

# THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY

## CHAIRMAN'S BRIEFING

September 3, 2014

The Chairman's Briefing of The Pennsylvania Industrial Development Authority (PIDA) was held on September 3, 2014, in the 4 East Conference Room, Commonwealth Keystone Building, 400 North Street, 4<sup>th</sup> Floor, Harrisburg, Pennsylvania. The meeting was called to order by Carolyn Boser Newhouse, who chaired the meeting for the Honorable C. Alan Walker, at approximately 9:30 a.m. The following members were present: Jared Grissinger for the Honorable George E. Greig, Nick A. Rodriguez-Cayro, Janis Herschkowitz and B. Michael Schaul and the following eight members via telephone: Secretary Glenn E. Moyer, James J. Black, Thomas V. Chiomento, John Kameen, Chuck McGroarty, David Nasatir, Roy A. Powell and Michelle Staton, designee for the Honorable Julia K. Hearthway. Also present were PIDA Staff: Scott Dunkelberger, Kevin Rowland, Laurie Henry, Nicholas Horting, Frank Tokarz, Lori Beamer, Marisa Morales, Christopher Houston and Tim Anstine, legal counsel; and James Bowman, financial consultant to the Authority. Ms. Newhouse reviewed new loan applications and special requests with the Board. The meeting was adjourned.

## THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY

September 3, 2014

The regular meeting of The Pennsylvania Industrial Development Authority (PIDA) was held after proper notice was given pursuant to the terms of the Act of July 3, 1986 (the "Sunshine Act"), on September 3, 2014, in PUC Hearing Room #1, Commonwealth Keystone Building, 2<sup>nd</sup> Floor, Harrisburg, Pennsylvania. The meeting was called to order by Carolyn Boser Newhouse, who chaired the meeting for the Honorable C. Alan Walker, at approximately 10:18 a.m. The following members were present: Jared Grissinger for the Honorable George E. Greig, Nick A. Rodriguez-Cayro, Janis Herschkowitz and B. Michael Schaul and the following eight members via telephone: Secretary Glenn E. Moyer, James J. Black, Thomas V. Chiomento, John Kameen, Chuck McGroarty, David Nasatir, Roy A. Powell and Michelle Staton, designee for the Honorable Julia K. Hearthway. Also present were PIDA Staff: Scott Dunkelberger, Kevin Rowland, Laurie Henry, Nicholas Horting, Frank Tokarz, Lori Beamer, Marisa Morales, Christopher Houston and Tim Anstine, legal counsel; and James Bowman, financial consultant to the Authority. The following persons were also present: Kaycee Kemper, Adams County Economic Development Corporation; James Pawlikowski, Bucks County Economic Development Corporation; Melissa McLaughlin and Linda Goldstein, Capital Region Economic Development Corporation; John Elliott, EIDCO, Inc.; James Kelshaw, Greater Hazleton Community Area New Development Corporation; Joan Dougherty, PIDC Financing Corporation; George Hayden, DHD III, LLC; Gino Tighe and Gene Tighe, GT Fabrication. Colleen Poremski, Regional Industrial Development Corporation of Southwestern PA, participated via telephone. The Board approved the minutes of the August 6, 2014 PIDA Board Meeting and the bills received during the previous month (see following page).

## Bills September 3, 2014 PIDA Board Meeting

### Reinsel Kuntz Leshner, LLP

#### PIDA Financial Consultant

Services rendered July 28, 2014 through August 22, 2014 \$10,278.50

**\$10,278.50**

### Zelenkofske Axelrod, LLC

Progress Billing on 2014 Audit

\$49,215.00

**\$49,215.00**

**GRAND TOTAL:**

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**\$59,493.50**

### NEW LOAN APPLICATIONS

The following applications were voted on and unanimously approved unless otherwise indicated below. Confidential financial information reviewed by the Board has been omitted.

Michael Schaul abstained on project #9589. David Nasatir recused himself on project #9580.

Secretary Moyer commended Joan Dougherty, the Governor's Action Team, and DCED staff on their hard work cultivating the Deitz & Watson project (#9580).

