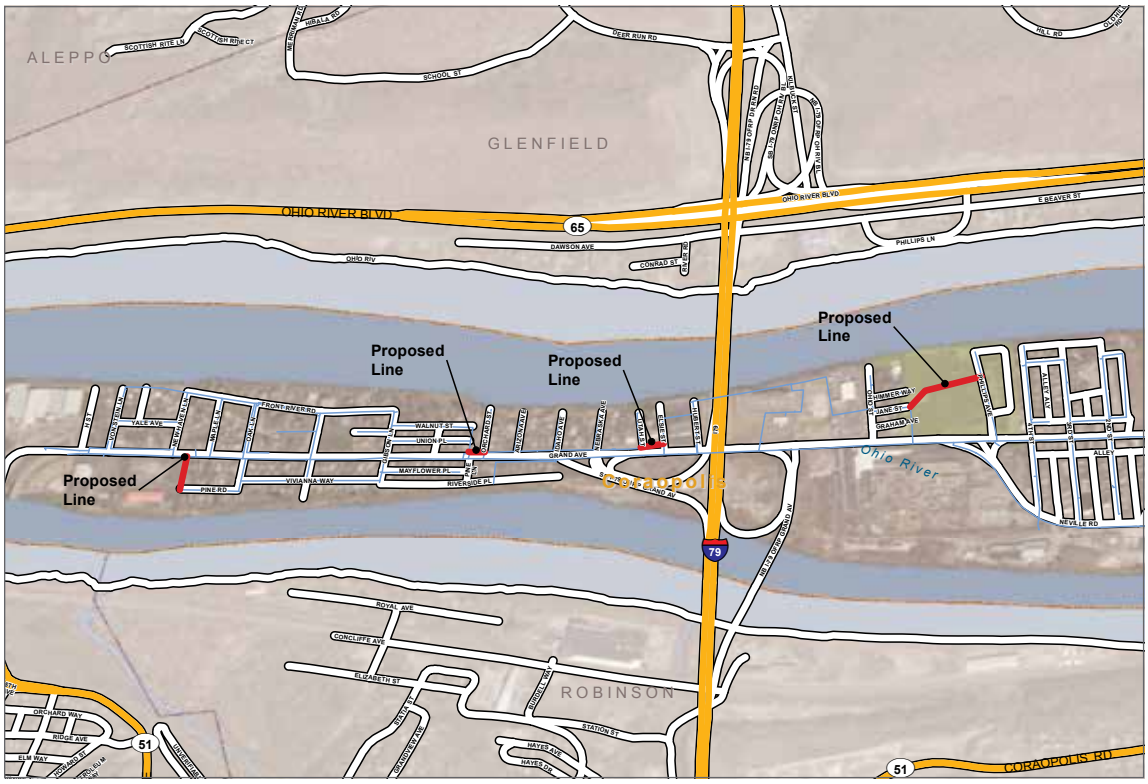
In 2015, Municipal Development was a key player on all these fronts, providing nearly $3.2 million in financing assistance for infrastructure improvements that will help Allegheny County and its municipalities establish a solid foundation for growth.

As communities look to the future, one of their most pressing issues is vacant buildings that are producing no jobs or tax revenues and, in many cases, have become blighted and hazardous. During the year, the Division provided $918,173 for the demolition of such structures in 40 municipalities across the county.

A particularly urgent situation occurred in Glassport, when a building in the business district collapsed onto the sidewalk and street, posing a significant danger to curious children, neighboring buildings and vehicular and pedestrian traffic. The Division quickly collaborated with Glassport elected officials and the Twin Rivers Council of Governments on a remediation plan, which included pursuing and executing a court order for emergency demolition and allocating $45,000 for the razing. The result: elimination of an immediate danger and the addition of valuable open space ready for future development.

Ensuring Safe Drinking Water in Neville

Because of insufficient water flow, Neville Township faced the threat of stagnant drinking water loaded with trihalomethanes (THM), which, at high levels, can cause serious health consequences. The township worked with Char-West Council of Governments and ACED's Municipal Sewer and Water Program on remediation, which included installation of 1,157 linear feet of water line and connection valves at four locations. The project not only improved water flow, which will reduce the potential for THM formation, but also provided the township with better control of water distribution and a more reliable fire protection resource.



MUNICIPAL DEVELOPMENT DIVISION 2015 FINANCING

PROGRAM	DIVISION FINANCING
Sewer & Water Facilities	$1,061,505
Safe Neighborhoods Demolition	918,173
General Public Improvements	792,040
COG Service Activities	398,627
Municipal Recreation	16,400
TOTALS	**$3,186,745**

TRAINING THE NEXT GENERATION OF SKILLED WORKERS & LEADERS

For Allegheny County, growth means many things. It involves acquiring and assembling land for development, assisting businesses with location and expansion plans, and providing a modern, solid infrastructure. Yet growth also requires the development and engagement of human resources — the **next generation of talent** that can help sustain the county's prosperity.

In 2015, ACED prioritized professional training for the county's young men and women for two compelling, related reasons. First, our region faces a potential workforce gap, particularly in those disciplines that require technical skills. A study by the Allegheny Conference on Community Development projects that, as Baby Boomers retire, the region may not have a sufficient number of skilled workers to replace them. In the worst case, that gap could be 144,000 workers, a shortfall that could have dire consequences for our economy.

