

**ALLEGHENY COUNTY FINANCE AND DEVELOPMENT COMMISSION**

**MINUTES OF THE BOARD OF DIRECTORS  
REGULAR MEETING AND PUBLIC HEARING**

**ONE CHATHAM CENTER  
BOARD ROOM 9<sup>TH</sup> FLOOR,  
112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA**

**APRIL 22, 2014-9:30 A.M.**

The Regular Meeting and Public Hearing of the Allegheny County Finance and Development Commission was held on Tuesday, April 22, 2014, at 9:30 a.m., in the 9th Floor Board Room, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: John Brown, Michael Polite, Victor Diaz, and via phone, Marilyn Liggett, and James Dodaro.

Also present were: Linda Hackett, Authorities Solicitor; Dennis Davin, Director; Robert Hurley, Deputy Director; Jack Exler, Deputy Director; Angie Hicks, Project Manager; Adrienne Frazier, Administrative Assistant; Samuel Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Cassa Collinge, Manager; and Maureen Quinn, Project Manager.

Others present were: Courtenay Harms, Binkley Kanavy Group, LLC.

**ROLL CALL**

The meeting was called to order, roll was called and a quorum was present.

**APPROVAL OF THE PREVIOUS MINUTES— January 28, 2014**

ON A MOTION MADE BY MR. BROWN AND SECONDED BY MR. POLITE, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

**PUBLIC COMMENTS**

The Chairman asked if there were any questions, comments or concerns regarding the Agenda. Hearing none, the meeting continued with the opening of the Industrial Development Authority.

**ALLEGHENY COUNTY  
INDUSTRIAL DEVELOPMENT AUTHORITY**

**I. FINANCIAL REPORT—BILLS PAYABLE**

Mr. Polite stated that he reviewed the ratification of bills for the months of January

February and March 2014 along with the balance sheet and bills payable for April 2014 and found them to be in good and proper order.

ON A MOTION MADE BY MS. LIGGETT AND SECONDED BY MR. BROWN, THE PAYMENT OF THE BILLS WERE UNANIMOUSLY APPROVED.

## II. OLD BUSINESS

- No old business.

## III. NEW BUSINESS

- **GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2014**

Request authorization to accept the general purpose audited financial statements for the Authority dated as of December 31, 2013.

The Audit Committee consisting of board member Mr. Brown, Mr. Connolly, members of staff, and Brian Binkley of the auditing firm of Binkley Kanavy Group met and discussed the audited financial statements.

ON A MOTION MADE BY MR. BROWN AND SECONDED BY MR. POLITE, THE ABOVE REQUEST WAS APPROVED

## IV. ADJOURNMENT OF ACIDA

ON A MOTION MADE BY MR. BROWN AND SECONDED BY MR. POLITE, THE REQUEST WAS UNANIMOUSLY APPROVED TO ADJOURN THE MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY.

# ALLEGHENY COUNTY HOSPITAL DEVELOPMENT AUTHORITY

## I. FINANCIAL REPORT

Mr. Polite stated that he reviewed the ratification of bills for the month of January 2014 along with the balance sheet and bills payable for February March and April 2014 and found them to be in good and proper order.

ON A MOTION MADE BY MS. BROWN AND SECONDED BY MS. LIGGETT, THE PAYMENT OF THE BILLS WERE UNANIMOUSLY APPROVED.

**II. OLD BUSINESS**

- No old business.

**III. NEW BUSINESS**

- **GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2014**

Request authorization to accept the general purpose audited financial statements for the Authority dated as of December 31, 2013.

The Audit Committee consisting of board member Mr. Brown, Mr. Connolly, members of staff, and Brian Binkley of the auditing firm of Binkley Kanavy Group met and discussed the audited financial statements.

ON A MOTION MADE BY MR. BROWN AND SECONDED BY MR. POLITE, THE ABOVE REQUEST WAS APPROVED

**IV. ADJOURNMENT OF ACHDA**

ON A MOTION MADE BY MS. LIGGETT AND SECONDED BY MR. BROWN, THE REQUEST TO ADJOURN THE MEETING OF THE HOSPITAL DEVELOPMENT AUTHORITY WAS UNANIMOUSLY APPROVED.

**ALLEGHENY COUNTY  
HIGHER EDUCATION BUILDING AUTHORITY**

**I. FINANCIAL REPORT**

Mr. Polite stated that he reviewed the ratification of bills for the month of January 2014 along with the balance sheet for February, March 2014 and the bills payable for April 2014 and found them to be in good and proper order.