<b>THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY SUMMARY LOAN APPLICATION</b>					PIDA # 9589	
DATE: September 3, 2014						
APPLICANT (Industrial Development Agency): Adams County Economic Development Corporation						
ADDRESS: 1300 ProLine Place, Gettysburg, Pennsylvania 17325						
PERSON TO CONTACT: Kaycee Kemper				TELEPHONE NUMBER: 717-334-0042		
COMPANY (If this company (or affiliate) has ever had a PIDA loan, please check box)						
Occupant: Bream & Bear Operating Company					Beneficial Owner: Bream & Bear, LTD	
PRESIDENT: John K. Lott		MAILING ADDRESS: 1415 Potato Road, Aspers, Pennsylvania 17304			TELEPHONE NUMBER: 717-677-8109	
PRODUCT: Produce storage		NAICS # 1151	PERSON TO CONTACT AND TITLE: John K. Lott, Member		TELEPHONE NUMBER: 717-677-8109	
TYPE OF ENTERPRISE:						
<input type="checkbox"/>	Manufacturing	<input type="checkbox"/>	Regional or National Headquarters	<input type="checkbox"/>	Research & Development	<input checked="" type="checkbox"/> Agri-Business
<input checked="" type="checkbox"/>	Warehouse & Terminal	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Computer or Clerical Operation Center	
TOTAL EXISTING EMPLOYMENT (Include parent, subsidiaries & affiliates)				Check box if SMALL BUSINESS		
Pennsylvania <u>NA</u> Worldwide, Include Pa. <u>NA</u>				(Less than 50 existing employees) <input type="checkbox"/>		
EMPLOYMENT THIS SITE ONLY:				TOTAL	PAYROLL (Annually)	AVERAGE WAGE (Annually)
Existing Employment (Include jobs transferred to this site)				NA		
New Employment in Three Years (Do Not Include Existing Employment)				NA		
SIZE OF PROJECT (Sq. Ft.) 31,782		SIZE OF SITE (Acres) 28.88		LOCATION OF PLANT (Include Municipality & Mailing Address): 685 Carlisle Road Biglerville, Pennsylvania 17307		COUNTY: Adams
PURPOSE OF PROJECT (Please check appropriate box(es))						
<input type="checkbox"/>	To construct new building			<input type="checkbox"/>	To expand in new location within Pa. (Not a relocation)	
<input checked="" type="checkbox"/>	To expand existing building			<input type="checkbox"/>	To relocate/expand existing plant from _____ (Name of State)	
<input type="checkbox"/>	To acquire existing building			<input type="checkbox"/>	To acquire and renovate existing building	
Other:						
PIDA LOAN REQUESTED \$1,212,116		TOTAL PROJECT COST \$3,030,291		COST PER SQ. FT. (Building Costs Only) \$92.83	COST PER JOB TOTAL PROJECT NA	COST PER JOB-PIDA NA
METHOD OF FINANCING						
1. FIRST MORTGAGE <u>35 %</u> Participation				3. OTHER PARTICIPATION _____ % Participation		
a. Amount <u>\$1,068,175 (pro rata shared first)</u>				a. Amount _____		
b. Name of Mortgagee <u>Adams County National Bank</u>				b. Interest Rate _____		
c. Interest Rate <u>4.26%</u>				c. Term _____		
d. Term <u>20 years</u>				d. By Whom _____		
e. Person to contact <u>Gary W. Rappoldt</u>				4. OTHER PARTICIPATION <u>25 %</u> Participation		
Telephone number <u>717-334-3161</u>				a. Amount <u>\$750,000</u>		
2. PIDA MORTGAGE <u>40 %</u> Participation				b. Interest Rate <u>na</u>		
a. Amount <u>\$1,212,116 (pro rata shared first)</u>				c. Term <u>na</u>		
b. Interest Rate <u>2.25%</u>				d. By Whom <u>Company</u>		
c. Term <u>15 years</u>						
PIDA USE ONLY						
<input type="checkbox"/>	State or Federal Enterprise Zone	<input type="checkbox"/>	Brownfield Site	<input type="checkbox"/>	Financially Distressed (Act 47)	<input type="checkbox"/>
<input type="checkbox"/>	Advanced Technology	<input type="checkbox"/>	GAT Project	<input type="checkbox"/>	KOZ	<input type="checkbox"/>
CRITICAL ECONOMIC AREA Adams County		UNEMPLOYMENT RATE <u>6.5%</u> <input checked="" type="checkbox"/> 5-10 Years <input type="checkbox"/> 12 Mo.		PIDA PARTICIPATION <u>40 %</u>		GENERAL FUNDS <input checked="" type="checkbox"/>
						BOND FUNDS <input type="checkbox"/>