At the same time, fewer American youth — the young men and women who could fill any workforce gap — are employed. According to the Casey Foundation Youth and Work Policy Report, 25 percent of American 16- to-19-year-olds are employed, down from 48 percent in 2000 and the lowest level since World War II.

In Allegheny County, that problem is compounded by the incidence of poverty among our youth. The Greater Pittsburgh Community Food Bank indicates that nearly 42,000 youth under 18 live in poverty in our county. These young men and women face significant challenges if they are to fulfill their professional potential while playing a vital role in the county's development.

Thus, ACED is supporting a number of programs that are pursuing these dual goals — providing career opportunities to disadvantaged youth and helping to nurture skilled workers and leadership talent. Here's a look at two of those programs.

LEARN AND EARN: FACILITATING CAREERS IN TRADITIONAL AND CUTTING-EDGE DISCIPLINES

A partnership of Three Rivers Workforce Investment Board (3RWIB), Allegheny County, the City of Pittsburgh and Foundations, the Learn and Earn Summer Youth Employment Initiative 2015 established an ambitious goal: train low-income youth between the ages of 14-21, through internships with local employers, so that they might develop both job skills and financial stability. ACED's total funding of the initiative was $550,000. Of that total, $300,00 was provided to Goodwill's Youth Works program, operated through Goodwill of Southwestern Pennsylvania. The remaining funds were administered through multiple non-profit agencies across the county.

One of the keys to the success of the program was the broad participation of employers who provided internships at $7.25 per hour. Among those employers were Allegheny Health Network, Columbia Gas, Highmark, Jones Day, Peoples Gas, PNC, United Steelworkers of America, the University of Pittsburgh Human Engineering Research Laboratories and UPMC.

The Duquesne-West Mifflin Boys & Girls Club was a particularly active participating employer, engaging 15 interns for work that, in some cases, extended into the school year through a companion Goodwill program. Director Pat Bluett, who's affectionately known as "Ms. Pat" at the club, indicated the interns helped younger children with their homework, served as assistant coaches and game officials in the club basketball league and organized a checkers tournament.

"They've been a great asset to the club," she said. "They're young and energetic, and the younger kids respect them. They're great role models. At the same time, we're teaching them responsibility, letting them know what's expected of them and preparing them for the job market."

Cameron Mosley, a sophomore at West Mifflin Area High School and one of the club's interns, hopes to study graphic design in college.

"My internship is helping me be a leader and a better person," he said.

Overall, the Learn and Earn Initiative achieved outstanding results, offering internships to nearly 2,000 youth. About 80 percent completed their internships, while 84 percent were rated "excellent" or "good" by their worksite supervisors. Many interns gained valuable experience in traditional fields; still others received hands-on training in such sectors as entertainment (Steeltown Entertainment Project), computer gaming (Simcoach Games) and logistics (A1ReS) — a first step to careers in cutting-edge, growth disciplines.

Teaching the Skills a Growing Economy Demands

The Carpenters' Joint Apprenticeship and Training Fund of Greater PA plays an important role in the region's workforce development. In partnership with Community College of Allegheny County (CCAC), the fund trains apprentices through a four-year instructional program that provides them with academic degrees and the skill sets that enable them to join the contractor workforce.

At its three Pennsylvania training centers — including one in Pittsburgh — the fund is preparing a total of approximately 1,100 apprentices. Once they complete their 1,300 hours of on-the-job training, students are ready to enter or re-enter the workforce or continue their education — the fund will pick up their tuition.

Says Rick Okraszewski, outreach-marketing director for the Keystone+Mountain+Lakes Regional Council of Carpenters: "The average age in the program is 27. These are young people who have gone to college but are unemployed or under-employed. They're heading to a place where they can make a living, and we're reaping the benefits."

ACED supported the fund in 2015 by providing a $175,000 grant for the addition of programs in Building Information Modeling (BIM) and Virtual Welding. The BIM class teaches students how to run projects more efficiently and safely, facilitating completion that is on time and under budget. The virtual welding component includes specialized equipment that ACED's financing helped underwrite.

"With that money, we were able to purchase virtual welders," Okraszewski says. "They enable us to speed up the process. Students learn what's expected of them when they're doing a weld. They get out of the gate with a much better understanding of what's ahead."

The fund is helping to ensure that the county and our region have sufficient workers with the technical skills a growing economy demands.

HELPING OUR SIGNATURE INSTITUTIONS EXPAND & DIVERSIFY

Allegheny County's signature institutions, including those leading the way in education, healthcare and business, are key players in creating a progressive future for the county. They attract businesses and residents to the county while providing current and new residents with opportunities for employment and personal fulfillment.

Helping those institutions expand and diversify is the principal objective of ACED's **Authorities Division**. With their tight focus, operating flexibility and ability to issue bonds and loans, the Division's six authorities can act swiftly and decisively, advancing far-reaching projects that otherwise might take years to progress. In 2015, the Division provided more than $27 million in financing assistance.

One of the county's most highly regarded institutions is the WATSON INSTITUTE, which serves children and youth up to age 21 who are battling autism spectrum disorders, neurological impairments or serious emotional challenges. It also provides support to families through counseling, outpatient services and respite programs.

