

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 28, 2018-9:30 A.M.

The Regular Meeting and Public Hearing of the Allegheny County Finance and Development Commission was held on Tuesday, August 28, 2018, at 9:30 a.m., in the 9th Floor Board Room, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: James Dodaro, John Brown, and Dan Connolly

Also present were: Ronald Stout, Authorities Solicitor; Jack Exler, Senior Deputy Director; Pat Earley, Deputy Director; Lainey Smearman, Executive Assistant; Sam Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Beth O'Donnell, Marketing Coordinator; Judy Jevsevar, Accountant; Maureen Quinn, Assistant Manager; Cassa Collinge, Assistant Director; Connie Popescu, Accountant; Angela Schuettler, YMCA of Greater Pittsburgh; Daniel Perry and Mike Shiner, Esq. Tucker Arensberg; and Chris Rayl, Eckert Seamans.

ROLL CALL

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

APPROVAL OF THE PREVIOUS MINUTES—July 24, 2018

ON A MOTION MADE BY MR. BROWN AND SECONDED BY MR. DODARO, THE MINUTES OF THE PREVIOUS MEETINGS 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. McGrath reviewed the ratification of bills for the period of July 18, 2018, to August 15, 2018, along with the July balance sheet and the statement of revenue and expenses and found them to be in good and proper order.

ON A MOTION MADE BY MR. DODARO AND SECONDED BY MR. BROWN, THE

PAYMENT OF THE BILLS WERE UNANIMOUSLY APPROVED.

II. OLD BUSINESS

- A. ALLEGHENY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY TAX-EXEMPT REVENUE NOTES (YMCA OF GREATER PITTSBURGH PROJECT) SERIES A, B, C OF 2012.

Request authorization to (i) amend financial covenants and other provisions set forth in the Financing Agreement and related documents; and (ii) allow the proper officers of the Authority to execute all necessary documents, with Solicitor approval.

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

III. NEW BUSINESS

- A. No New Business

IV. ADJOURNMENT OF ACIDA

ON A MOTION MADE BY MR. BROWN 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 period of July 18, 2018, to August 15, 2018, along with the July balance sheet and the statement of revenue and expenses and found them to be in good and proper order.

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

II. OLD BUSINESS

- A. UPMC 207B Bonds & UPMC 2008 Notes – Trust Indentures Amendment

Request authorization to: (i) execute and deliver amendments to the trust indentures relating to the ACHDA's 2007B Bonds and 2008 Notes, issued on behalf of UPMC, to extend the termination date of the current interest rate mode for an additional six months to June 1, 2019; and (ii) allow the officers of the Authority to execute the

necessary documents with Solicitor approval.

UPMC is requesting that the ACHDA execute two bond document amendments relating to ACHDA's outstanding UPMC 2007B Bonds and 2008 Notes. As background, in 2014 ACHDA and the bond trustee entered into supplemental indentures for both the 2007B Bonds and 2008 Notes in connection with the conversion of the 2007B Bonds and 2008 Notes to a new variable rate mode (Index Rate Mode) which would terminate on December 1, 2018. UPMC and the holder of the 2007B Bonds and 2008 Notes (RBC Capital Markets) have agreed to extend the termination date of the current Index Rate Modes from December 1, 2018 to June 1, 2019. It is necessary to amend the 2014 supplemental indentures to extend the termination date to June 1, 2019. No other amendments to the bond documents are contemplated.

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

III. NEW BUSINESS

A. NO NEW BUSINESS

IV. ADJOURNMENT OF ACHDA

ON A MOTION MADE BY MR. DODARO 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. McGrath reviewed the ratification of bills for the period of July 18, 2018, to August 15, 2018, along with the July balance sheet and the statement of revenue and expenses and found them to be in good and proper order.

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

II. OLD BUSINESS

A. No old business.

III. NEW BUSINESS

A. No new business.

IV. ADJOURNMENT OF ACHEBA

ON A MOTION MADE BY MR. DODARO 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. McGrath reviewed the ratification of bills for the period of July 18, 2018, to August 15, 2018, along with the July balance sheet and the statement of revenues and expenses and found them to be in good and proper order.

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

B. LOW INTEREST LOANS

Mr. McGrath reviewed the ratification of bills for the period of July 18, 2018, to August 15, 2018, along with the July balance sheet and the statement of revenues and expenses and found them to be in good and proper order.

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

C. BOND DEFEASANCE FUND PROGRAM—BALANCE SHEET

Mr. McGrath reviewed the July balance sheet and the statement of revenues and expenses, along with the schedule of active/completed housing projects and the 2018 funds committed and found them to be in good and proper order.

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

II. OLD BUSINESS

A. Analysis of Housing Markets in Allegheny County – Amendment to the Agreement

Request authorization to: (i) amend the Agreement with The Reinvestment Fund to include an update of the Market Value Analysis; (ii) increase the amount of the agreement to an amount not to exceed \$200,000; and (ii) allow the Executive Director to execute all the necessary documents with Solicitor approval.

The original Agreement approved by the Board in May 2015 was for an amount not to exceed \$115,000. In late 2015, the Allegheny County Residential Finance Authority retained The Reinvestment Fund to conduct a Market Value Analysis (MVA). The MVA analyzed a wide range of indicators - including sales price, tenure, vacancy, public subsidy, new construction, property condition, and foreclosures - to characterize the relative strength of housing markets across the entire County, excluding the City of Pittsburgh.

This is a request to amend the scope to include an update to the analysis, which would allow us to identify trends in market conditions since the initial MVA. The updated analysis would be available to the Authority and County to, among other things, develop and determine investment strategies for future use of housing and other funds.

We are requesting authorization to increase the amount of the agreement to a total not to exceed \$200,000. The increase will be funded from money in Bond Defeasance Funds

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

III. NEW BUSINESS

A. No new business.

IV. ADJOURNMENT

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