*Adams County Economic Development Corporation  
Bream & Bear Operating Company  
#9589*

Company Background: Bream & Bear Operating Company and Bream & Bear Ltd are joint ventures established in 2008 by the owners of Bear Mountain Orchards and the owners of Bream Orchards.

Product: The primary operation of the business is fruit storage for Bear Mountain Orchards, Inc. and Bream Orchards, Inc.

Ownership

	Bream & Bear Operating Company, LLC	Bream & Bear, Ltd.	Bream Holding, LLC	Bear Holding, LLC
Bream Holding, LLC	50%	49.5%		
Bear Holding, LLC	50%	49.5%		
Bream & Bear Operating Company, LLC		1.0%		
John W. Bream III			33.33%	
Mark D. Bream			33.33%	
Thomas F. Bream			33.33%	
John K. Lott				50%
M. Sheila Gantz				50%

Market/Customers: The allocation of existing space is Bear Mountain Orchards 42%, Bream Orchards 29%, Rice Fruit 9%, and 22 other growers using the remaining 20%. Customers include:

	Bear Mountain Orchards	Bream Orchards
Knouse Foods	12%	20%
Cohen Produce	10%	10%
Hunter Brothers	8%	
Weiss Markets		20%

Other Data:

Bream & Bear is currently operating at the project site in a 33,588 square foot building which was financed with a prior PIDA loan. This project is phase 2 of a planned 4 phase project and involves the construction of a 31,782 square foot addition. This will achieve a 250,000 bushel increase in capacity from 273,000 bushels to 523,000 bushels.

Bear Mountain Orchards employs 46 and expects to hire 8 more. Bream Orchards employs 25 and expects to retain all 25.

Existing Mortgages:

ACNB Bank \$2,247,000

Non-Prejudicial:

4/22/14

<u>Previous PIDA Loans</u>	<u>Location</u>	<u>Closed</u>	<u>Original Amount</u>	<u>Balance</u>	<u>Jobs Projected/ Created</u>
#9380	685 Carlisle Road Biglerville, PA	2/22/11	\$1,325,949	\$1,080,401	na