The institute currently offers its services at three locations within the county — Sewickley, Sharpsburg and the Pittsburgh neighborhood of Friendship. To expand its reach and geographic diversity, the institute bought 18.5 acres in South Fayette Township for development of a new school — and the Division was there to offer financial assistance. The Allegheny County Industrial Development Authority issued $21.5 million in tax-exempt bonds to assist with the acquisition as well as site and infrastructure preparation, equipment purchases, general construction and professional services. The new school is expected to open in 2016-2017.

ACED
AUTHORITIES
DIVISION

HDA
Allegheny County Hospital Development Authority

IDA
Allegheny County Industrial Development Authority

HEBA
Allegheny County Higher Education Building Authority

RFA
Allegheny County Residential Finance Authority

RAAC
Redevelopment Authority of Allegheny County

AIM
Allegheny County Authority for Improvements in Municipalities

PROVIDING A COMFORTABLE ENVIRONMENT FOR ECS STUDENTS

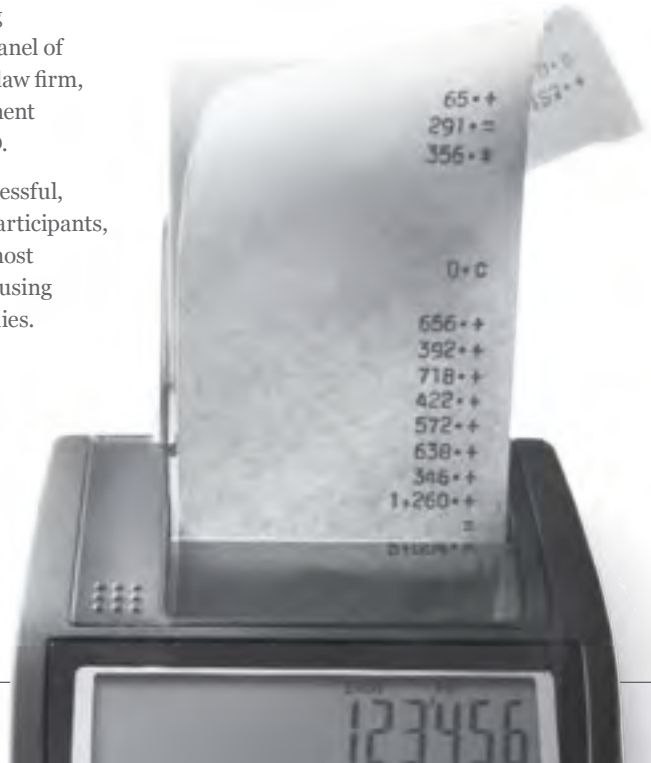
The Environmental Charter School at Frick Park (ECS) pursues a unique mission — instilling in students the knowledge and love of, and respect for, the environment and the will to preserve the environment for future generations. ECS serves 632 students in an Upper School (fourth through eighth grades) and a Lower School (kindergarten through third grade) located blocks apart in Pittsburgh's Regent Square/Park Place neighborhoods. The emphasis on the environment resonates so widely that ECS has a waiting list of more than 400 applicants.

To help ECS acquire and renovate the Upper School building, which had been leased, the Allegheny County Authority for Improvements in Municipalities issued $6 million in tax-exempt bonds. In addition to allowing ECS to acquire and equip the building, the financing enabled ECS to lower its debt service payments, resulting in savings of approximately $900,000 over 10 years.

FAMILIARIZING BUSINESSES WITH LOW-COST FINANCING OPTIONS

Allegheny County businesses and manufacturers have many financing options available to help them expand, renovate or relocate, including government-assisted programs that may carry low fees. To familiarize county businesses with those opportunities, in 2015, the Authorities Division coordinated and hosted three financing seminars that featured a panel of professionals from a local law firm, a manufacturing development financing group and ACED.

The seminars were so successful, engaging more than 100 participants, that the Division plans to host another round in 2016, focusing on manufacturing companies.



COORDINATING A HEALTHY FUTURE FOR RESIDENTS

By its very nature, planning is a future-oriented endeavor. Planning professionals envision a better future, then develop game plans and marshal the resources that can transform their vision to reality. That's the approach of ACED's **Planning Division**, which coordinates the detailed plans that are at the heart of the county's successful development.

The Planning Division solicits input from a broad variety of partners, then forges that data into blueprints highly regarded for incorporating both the "big picture" and attention to detail. Not only does the Division assist county departments in land use, transportation and development, but it also offers its services to municipalities, developers and other county partners.

One of the Division's most important objectives is planning a healthier future for Allegheny County residents. This is a particularly timely goal, as recent statistics show that 31 percent of the county's children are overweight or obese. Moreover, those same studies indicate that many neighborhoods and communities in the county lack safe spaces for children to walk or bike to schools, parks, recreation centers and other community amenities and destinations.

To address these issues, ACED joined the Allegheny County Health Department's LIVE WELL ALLEGHENY campaign to improve the health and wellness of county residents. The program, a collaborative effort among many public- and private-sector stakeholders, obtained funding from the Richard King Mellon Foundation to increase access to healthy food and active transportation options. Through the new Active Allegheny Grant Program, ACED is allocating a portion of the funding for grants to municipalities for the planning and design of active transportation improvements, such as sidewalks and trails, and events and educational programs that encourage walking and bicycling as a part of a healthy lifestyle for children and adults. ACED will provide technical assistance for obtaining funds to support implementation of planning and design projects.