ON A MOTION MADE BY MR. BROWN AND SECONDED BY MS. LIGGETT, THE PAYMENT OF THE BILLS WERE UNANIMOUSLY APPROVED.

**II. OLD BUSINESS**

- No old business.

**III. NEW BUSINESS**

- **GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2014**

Request authorization to accept the general purpose audited financial statements for the Authority dated as of December 31, 2013.

The Audit Committee consisting of board member Mr. Brown, Mr. Connolly, members of staff, and Brian Binkley of the auditing firm of Binkley Kanavy Group met and discussed the audited financial statements.

ON A MOTION MADE BY MR. BROWN AND SECONDED BY MR. POLITE, THE ABOVE REQUEST WAS APPROVED

**IV. ADJOURNMENT OF ACHEBA**

ON A MOTION MADE BY MR. POLITE AND SECONDED BY MR. BROWN, THE REQUEST TO ADJOURN THE MEETING OF THE HIGHER EDUCATION BUILDING AUTHORITY WAS UNANIMOUSLY APPROVED.

**ALLEGHENY COUNTY  
RESIDENTIAL FINANCE AUTHORITY**

**I. FINANCIAL REPORTS**

**A. GENERAL—BILLS PAYABLE**

Mr. Polite stated that he reviewed the ratification of bills for the months of January February March 2014 along with the balance sheet and the bills payable for April 2014 and found them to be in good and proper order.

ON A MOTION MADE BY MS. LIGGETT AND SECONDED MR. BROWN, THE PAYMENT OF THE BILLS WERE UNANIMOUSLY APPROVED.

**B. FLOAT FUND**

Mr. Polite stated that he reviewed the ratification of bills for the month of January 2014 along with the balance sheet and bills payable for February, March 2014 and found them to be in good and proper order.

ON A MOTION MADE BY MS. LIGGETT AND SECONDED BY MR. BROWN, THE PAYMENT OF THE BILLS WERE UNANIMOUSLY APPROVED.

**LOW INTEREST LOANS**

Mr. Polite stated that he reviewed the balance sheet for the months of January February March 2014 and found it to be in good and proper order.

ON A MOTION MADE BY MR. BROWN AND SECONDED BY MS. LIGGETT, THE FINANCIAL STATEMENTS WERE ACCEPTED AS PRESENTED.

**D. BOND DEFEASANCE FUND PROGRAM—BALANCE SHEET**

Mr. Polite reviewed the balance sheet along with the summary of expenses for the months of January February March 2014 and found them to be in order.

ON A MOTION MADE BY MS. LIGGETT AND SECONDED BY MR. BROWN, THE FINANCIAL STATEMENTS WERE ACCEPTED AS PRESENTED.

**II. OLD BUSINESS**

No old business.

**III. NEW BUSINESS**

**A. REQUEST PROPOSALS – ANALYSIS OF HOUSING MARKETS IN ALLEGHENY COUNTY**

Request authorization to: (i) issue a Request for Proposals (RFP) to conduct an analysis of housing markets throughout Allegheny County; (ii) create the Committee to review the responses to the RFP and make recommendations on the selection of the person or firm to conduct the market analysis to the Executive Director; (iii) allow the Executive Director to determine, invite and select such persons as the Executive Directors deems necessary to participate on the Committee; and (iv) allow the Executive Director to execute the necessary documents with Solicitor approval.

The RFA would issue a Request for Proposals for a data-driven analysis of market conditions based upon a broad range of indicators, which may include sales prices, mix of residential and commercial property, vacancy, new construction, code violations, demolitions, foreclosures, subsidized units, tax delinquency, property tenure, and demographic information. The housing market analysis would be used by the Authority and made available to the County to, among other things, develop and determine investment strategies for future use of housing and other funds. The estimated budget, for the study, is not to exceed \$150,000, which will be funded from money in the Bond Defeasance Funds.

ON A MOTION MADE BY MR. POLITE AND SECONDED BY MR. BROWN,  
THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**IV. ADJOURNMENT OF ACRFA AND FDC**

ON A MOTION MADE BY MR. BROWN AND SECONDED BY MR. POLITE, THE  
REQUEST WAS UNANIMOUSLY APPROVED TO ADJOURN THE MEETING OF  
THE RESIDENTIAL FINANCE AUTHORITY AND THE REGULAR MEETING OF  
THE ALLEGHENY COUNTY FINANCE AND DEVELOPMENT COMMISSION.

*Jack Exler*

Jack Exler, Deputy Director

