

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**

October 24, 2017-9:30 A.M.

The Regular Meeting and Public Hearing of the Allegheny County Finance and Development Commission was held on Tuesday, October 24, 2017, at 9:30 a.m., in the 9th Floor Board Room, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

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

Also present were: Ronald Stout, Authorities Solicitor; Jack Exler, Senior Deputy Director; Pat Early, Deputy Director; Lainey Smearman, Executive Assistant; Angie Hicks, Project Manager; Samuel Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Beth O'Donnell, Marketing Coordinator; Nathan Wetzel, Assistant Manager; Cassa Collinge, Assistant Director; Connie Popescu, Accountant; and BethAnn Cushnick, Administrative Assistant.

Others present were: Daniel Perry, Reed Smith; Angela Schuettler, YMCA of Greater Pittsburgh; Linda Barsevich, Carnegie Library of Pittsburgh; William Richter, Esq., Reed Smith (via phone); P. Nathaniel Boe, Esq., MidPoint Group; Hal Coffey, Esq., Blumling & Gusky; Terri Lee, MidPoint; and Antonio Misiti, PNC.

ROLL CALL

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

APPROVAL OF THE PREVIOUS MINUTES—April 25, 2017

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

No Comments.

**ALLEGHENY COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY**

I. FINANCIAL REPORT—BILLS PAYABLE

Mr. McGrath reviewed the ratification of bills for the months of April – September 2017, along with the balance sheet and the bills payable for the months of April through September 2017, and found them to be in good and proper order.

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

II. OLD BUSINESS

**A. ACIDA TAX-EXEMPT REVENUE NOTE, SERIES 2012A & B
(YMCA OF GREATER PITTSBURGH BETHEL PARK PROJECT) 20,200,000**

**ACIDA TAX-EXEMPT REVENUE NOTE, SERIES 2012C
(YMCA OF GREATER PITTSBURGH BETHEL PARK PROJECT) \$7,000,000**

Request authorization to amend the Financing Agreement: (i) to extend the put date for such notes five (5) years; (ii) to adjust the interest rate calculation in the event that LIBOR at any time would be determined to be less than zero; (iii) to adjust the interest rate calculation in the event that a change in the Federal Corporate Tax Rate causes a reduction in the tax equivalent yield for the holder of the notes; and (iv) to amend, or amend and restate, the Series C Note issued as part of the 2012 Project to convert from a taxable interest rate to a tax-exempt interest rate.

Mr. Stout pointed out, because of the timing, there are a couple blanks that have since been filled in on the Resolution:

Page 2, WHEREAS clause #7: "...does not exceed \$27,200,000..."

Page 3, RESOLVED clause #2: "...principal balance that does not exceed \$27,200,000..."

Page 3, RESOLVED clause #3: "Series C Note in the outstanding principal balance not exceed \$7,000,000..."

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

III. NEW BUSINESS

**A. ACIDA REGIONAL ASSET DISTRICT REVENUE BONDS, REFUNDING
SERIES OF 2017 (CARNEGIE LIBRARY OF PITTSBURGH PROJECT) \$9,500,
000**

Requesting authorization to issue Regional Asset District Revenue Bonds, Refunding Series of 2017 in an amount not to exceed \$9,500,000 on behalf of The Carnegie Library of Pittsburgh (the "Borrower"). Proceeds of the Bonds, with other available funds, will be used to finance a project consisting of: (i) the refunding and defeasance of the outstanding principal balance of the Authority's Regional Asset District Sales Tax Revenue Bonds, Series of 2010 (Carnegie Library of Pittsburgh); (ii) the financing of all or a portion of the costs of the construction, equipping and furnishing of a new building for the CLP Carrick Branch; and (iii) all related financing costs and expenses (the "Project").

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

B. ACIDA TAXABLE COMMERCIAL FACILITY REVENUE BONDS, SERIES OF 2017 (CITY'S EDGE PROJECT) \$15,000,000

Request authorization to issue ACIDA Taxable Commercial Facility Revenue Bonds, Series of 2017, in an amount not to exceed \$15,000,000 on behalf of MidPoint Group, Inc, a Pennsylvania limited liability company (the "Borrower"). The proceeds of the Bonds, along with the proceeds from the sale of New Markets Tax Credits (NMTC) will be used for the City's Edge Project to finance: (i) the acquisition of certain real estate in the City of Pittsburgh, Allegheny County, Pennsylvania (commonly known as Lot F) (the "Real Estate") and the construction thereon of mixed use commercial facilities consisting of a four level parking facility, containing approximately 423 parking spaces, and commercial space to house community facilities including a daycare, afterschool program, urgent medical care/pharmacy, restaurant and minority/women owned business incubation space and known as the City's Edge Parking Garage/Commercial Facility (the "Facility") and any appurtenances, equipment, furnishing, fixtures and other real and personal property associated therewith; and (ii) the payment of certain costs of issuance of the Bonds (collectively, the "Project").