In late 2015, ACED solicited applications from interested communities, with selection set for early 2016.

Helping Municipalities Plan for Growth

The *Allegheny Places* Municipal Planning Grant Program, which is funded through the county capital budget, helps municipalities achieve consistency with *Allegheny Places*, the county's comprehensive plan. Municipalities may apply for grants for multimunicipal comprehensive plans; new or updated zoning and subdivision ordinances; and other planning projects that will implement a goal or objective of *Allegheny Places*.

In 2015, the Division awarded a total of $85,000 in grants to Crafton and Ingram boroughs for a new, joint, implementable comprehensive plan, and to the boroughs of Avalon, Bellevue, Ben Avon and Ben Avon Heights for development of an updated multimunicipal plan. In addition, Pine Township, which received a 2013 grant, completed its plan in 2015.

Advancing the Turtle Creek Rail Trail

The Turtle Creek Rail Trail, a major project years in the planning, gained considerable momentum in 2015. Named for the creek that runs alongside, the Turtle Creek Rail Trail encompasses 9.5 miles of abandoned rail corridor from Trafford to Export. The linear rail corridor was purchased by Westmoreland County with public and private grants, including local fundraising. When completed, the trail — part of the Regional Trail Corporation network — will create a linked greenway and trail system in Allegheny and Westmoreland counties and extend the Westmoreland Heritage Trail into Allegheny County through Monroeville.

The initiative received an Allegheny County CITF grant for engineering design and site preparation work in Monroeville. In addition, PennDOT and Pennsylvania Department of Conservation and Natural Resources grants will fund trail construction from Trafford to Murrysville. Final design of the trail and trailheads has been completed, with construction expected to begin in spring 2017.

PLANNING FOR CLEANER WATER & REDUCED FLOODING

In 2015, Phase I of Allegheny County's proposed Act 167 Stormwater Management Plan was approved by the Pennsylvania Department of Environmental Protection. To kick off Phase II of the plan, the Watershed Plan Advisory Committee hosted its third meeting in February 2015. More than 60 attendees provided valuable comments and recommendations to guide the direction of the Phase II plan. The county's consultant is preparing a draft for that final phase of this important county-wide project and expects to present it in summer 2016.

The model stormwater ordinance will provide a wide range of best management practices, including both green and grey solutions, for municipalities to implement and apply to future development, with an emphasis on cleaner water and reduced flooding.

MITIGATING THE IMPACT OF HAZARDS

Planning Division staff served on the steering committee for the 2015 Allegheny County Hazard Mitigation Plan (HMP) Update, which is the county's strategy for reducing loss of life and property from hazards such as flooding, subsidence and landslides. The Division assisted Allegheny County Emergency Services and consultant Michael Baker International in gathering important ordinance and mapping information as well as coordinating municipal involvement in the process.

Allegheny County's 2015 HMP Update has been completed and was adopted by the Allegheny County Executive and County Manager on December 10, 2015. The plan will not be fully approved by the Federal Emergency Management Agency (FEMA) until it is adopted by all of Allegheny County's participating municipalities; therefore, it has been granted "approval pending adoption" status by FEMA. Next step: soliciting adoption of the plan by all 128 participating local governments by February 2017, when the current plan expires.

Preserving Allegheny County's Farmland

The Allegheny County Farmland Preservation Program preserves local farmland by purchasing perpetual easements from farm owners with funds provided by the state. The program is overseen by a locally appointed board of directors, which recommends applications for approval to the Pennsylvania Board of Agriculture and negotiates easement prices with farmers. In 2015, the program achieved a milestone by preserving more than 3,000 acres of farmland.

In April, administration of the program shifted to the Allegheny County Conservation District (ACCD) — a natural fit, since ACCD's agricultural technicians work with county farmers. The Division assisted with the transition by providing training and support to ACCD staff and continuing to help with applications and closings of easement purchases. ACCD recently initiated an outreach program to ensure that every farmer in the county has an opportunity to learn about and participate in the program.

MENTORING THE NEXT GENERATION

In fall 2015, The Future Is Mine Student Leadership Program and Disability Mentoring Day provided the Division the opportunity to host several local high school students. Participants received hands-on experience in county government and an introduction to some of the technology used in the art of public-sector planning. The students were fascinated by the mapping that played an important role in the creation of *Allegheny Places*.

ENABLING AN AFFORDABLE, INCLUSIVE FUTURE

Allegheny County and its partners are preparing for a future that's both affordable and inclusive — and ACED's **Housing & Human Services Division** is one of the catalysts for that development.

On the housing front, the Housing & Human Services Division works with public- and private-sector partners to expand the county's stock of homes that are affordable, attractive and secure. Through a number of programs, the Division helps finance the development of high-quality, affordable housing that county residents then may own or rent. Through its rehabilitation and vacant property recovery programs, the Division is the impetus for neighborhood improvement and stabilization.