<b>THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY SUMMARY LOAN APPLICATION</b>					PIDA # 9593	
DATE: September 3, 2014						
APPLICANT (Industrial Development Agency): Regional Industrial Development Corporation of Southwestern Pennsylvania						
ADDRESS: 210 Sixth Avenue, Suite 3620, Pittsburgh, Pennsylvania 15222						
PERSON TO CONTACT: Colleen B. Poremski				TELEPHONE NUMBER: 412-315-6442		
COMPANY (If this company (or affiliate) has ever had a PIDA loan, please check box)						
Occupant: Multi-Occupancy Building					Beneficial Owner: - same -	
PRESIDENT: Donald F. Smith, Jr., PhD		MAILING ADDRESS: 210 Sixth Street, Suite 3620, Pittsburgh, Pennsylvania 15222			TELEPHONE NUMBER: 412-315-6442	
PRODUCT: N/A		NAICS # 531120		PERSON TO CONTACT AND TITLE: Colleen B. Poremski, Corporate secretary		TELEPHONE NUMBER: 412-315-6442
TYPE OF ENTERPRISE:						
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Regional or National Headquarters		<input type="checkbox"/> Research & Development		<input type="checkbox"/> Agri-Business	
<input type="checkbox"/> Warehouse & Terminal	<input checked="" type="checkbox"/> Industrial		<input type="checkbox"/> Computer or Clerical Operation Center			
TOTAL EXISTING EMPLOYMENT (Include parent, subsidiaries & affiliates)				Check box if SMALL BUSINESS		
Pennsylvania N/A		Worldwide, Include Pa. N/A		(Less than 50 existing employees)		
EMPLOYMENT THIS SITE ONLY:				TOTAL	PAYROLL (Annually)	AVERAGE WAGE (Annually)
Existing Employment (Include jobs transferred to this site)				N/A		
New Employment in Three Years (Do Not Include Existing Employment)				N/A		
SIZE OF PROJECT (Sq. Ft.) 30,000		SIZE OF SITE (Acres) 4.75	LOCATION OF PLANT (Include Municipality & Mailing Address): Linden Street Duquesne, Pennsylvania 15110 (Duquesne City)			COUNTY: Allegheny
PURPOSE OF PROJECT (Please check appropriate box(es))						
<input checked="" type="checkbox"/> To construct new building	<input type="checkbox"/> To expand in new location within Pa. (Not a relocation)					
<input type="checkbox"/> To expand existing building	<input type="checkbox"/> To relocate/expand existing plant from _____ (Name of State)					
<input type="checkbox"/> To acquire existing building	<input type="checkbox"/> To acquire and renovate existing building					
Other:						
PIDA LOAN REQUESTED \$1,790,000		TOTAL PROJECT COST \$5,033,546		COST PER SQ. FT. (Building Costs Only) \$152.44	COST PER JOB TOTAL PROJECT N/A	COST PER JOB-PIDA N/A
METHOD OF FINANCING						
1. MORTGAGE _____ % Participation			3. OTHER PARTICIPATION _____ 6 % Participation			
a. Amount _____			a. Amount \$300,000			
b. Name of Mortgagee _____			b. Interest Rate na			
c. Interest Rate _____			c. Term na			
d. Term _____			d. By Whom Tax Increment Financing			
e. Person to contact _____						
Telephone number _____						
FIRST						
2. PIDA MORTGAGE _____ 36 % Participation			4. OTHER PARTICIPATION _____ 58 % Participation			
a. Amount \$1,790,000			a. Amount \$2,943,546			
b. Interest Rate 4%			b. Interest Rate N/A			
c. Term 15 years			c. Term N/A			
			d. By Whom Redevelopment Assistance Capital Grant			
PIDA USE ONLY						
<input type="checkbox"/> State or Federal Enterprise Zone	<input checked="" type="checkbox"/> Brownfield Site	<input type="checkbox"/> Financially Distressed (Act 47)	<input type="checkbox"/> Advanced Technology	<input type="checkbox"/> GAT Project	<input type="checkbox"/> KOZ	<input type="checkbox"/> KOEZ
CRITICAL ECONOMIC AREA Allegheny County		UNEMPLOYMENT RATE 6.5% <input type="checkbox"/> 5-10 Years <input checked="" type="checkbox"/> 12 Mo.		PIDA PARTICIPATION 40 %	GENERAL FUNDS <input checked="" type="checkbox"/>	BOND FUNDS <input type="checkbox"/>

*Regional Industrial Development Corporation of Southwestern Pennsylvania  
Multi-Occupancy Building*

**#9593**

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**IDC Background:**

**RIDC of Southwestern PA has 12 outstanding PIDA multi-occupancy building loans totaling \$16,135,000 which have a balance of \$9,527,441. They have received approval for 2 other Multi-Occupancy Building loans totaling \$4,183,254 which have not yet closed. In addition, RIDC had 54 loans totaling \$49,486,802 which have been paid.**

**Project Details:**

**This project involves the construction of a 30,000 square foot building on 4.75 acres at the former US Steel Duquesne Works site.**

**This will be a metal building with insulated standing seam roof, overhead doors with drive up ramp, demising walls, office build out, office HVAC, warehouse heating, fire protection and 400 amp electrical service, and parking for 200 cars.**

**The building can be divided into as many as 6 units, each with a separate entrance and loading dock. The project is expected to create 45 new jobs.**