The NMTC will be allocated by the Pittsburgh Urban Initiatives LLC, a subsidiary of the Urban Redevelopment Authority of Pittsburgh, Commonwealth Cornerstone Group, a subsidiary of the Pennsylvania Housing Finance Agency and the Borrower's equity to finance.

Additionally, 50 construction jobs and 30 permanent jobs will be created.

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

C. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2016

Request authorization to accept the general purpose audited financial statements for the Authority dated as of December 31, 2016.

ON A MOTION MADE BY MS. TURMAN AND SECONDED BY MR. BROWN,

THE REQUEST WAS UNANIMOUSLY APPROVED AS PRESENTED.

• **OFF AGENDA: ALLEGHENY COUNTY HOUSING DIVISION INTERN PROGRAM**

Request authorization to enter into contract with Allegheny County Economic Development in the amount of \$100,000 for a 24-month period to provide funding for interns in the Housing and Human Services (H&HS) Division.

Interns will be hired on a semester by semester basis, and the specific position descriptions will vary per semester based upon the projects and activities underway in the H&HS Division. Activities could include, but are not limited to: Providing assistance to the Vacant Property Recovery Program and Allegheny County Save Your Home Program, assisting with monitoring, conducting research related to programs currently offered or being considered by the H&HS Division (best practices, program policies, etc), and other items as determined necessary by the H&HS Division.

Source of funding is Affordable Housing Trust Funds.

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

IV. ADJOURNMENT OF ACIDA

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

**ALLEGHENY COUNTY
HOSPITAL DEVELOPMENT AUTHORITY**

I. FINANCIAL REPORT

Mr. McGrath reviewed the ratification of bills for the months of April – September 2017, along with the balance sheet and the bills payable from the period April 11 - October 2017, and found them to be in good and proper order.

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

II. OLD BUSINESS

A. No old business.

III. NEW BUSINESS

**A. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS AS OF
DECEMBER 31, 2016**

Request authorization to accept the general purpose audited financial statements for the Authority dated as of December 31, 2016.

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

IV. ADJOURNMENT OF ACHDA

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

**ALLEGHENY COUNTY
HIGHER EDUCATION BUILDING AUTHORITY**

I. FINANCIAL REPORT

Mr. McGrath reviewed the ratification of bills for the months of April – September 2017, along with the balance sheet and the bills payable from the period April 11 - October 17, 2017, 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.

II. OLD BUSINESS

B. No old business.

III. NEW BUSINESS

**A. GENERAL AUDITED FINANCIAL STATEMENTS AS OF DECEMBER 31,
2016**

Request authorization to accept the general purpose audited financial statements for the Authority dated as of December 31, 2016.

ON A MOTION MADE BY MR. CONNOLLY AND SECONDED BY MR. DODARO,
THE REQUEST WAS UNANIMOUSLY 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

Mr. McGrath reviewed the ratification of bills for the months of April – September 2017, along with the balance sheet and the bills payable from the period April 11 - October 17, 2017, and found them to be in good and proper order.

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

B. LOW INTEREST LOANS

Mr. McGrath reviewed the balance sheet for the months of April through September 2017, and found it to be in good and proper order.

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

C. BOND DEFEASANCE FUND PROGRAM—BALANCE SHEET

Mr. McGrath reviewed the balance sheet along with the summary of expenses and a listing of all active and completed housing projects for the months of April through September 2017, and found them to be in good and proper order.

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

II. OLD BUSINESS

A. No old business.

III. NEW BUSINESS

A. MCKEES ROCKS-STOWE TOWNSHIP CHOICE NEIGHBORHOODS PLANNING GRANT

Request authorization to ratify payment of \$12,450 in costs for consultant services to apply for the above-noted grant.

The Allegheny County Housing Authority, and Allegheny County Department of Economic Development have applied for a Choice Neighborhoods Planning Grant from the US Department of Housing and Urban Development. It was necessary to hire the consulting firm of Roy Diamond Associates to prepare the grant application.

The Grant, if awarded, will provide up to \$1.3 Million in funds to undertake a comprehensive planning program to improve the Hays Manor public housing community as well as adjacent areas of McKees Rocks and Stowe Township.

The Housing Authority is paying ½ of the expenses, via its subsidiary, Three Rivers Communities, Inc. The total contract amount is \$24,900. The RFA will reimburse Three Rivers Communities, Inc. \$12,450.00.

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

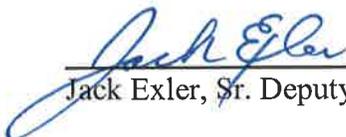
B. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS AS OF DECEMBER 31, 2016

Request authorization to accept the general purpose audited financial statements for the Authority dated as of December 31, 2016.

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

IV. ADJOURNMENT

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