In the area of human services, the Division provides key financing assistance to many of the county's landmark social service agencies, enabling them to extend the impact of their work. The Division collaborates with businesses, human services organizations and other public agencies that, together, serve as vital lifelines for those in need.

In 2015, the Division provided nearly $7.5 million in financing support for housing development which leveraged more than $40.7 million in additional investment and reached 556 families. In addition, the Division provided more than $2.2 million in funding for human services programs throughout the county. That assistance is positioning county residents to build the future they envision.

One of the most significant Division-assisted initiatives of 2015 was the creation of 44 units of affordable rental housing in the City of Duquesne on the site of the former Burns Heights development. Known as ORCHARD PARK, the complex contains 22 residential structures that offer a mix of single- and multi-bedroom units. Orchard Park includes a community building with a large meeting room and kitchenette and also offers supportive services, such as a Head Start program, at no cost to residents. In addition, Orchard Park meets the green building standards of the Pennsylvania Housing Finance Agency (PHFA), resulting in lower utility bills for residents.

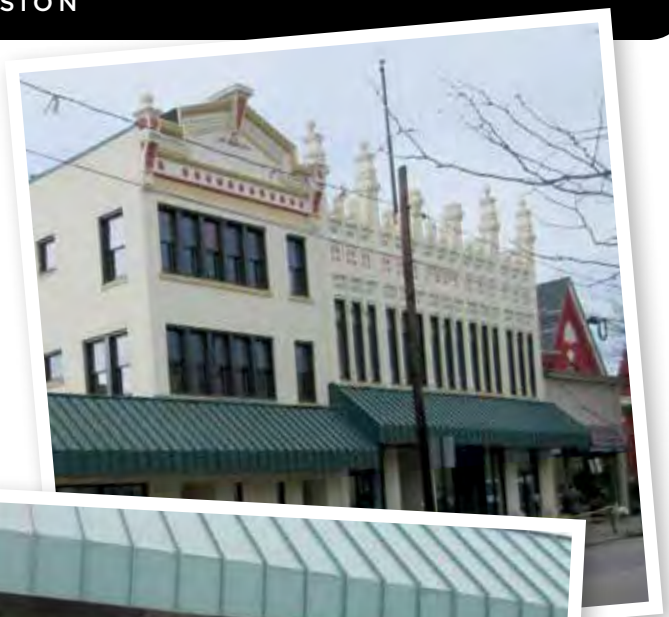
For the more than $17.5 million initiative, ACED provided the developer, Falbo-Pennrose, with $750,000 in financing assistance. Additional funding sources include the Allegheny County Housing Authority, PHFA and low-income housing tax credit equity.

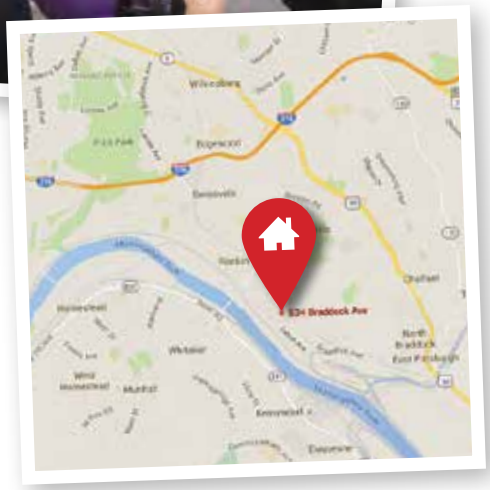
Extending the Revitalization of Braddock

Since the 2011 closure and demolition of UPMC Braddock Hospital, ACED and its partners have been collaborating to revitalize Braddock, resulting in a compelling mix of new residential and commercial development, as well as a new Allegheny Health Network urgent care center, on the site of the former hospital. In 2015, the Division teamed with the Mon Valley Initiative and Braddock Economic Development Corporation to extend the town's renewal through redevelopment of the historic BRADDOCK FREE PRESS BUILDINGS.

The initiative encompasses four interconnected, mixed-use buildings, located across Braddock Avenue from the former hospital site, that have been renovated to create commercial and residential space for new tenants. The rehabilitated structures will feature up to seven ground-level commercial spaces and seven apartments, including market-rate units and those reserved for low- or moderate-income households.

Although the project is ongoing, a convenience store and a handcrafted jewelry business already have committed to the commercial space. For the $2.04 million initiative, ACED provided $1.8 million in financing assistance, with the balance from developer equity.





Ribbon cutting at the Free Press Buildings in Braddock

HOUSING & HUMAN SERVICES DIVISION 2015 HOUSING FINANCING

PROJECT	ACED FINANCING	TOTAL INVESTMENT	HOUSEHOLDS SERVED
Affordable Rental Housing	$5,661,160	$45,972,990	162
Affordable Single Family Homeownership	1,207,627	1,912,827	8
Affordable Homeowner Renovations	483,895	—	30
Vacant Property Recovery Program	127,366	337,483	356
TOTALS	**$7,480,048**	**$48,223,300**	**556**

PROVIDING SENIORS WITH SERENITY IN PLUM

Facilitating the development of affordable, secure housing for senior citizens is one of the Division's most important priorities, a goal it advanced in 2015 with a $12.7 million residential complex in Plum Borough known as Serenity Ridge. To be constructed on a vacant 15-acre site, Serenity Ridge will feature 62 townhouse units — all reserved for tenants of low or moderate income — including 38 one-bedroom apartments and 24 two-bedroom units.