**Other Data:**

**This is the seventh multi-occupancy application submitted in conjunction with the renovation of this brownfield site. Prior PIDA loans for the US Steel Duquesne Works include the Business Innovation Center (#6549), Duquesne Industrial Manor (#7626), Roll Shop (#8002), Brick Shed (#8187), Stores Building (#8416), and Linden Square(#8684). Thermal Transfer Corporation, PIDA #8388, is also located at this industrial center.**

**RIDC currently has no industrial space available in Duquesne.**

**Non Prejudicial: 7/22/14**

<b>THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY SUMMARY LOAN APPLICATION</b>				PIDA # 9595		
DATE: September 3, 2014						
APPLICANT (Industrial Development Agency): Bucks County Economic Development Corporation						
ADDRESS: 2 East Court Street, Doylestown, Pennsylvania 18901						
PERSON TO CONTACT: James Pawlikowski			TELEPHONE NUMBER: 215-348-9031			
COMPANY (If this company (or affiliate) has ever had a PIDA loan, please check box)						
Occupant: Griff and Associates, L.P.			Beneficial Owner: 9 Headley Place Associates, LP			
PRESIDENT: Alex J. Phinn		MAILING ADDRESS: 275 Lower Morrisville Road, Fallsington, Pennsylvania 19054		TELEPHONE NUMBER: 215-428-1075		
PRODUCT: Paper and film products		NAICS # 4241	PERSON TO CONTACT AND TITLE: Becky Miller, Controller		TELEPHONE NUMBER: 215-428-1075	
TYPE OF ENTERPRISE:						
<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Regional or National Headquarters	<input type="checkbox"/> Research & Development	<input type="checkbox"/> Agri-Business			
<input type="checkbox"/> Warehouse & Terminal	<input type="checkbox"/> Industrial	<input type="checkbox"/> Computer or Clerical Operation Center				
TOTAL EXISTING EMPLOYMENT (Include parent, subsidiaries & affiliates)			Check box if SMALL BUSINESS			
Pennsylvania 64	Worldwide, Include Pa. 77	<input type="checkbox"/>				
(Less than 50 existing employees)						
EMPLOYMENT THIS SITE ONLY:		TOTAL	PAYROLL (Annually)	AVERAGE WAGE (Annually)	AVERAGE HRS. WORKED (Weekly)	ADD % BENEFITS
Existing Employment (Include jobs transferred to this site)		64 *	\$1,725,302	\$26,958	40	52.6%
New Employment in Three Years (Do Not Include Existing Employment)		22 *	\$593,098	\$26,959	40	52.6%
SIZE OF PROJECT (Sq. Ft.) 44,611	SIZE OF SITE (Acres) 4.07	LOCATION OF PLANT (Include Municipality & Mailing Address): 9 Headley Place Fallsington, Pennsylvania 19054 Fallsington Industrial Park Falls Township			COUNTY: Bucks	
PURPOSE OF PROJECT (Please check appropriate box(es))						
<input type="checkbox"/> To construct new building	<input type="checkbox"/> To expand in new location within Pa. (Not a relocation)					
<input type="checkbox"/> To expand existing building	<input type="checkbox"/> To relocate/expand existing plant from _____ (Name of State)					
<input type="checkbox"/> To acquire existing building	<input checked="" type="checkbox"/> To acquire and renovate existing building					
Other: * includes employees at two other sites 1/2 mile from this new project location						
PIDA LOAN REQUESTED \$600,000	TOTAL PROJECT COST \$1,500,000	COST PER SQ. FT. (Building Costs Only) \$32.37	COST PER JOB TOTAL PROJECT \$17,441	COST PER JOB-PIDA \$6,977		
METHOD OF FINANCING						
1. FIRST MORTGAGE 45 % Participation			3. OTHER PARTICIPATION _____ % Participation			
a. Amount \$682,000	b. Name of Mortgagee Milestone Bank	c. Interest Rate 4.55%	d. Term 10 years	e. Person to contact Jared E. Utz	Telephone number 267-327-4910	
2. PIDA MORTGAGE 40 % Participation			4. OTHER PARTICIPATION 15 % Participation			
a. Amount \$600,000	b. Interest Rate 2.5%	c. Term 15 years with 7 year reset	a. Amount \$218,000	b. Interest Rate na	c. Term na	
d. By Whom _____	d. By Whom Equity					
PIDA USE ONLY						
<input checked="" type="checkbox"/> State or Federal Enterprise Zone	<input type="checkbox"/> Brownfield Site	<input type="checkbox"/> Financially Distressed (Act 47)	<input type="checkbox"/> Advanced Technology	<input type="checkbox"/> GAT Project	<input type="checkbox"/> KOZ	<input type="checkbox"/> KOEZ
CRITICAL ECONOMIC AREA Bucks County	UNEMPLOYMENT RATE 7.3% <input checked="" type="checkbox"/> 5-10 Years <input type="checkbox"/> 12 Mo.		PIDA PARTICIPATION 40%	GENERAL FUNDS <input type="checkbox"/>	BOND FUNDS <input type="checkbox"/>	



