

ALLEGHENY COUNTY FINANCE AND DEVELOPMENT COMMISSION

MINUTES OF THE BOARD OF DIRECTORS

REGULAR MEETING AND PUBLIC HEARING

ONE CHATHAM CENTER

BOARD ROOM 9TH FLOOR,

112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA

August 23, 2016-9:30 A.M.

The Regular Meeting and Public Hearing of the Allegheny County Finance and Development Commission was held on Tuesday, August 23, 2016, at 9:30 a.m., in the 9th Floor Board Room, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: Victor Diaz, Daniel Connolly, and via phone, John Brown, and Stephanie Turman.

Also present were: Ronald Stout, Authorities Solicitor; Jack Exler, Senior Deputy Director; Angie Hicks, Project Manager; Adrienne Frazier, Administrative Assistant; Samuel Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Beth O'Donnell, Marketing Coordinator; Nathan Wetzel, Assistant Manager; and Connie Popescu, Accountant.

Others present were: Margaret Angel, Buchanan Ingersoll & Rooney, PC; Jack McGraw, Allegheny County Housing Authority; Brian Binkley, Binkley Kanavy Goup, LLC.; Andrew Maher, Cohen & Grigsby, P.C.; and Melissa Micco, Robert Morris University.

ROLL CALL

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

APPROVAL OF THE PREVIOUS MINUTES—May 24, 2016

ON A MOTION MADE BY MR. CONNOLLY AND SECONDED BY MR. BROWN, 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

Ms. Truss stated that she reviewed the ratification of bills for the months of May, June, July 2016, along with the balance sheet and bills payable for August 2016, and found them to be in good and proper order.

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

II. OLD BUSINESS

- **ACIDA TAX-EXEMPT VARIABLE RATE REVENUE NOTES, SERIES 2014A&B (THE NEIGHBORHOOD ACADEMY PROJECT) \$3,200,000**

Request authorization to amend the 2014 Financing and Security Agreement.

The Borrower and PNC are entering into a taxable loan to provide bridge financing to provide a middle school, thus it will be necessary to make certain modifications and amendments to the Financing Agreement.

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

III. NEW BUSINESS

- No new business.

IV. ADJOURNMENT OF ACIDA

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

**ALLEGHENY COUNTY
HOSPITAL DEVELOPMENT AUTHORITY**

I. FINANCIAL REPORT

Ms. Truss stated that she reviewed the ratification of bills for the months of May, June, July 2016, along with the balance sheet and bills payable for August 2016, and found them to be in good and proper order.

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

II. OLD BUSINESS

- No old business.

III. NEW BUSINESS

- No new business.

IV. ADJOURNMENT OF ACHDA

ON A MOTION MADE BY MR. CONNOLLY 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

Ms. Truss stated that she reviewed the ratification of bills for the month of May, June, July 2016, along with the balance sheet and the bills payable for August 2016, and found them to be in good and proper order.

ON A MOTION MADE BY MR. CONNOLLY AND SECONDED BY MR. BROWN, THE PAYMENT OF THE BILLS WAS UNANIMOUSLY APPROVED.

II. OLD BUSINESS

- No old business.

III. NEW BUSINESS

- **ACHEBA UNIVERSITY REVENUE BONDS, SERIES OF 2016 (ROBERT MORRIS UNIVERSITY PROJECT) \$31,000,000**

Request authorization to issue tax-exempt revenue bonds in an amount not to exceed \$31,000,000 on behalf of Robert Morris University.

Proceeds will finance: (a) the advance refunding of all or a portion of the Authority's University Revenue Bonds, Series A of 2008 (Robert Morris University) (the "Prior Bonds"); (b) all or a portion of the costs of acquiring, renovating, equipping and furnishing the real property located at 6001 University Boulevard, Moon Township, Pennsylvania 15108 for use primarily as a student housing facility for the University; (c) miscellaneous capital expenditures now being incurred and expected to be incurred at the University's main campus and/or at the University's Yorktown Hall student housing facility; (d) the funding of capitalized interest; (e) the funding of any necessary debt service reserve; (f) all or a portion of the costs of such financing, including the cost of credit enhancement and/or the issuance of the Bonds (collectively, the "Project").

ON A MOTION MADE BY MR. CONNOLLY AND SECONDED BY MS. TURMAN, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

IV. ADJOURNMENT OF ACHEBA

ON A MOTION MADE BY MR. CONNOLLY AND SECONDED BY MS. TURMAN 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

Ms. Truss stated that she reviewed the ratification of bills for the months of May, June, July 2016, along with the balance sheet and the bills payable for August 2016, and found them to be in good and proper order.

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

B. LOW INTEREST LOANS

Ms. Truss stated that she reviewed the balance sheet for the month of May, June, July 2016, and found it to be in good and proper order.

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

C. BOND DEFEASANCE FUND PROGRAM—BALANCE SHEET

Ms. Truss reviewed the balance sheet, along with the summary of expenses for the months of May, June, July 2016, and found them to be in order.

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

II. OLD BUSINESS

- No old business.

III. NEW BUSINESS

A. REQUEST AUTHORIZATION FOR THE AUTHORITY TO CONVEY THE APARTMENTS AT WHITEHALL TO THREE RIVERS COMMUNITIES, INC.

The Apartments at Whitehall is a 61-unit apartment complex in the Borough of Whitehall which is owned by the Authority. The Authority has been approached by Three Rivers Communities, Inc., a subsidiary of the Allegheny County Housing Authority to purchase the complex. The Authority will operate the units at affordable levels for 10 years, at which point the property will be released from any affordability or income restrictions.

The property was appraised at \$1.2 Million. The Housing Authority has offered to purchase the structure for \$1 in exchange for the 10-year rent/income limits and will invest \$1.5 Million in the property in renovations.

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

B. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2015

Request authorization to accept the General Purpose Audited Financial Statements for the Authority dated as of December 31, 2015.

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

Mr. Binkley stated that it was a good and satisfactory audit with minor modifications and no significant adjustments, and that staff cooperation was excellent.

ON A MOTION MADE BY MR. CONNOLLY AND SECONDED BY MS. TURMAN, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

OFF AGENDA

• **APPOINTMENT OF HUD OFFICER**

Request authorization to appoint the Executive Director, Robert D. Hurley, or any successor Executive Director, as the certifying official or officer in charge for HUD Recertification, on behalf of the Authority.

HUD procedures require that the Authority recertify a regular basis allowing a continuation of housing projects with the County.

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

IV. ADJOURNMENT

ON A MOTION MADE BY MR. CONNOLLY AND SECONDED BY MS. TURMAN, 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, Sr. Deputy Director