The development also will offer community and laundry rooms, a computer facility, Energy Star appliances and shuttle services. The Division provided the developer, S&A Homes, with $1.5 million in financing assistance, with additional funding from developer equity and low-income housing tax equity.

Breaking ground for Serenity Ridge

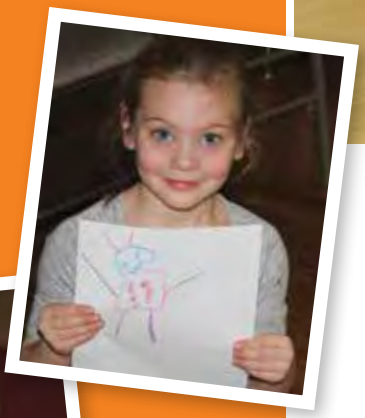
Working on the Side of the Angels

Since its founding in 1984, Angels' Place has been a unique safe haven for low-income, single parents and their children living in Allegheny County. Originally known as Mom's House, the organization provides no-cost care for children up to age 6 while their parents are attending high school, college, vocational school or other educational institutions. Angels' Place operates three facilities — including two in the City of Pittsburgh and one in Swissvale — with a combined capacity of 75 children.

ACED is working on the side of the angels by underwriting several key facilities upgrades. In 2014, ACED provided a $50,000 grant that financed replacement of all the windows in the Swissvale facility. In 2015, Angels' Place was awarded $85,000 in ACED grants to install new fire alarm, emergency lighting and electrical systems in the Swissvale building.

Helping Sarah Heinz House Help Youth

Sarah Heinz House traces its roots to 1901, when Howard Heinz founded Covode House, a boys club on Pittsburgh's Northside that provided recreation and social activities. Since then, the facility has changed its name and expanded its mission. Today, it serves approximately 1,200 boys and girls from many school districts, promoting healthy lifestyles and offering a safe, fun place for after-school, weekend and summer activities. During the year, the Division helped Sarah Heinz House upgrade its facilities by providing a $200,000 grant for installation of new tile floors in the kitchen and locker rooms.



HOUSING & HUMAN SERVICES DIVISION 2015
HUMAN SERVICES FINANCING

PROGRAM	ACED FINANCING
Shelter/Street Outreach	$537,913
Youth Development & Education	506,000
Rapid Re-Housing	308,078
Hunger Relief	267,554
Homelessness Prevention	196,922
Housing Assistance	130,000
Utility Assistance	80,000
Seniors Services	75,000
Case Management & Counseling	49,000
Accessibility Improvements	48,297
TOTALS	**$2,198,764**

THE HUB OF ALLEGHENY COUNTY'S DYNAMIC FUTURE

The **Operations Division** is the hub of ACED, playing a pivotal role in virtually every initiative. The Division solicits and reviews applications for financing, processes contracts, monitors contract compliance and serves as the liaison with ACED's federal and state funding partners. In these critical ways, the Division functions as a key coordinator for the county's dynamic future.

In 2015, the Operations Division was characteristically active, auditing more than 200 projects and processing more than 167 contracts and amendments. It administered $15,846,396 in federal grants through the Community Development Block Grant program (CDBG) — after reviewing more than 238 applications — the HOME Investment Partnerships Program (HOME) and the Emergency Solutions Grants Program (ESG). In addition, the Division administered $24,567,327 in state funding and $27.5 million in bond funding issued by ACED's Authorities Division. That represents a total investment of more than $67.2 million in the county's growth.

Among the most important accomplishments of the year was preparation of a new FIVE-YEAR CONSOLIDATED PLAN that will help guide the county's investment of federal funding. The strategy is built on three overarching objectives: provide county residents with decent housing; create a suitable living environment in county neighborhoods; and expand economic opportunities for all. The blueprint will help Allegheny County achieve yet another critical goal — maintaining compliance with U. S. Department of Housing and Urban Development (HUD) rules and regulations.

ENSURING EQUALITY OF BUSINESS OPPORTUNITY

One of ACED's most vital priorities is ensuring that businesses owned by minorities, women, the disadvantaged and veterans have an equal opportunity to participate in the county's growth. To that end, the Division's compliance staff attended workshops, job fairs and other outreach activities to extend their network with such businesses and entrepreneurs and familiarize them with contracting opportunities available in Allegheny County.

IMPROVING INTERNAL EFFICIENCY AND EFFECTIVENESS

In 2015, Operations undertook a multipronged initiative to improve ACED's efficiency and effectiveness. The programs included:

- A comprehensive computer upgrade that included training and technical assistance during the transition to the more robust IT network;
- In-house training on processes and procedures as well as new policies and program compliance; and
- Safety upgrades that featured cardiopulmonary resuscitation (CPR) and automated external defibrillator (AED) instruction as well as development and implementation of new evacuation procedures.