*Bucks County Economic Development Corporation  
Griff and Associates, L.P.*

#9595

Company Background: Griff & Associates, LP was founded in 1977.

Product: Manufactures specialty papers and film. Products include copper and aluminum laminates, UV coatings and metallization (vapor deposited aluminum).

Ownership:	Griff & Associates, LP	9 Headley Place Associates, LP
Alex J. Phinn	25%	24.5%
Robert J. Phinn	25%	24.5%
Todd D. Phinn	25%	24.5%
John W' Phinn	25%	24.5%
Specialty Coated Products		2.0%

Market/Customers: Geographic market is worldwide

More than 2500 customers including:

Mactac	5%
General Formulations	4%
Adhesive Films	4%

Other Data: Griff & Associates, LP is currently operating 1/2 mile away in two buildings totaling 149,370 square feet building which were financed by prior PIDA loans.

This project includes the acquisition and renovation of a 44,611 square foot building on 4 acres located in an Enterprise Zone. This was formerly the location of Ace Worldwide Moving and Storage

Non-Prejudicial: 5/13/2014	Acquisition Price: \$1,344,000
	Appraisal: \$1,375,000

<u>Previous PIDA Loans</u>	<u>Location</u>	<u>Closed</u>	<u>Original Amount</u>	<u>(Balance)</u>	<u>Jobs Projected/ Created</u>
#8724	275 Lower Morristown Rd	6/27/03	\$780,000	\$243,356	retain 49
#9096	110 Lower Morristown Rd	4/28/06	\$902,000	\$465,494	49/29