OPERATIONS DIVISION 2015 FINANCIAL OVERSIGHT

PROGRAM	FINANCING
ACED Authorities	$27,500,000
Commonwealth of Pennsylvania	24,567,327
Federal Government	15,846,396
TOTALS	**$67,913,723**

1 Authorities Division

LEFT TO RIGHT
Samuel Bozzolla – 27 years, Authorities Coordinator 3
Angie Hicks – 19 years, Authorities Coordinator 3
Beth O'Donnell – 1 year, Authorities Marketing Representative

2 Business Development Division

LEFT TO RIGHT
Dan Tobin – 2 years, Business Development Coordinator 2
Leandra Dimate Cortes – 3 years, Project Manager 2
James O'Connor – 1 year, Developer 3
NOT SHOWN
Joe Scullion – 20 years, Business Development Coordinator 2

3 Development Division

SEATED, LEFT TO RIGHT
Erin Deasy – 5 years, Manager
Peter Rubash – 15 years, Business Development Specialist
Gloria Redlinger – 8 years, Contract Administrator 2
STANDING, LEFT TO RIGHT
Linda D'Amico – 1 year, Administrative Assistant
Shantalaya Mathews – 2 months, Developer 3

4 Executive Division

SEATED, LEFT TO RIGHT
Lainey Smearman – 3 years, Executive Assistant
Michele Capuano – 12 years, Executive Office Manager
Carolyn Luckey – 30 years, Executive Assistant
STANDING, LEFT TO RIGHT
Jack Exler – 36 years, Senior Deputy Director
Bob Hurley – 12 years, Director
Pat Earley – 11 years, Deputy Director
NOT SHOWN
Shannon Dansak – 14 years, Manager, HR & Marketing

5 Housing & Human Services Division

SEATED, LEFT TO RIGHT
Shellye Webster – 19 years, Secretary
Tammy Pifer – 23 years, Project Manager 2
Kevin Main – 7 years, Project Manager 1
STANDING, LEFT TO RIGHT
Maureen Quinn – 5 years, Housing Development Coordinator 3
Michael McMunn – 12 years, Housing Development Coordinator 3
Carl Lukitsch – 17 years, Project Manager 2
Sue Merli – 16 years Administrative Assistant
Nancy Dunkis – 10 years, Housing Development Coordinator 3
Cassandra Collinge – 13 years, Assistant Director, Housing & Human Services
Nathan Wetzel – 11 years, Assistant Manager, Housing Finance
Jayme Atkins – 16 years, IMPAC Coordinator
Joel Segel – 11 years, Development Specialist
Julie Collins – 1 year, Project Manager 1
NOT SHOWN
Richard Ranii – 15 years, Manager

1

2

3

4

5

6 Municipal Division

SEATED, LEFT TO RIGHT
Patrick Murphy – 23 years, Business Development Specialist
Kathy Castner – 20 years, Project Manager 2
Rob Frank – 3 years, Contract Administrator 1
STANDING, LEFT TO RIGHT
Fred Ralston, Jr. – 19 years, Contract Administrator 4
Heather Sakowski – 5 years, Redevelopment Coordinator 4
Joe Colizza – 26 years, Contract Administrator 4

6

7 Operations Division

SEATED, LEFT TO RIGHT
Connie Popescu – 4 months, Accountant 2
Holly Eve – 4 months, Environmental Engineer
Cheryl Cummings – 8 years, Project Manager 1
Anita Truss – 8 years, Senior Accounting Officer
Tracy Hogue – 23 years, Information System Programmer
STANDING, LEFT TO RIGHT
Rachel Virgin – 1 year, Accountant 2
Kathy Mitchell – 14 years, Assistant Manager
Jim Johnston – 20 years, Assistant Manager
Robert Fulton – 1 year, Labor Compliance Specialist
Bud Schubel – 35 years, Manager
Joe Schafer – 38 years, Accounting and Asset Supervisor
Tom McGrath – 36 years, Fiscal Manager
Bud Simon – 8 years, Labor Compliance Specialist
Judy Jevsevar – 31 years, Accountant 3
Jennifer Huber – 6 months, Accountant 2
Chrissy Dzubinski – 17 years, Project Manager 1
NOT SHOWN
Donna Bucko – 46 years, Administrative Assistant
Simone Thomas – 2 years, Contract Coordinator
Adrienne Frazier – 9 years, Administrative Assistant