<b>THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY SUMMARY LOAN APPLICATION</b>					PIDA # 9588	
DATE: August 6, 2014						
APPLICANT (Industrial Development Agency): Capital Region Economic Development Corporation						
ADDRESS: 3211 N. Front Street, Suite 201, Harrisburg, Pennsylvania 17110						
PERSON TO CONTACT: Melissa McLaughlin				TELEPHONE NUMBER: 717-213-5042		
COMPANY (If this company (or affiliate) has ever had a PIDA loan, please check box)						
Occupant: Philadelphia Macaroni Company				Beneficial Owner: - SAME -		
PRESIDENT: Luke Marano, Jr.		MAILING ADDRESS: 760 S. 11 <sup>th</sup> Street, Philadelphia, Pennsylvania 19147			TELEPHONE NUMBER: 215-923-7611	
PRODUCT: Pasta		NAICS # 3119	PERSON TO CONTACT AND TITLE: David Breslow, CFO		TELEPHONE NUMBER: 215-923-7611	
TYPE OF ENTERPRISE:						
<input checked="" type="checkbox"/> Manufacturing	<input type="checkbox"/> Regional or National Headquarters		<input type="checkbox"/> Research & Development		<input type="checkbox"/> Agri-Business	
<input type="checkbox"/> Warehouse & Terminal	<input type="checkbox"/> Industrial		<input type="checkbox"/> Computer or Clerical Operation Center			
TOTAL EXISTING EMPLOYMENT (Include parent, subsidiaries & affiliates)				Check box if SMALL BUSINESS		
Pennsylvania 100		Worldwide, Include Pa. 300		(Less than 50 existing employees)		
EMPLOYMENT THIS SITE ONLY:				TOTAL	PAYROLL (Annually)	AVERAGE WAGE (Annually)
Existing Employment (Include jobs transferred to this site)				43	\$2,398,803	\$55,786
New Employment in Three Years (Do Not Include Existing Employment)						
SIZE OF PROJECT (Sq. Ft.) 149,753		SIZE OF SITE (Acres) 4.49	LOCATION OF PLANT (Include Municipality & Mailing Address): 1701 Berryhill Street Harrisburg, Pennsylvania 17104 Harrisburg City			COUNTY: Dauphin
PURPOSE OF PROJECT (Please check appropriate box(es))						
<input type="checkbox"/> To construct new building	<input type="checkbox"/> To expand in new location within Pa. (Not a relocation)					
<input type="checkbox"/> To expand existing building	<input type="checkbox"/> To relocate/expand existing plant from _____ (Name of State)					
<input type="checkbox"/> To acquire existing building	<input checked="" type="checkbox"/> To acquire and renovate existing building					
Other:						
PIDA LOAN REQUESTED \$1,505,000		TOTAL PROJECT COST \$2,543,875		COST PER SQ. FT. (Building Costs Only) \$16.69	COST PER JOB TOTAL PROJECT \$59,160	COST PER JOB-PIDA \$35,000
METHOD OF FINANCING						
1. MORTGAGE _____ % Participation			3. OTHER PARTICIPATION _____ % Participation			
a. Amount _____			a. Amount _____			
b. Name of Mortgagee _____			b. Interest Rate _____			
c. Interest Rate _____			c. Term _____			
d. Term _____			d. By Whom _____			
e. Person to contact _____			4. OTHER PARTICIPATION 40 % Participation			
Telephone number _____			a. Amount \$1,038,875			
<b>FIRST</b>			b. Interest Rate na			
2. PIDA MORTGAGE 60 % Participation			c. Term na			
a. Amount \$1,505,000			d. By Whom Company			
b. Interest Rate 2.25%						
c. Term 15 years						
PIDA USE ONLY						
<input checked="" type="checkbox"/> State or Federal Enterprise Zone	<input type="checkbox"/> Brownfield Site	<input checked="" type="checkbox"/> Financially Distressed (Act 47)	<input type="checkbox"/> Advanced Technology	<input type="checkbox"/> GAT Project	<input type="checkbox"/> KOZ	<input type="checkbox"/> KOEZ
CRITICAL ECONOMIC AREA Harrisburg City		UNEMPLOYMENT RATE 10.7% <input type="checkbox"/> 5-10 Years <input type="checkbox"/> 12 Mo.		PIDA PARTICIPATION 60 %	GENERAL FUNDS <input checked="" type="checkbox"/>	BOND FUNDS <input type="checkbox"/>

**Company Background:** Philadelphia Macaroni Company was founded and incorporated in 1914 in Pennsylvania as an S-Corporation. Their subsidiary, Minot Milling Company is located in North Dakota and mills flour for their own use.

**Product:** They manufacture a large assortment of pasta. They sell under private label and as a supplier to food product companies as raw material for those products. They are organic and kosher certified.

**Ownership:** Occupant and Beneficial Owner

Luke Marano Sr	2.09%
Luke Marano Jr	16.32%
Mark Marano	16.32%
Lucy Marano	16.32%
Stephanie Marano	16.32%
Lisa Marano	16.32%
Mia Marano	16.32%

**Market/Customers:** They are a global company producing in multiple facilities across the country.

89 customers including:

Annie's Inc.	21.50%
Campbell Soup Supply Co	17.20%
General Mills	6.60%

**Other Data:** The Company is currently expanding their operations. This project involves the acquisition and renovation of a 149,753 square foot building on 4.49 acres. The building was formerly a pasta production facility for Unilever. The company not only acquired the building but also all the machinery and equipment. Also, all of Unilever's employees were offered employment and 43 of their employees are currently working at the site. The project will retain all 43.

The facility is located within an enterprise zone and a distressed municipality in the City of Harrisburg.