7

8 Planning Division

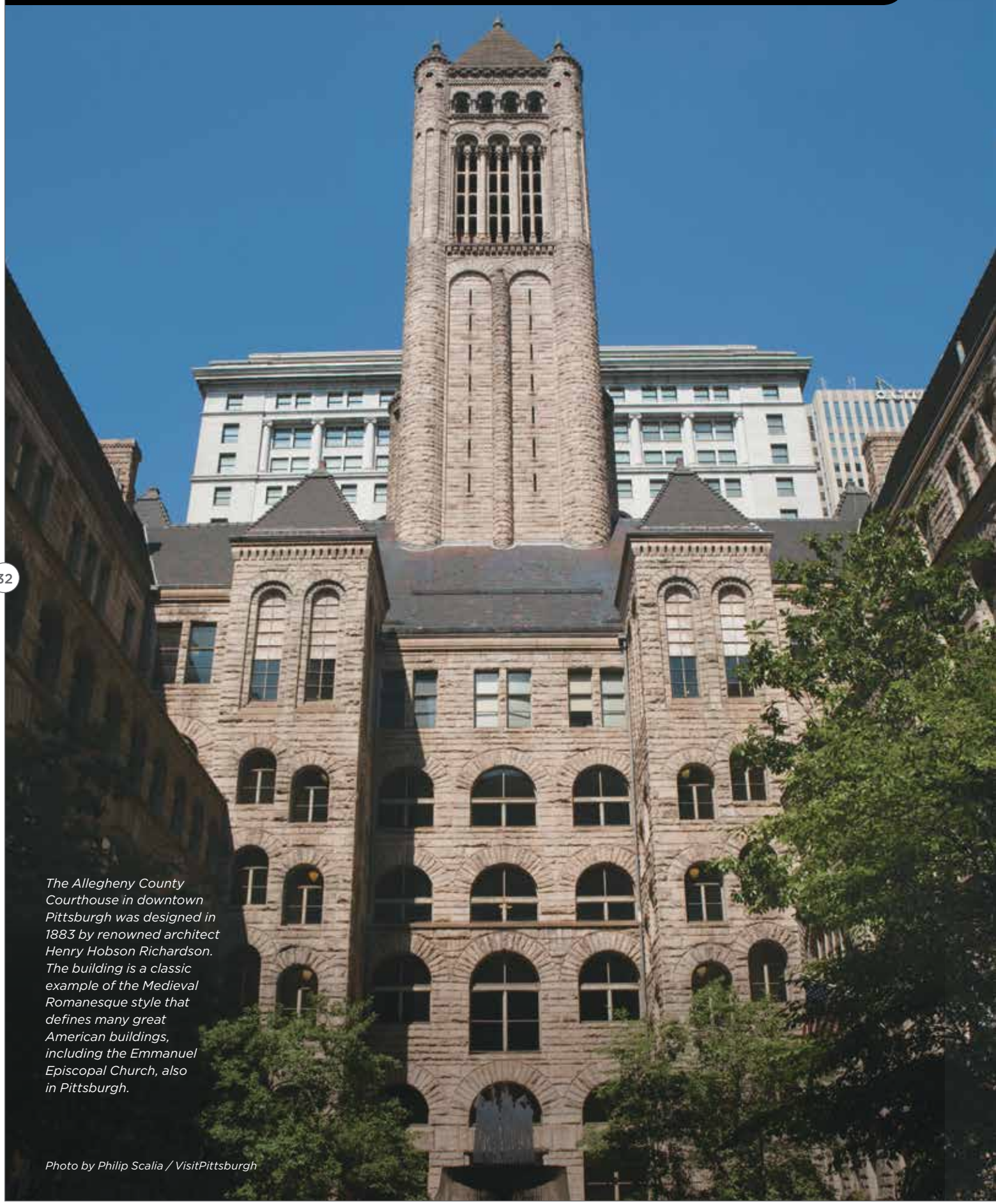
SEATED, LEFT TO RIGHT
Kay Pierce – 22 years, Manager
Trisha Crowe – 1 year, Planning Project Manager 2
Ann Ogoreuc – 3 years, Manager, Transportation Planning Initiatives
STANDING, LEFT TO RIGHT
Vinh Ly – 9 years, Planner 3
Chris Goswick – 9 years, Planner 3
NOT SHOWN
Andrew Hartwell – 6 years, Planner 2
William McLain – 6 years, Planner 2

8

9 Special Projects & Finance Division

LEFT TO RIGHT
Heather Schultz – 3 years, Business Development Specialist
Maurice Strul – 17 years, Assistant Director, Special Projects & Finance
Dane Yancic – 27 years, Project Finance Coordinator 4

9



The Allegheny County Courthouse in downtown Pittsburgh was designed in 1883 by renowned architect Henry Hobson Richardson. The building is a classic example of the Medieval Romanesque style that defines many great American buildings, including the Emmanuel Episcopal Church, also in Pittsburgh.

Photo by Philip Scalia / VisitPittsburgh

A Special Thanks to our Partners

The work of ACED would not be possible without the help of our many partners. These include: U. S. Department of Housing & Urban Development (HUD); ACTION-Housing, Inc.; Allegheny Conference on Community Development; Allegheny County Airport Authority; Governor's Action Team; Mon Valley Initiative; PA Department of Community & Economic Development; PA Department of Conservation and Natural Resources; PA Department of Environmental Protection; Regional Industrial Development Corporation; councils of governments (COGs) and our federal, state and local elected officials; the board members of ACED's authorities; and our business, foundation and university communities. We would like to express our deep appreciation to all the dedicated individuals and organizations working with us to coordinate success.

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Allegheny County Higher Education Building Authority

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John Brown, Jr.
Michael A. Polite
Daniel C. Connolly, Esq.
James J. Dodaro, Esq.
Stephanie Turman
Clark Hill, PLC
Solicitor: W. Ronald Stout

Authority for Improvements in Municipalities
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Chairman

Ann Ostergaard
Robert J. Wilson
Dennis J. Simon
John Ciangiarulo
R. Darryl Ponton & Associates
Solicitor: R. Darryl Ponton

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This brochure has been produced on FSC-certified paper with 10% post-consumer waste.

Photography: Margaret Stanley, Allegheny County Department of Photography

Design: Pipitone Group

Writing: Evan M. Pattak

ACED Project Managers: Shannon Dansak and Beth O'Donnell

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