<u>Other PA Locations</u>	<u>Employees</u>
Philadelphia-Corporate Headquarters	17
Warminster-Production Facility	40

Acquisition Price:	\$1,000,000
Appraisal:	\$4,300,000

Non-Prejudicial: 6/25/14

**THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY  
SUMMARY LOAN APPLICATION**

PIDA # 9592  
DATE: September 3, 2014

APPLICANT (Industrial Development Agency): EIDCO, INC.

ADDRESS: 5240 Knowledge Parkway, Erie, PA 16510

PERSON TO CONTACT: Karen Clark

TELEPHONE NUMBER: (814) 899-6022

COMPANY (If this company (or affiliate) has ever had a PIDA loan, please check box)

Occupant: Barrel O'Fun Snack Foods Co. East, Inc.

Beneficial Owner: Barrel O' Fun Snack Foods Co. East, Inc.

PRESIDENT: Kenneth Nelson

MAILING ADDRESS: 400 Lakeside Dr., P.O. Box 230, Perham, MN 56573

TELEPHONE NUMBER: (218) 849-8633

PRODUCT: Consumer Snack Food Manufacturer

NAICS # 3119

PERSON TO CONTACT AND TITLE: Wayne Caughey, CFO

TELEPHONE NUMBER: (218) 849-8633

TYPE OF ENTERPRISE:

Manufacturing  Regional or National Headquarters  Research & Development  Agri-Business  
 Warehouse & Terminal  Industrial  Computer or Clerical Operation Center

TOTAL EXISTING EMPLOYMENT (Include parent, subsidiaries & affiliates)

Check box if SMALL BUSINESS

Pennsylvania 2 Worldwide, Include Pa. 1,404

(Less than 50 existing employees)

EMPLOYMENT THIS SITE ONLY:	TOTAL	PAYROLL (Annually)	AVERAGE WAGE (Annually)	AVERAGE HRS. WORKED (Weekly)	ADD % BENEFITS
Existing Employment (Include jobs transferred to this site)	0	\$0	\$0	0	0%
New Employment in Three Years (Do Not Include Existing Employment)	87	\$5,000,000	\$57,471	40	44%

SIZE OF PROJECT (Sq. Ft.) 163,000	SIZE OF SITE (Acres) 8.34	LOCATION OF PLANT (Include Municipality & Mailing Address): 810 Route 97 South Waterford, PA 16441 (Waterford Township)	COUNTY: Erie
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PURPOSE OF PROJECT (Please check appropriate box(es))

To construct new building  To expand in new location within Pa. (Not a relocation)  
 To expand existing building  To relocate/expand existing plant from \_\_\_\_\_ (Name of State)  
 To acquire existing building  To acquire and renovate existing building

Other:

PIDA LOAN REQUESTED \$2,000,000	TOTAL PROJECT COST \$5,729,000	COST PER SQ. FT. (Building Costs Only) \$35.14	COST PER JOB TOTAL PROJECT \$65,850	COST PER JOB-PIDA \$22,988
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**METHOD OF FINANCING**

1. FIRST MORTGAGE 53 % Participation  
a. Amount \$3,148,000  
b. Name of Mortgagee Bank of America  
c. Interest Rate LIBOR + 2.75%  
d. Term 7 year (20 year amortization)  
e. Person to contact \_\_\_\_\_  
Telephone number \_\_\_\_\_

2. PIDA MORTGAGE 34 % Participation  
a. Amount \$2,000,000 (Sole 1<sup>st</sup> Mortgage)  
b. Interest Rate 2.25%  
c. Term 15 yrs

3. OTHER PARTICIPATION \_\_\_\_\_ % Participation  
a. Amount \_\_\_\_\_  
b. Interest Rate \_\_\_\_\_  
c. Term \_\_\_\_\_  
d. By Whom \_\_\_\_\_

4. OTHER PARTICIPATION 13 % Participation  
a. Amount \$581,000  
b. Interest Rate N/A  
c. Term N/A  
d. By Whom Company Equity

**PIDA USE ONLY**

State or Federal Enterprise Zone  Brownfield Site  Financially Distressed (Act 47)  Advanced Technology  GAT Project  KOZ  KOEZ

CRITICAL ECONOMIC AREA Erie County	UNEMPLOYMENT RATE 8.3% <input type="checkbox"/> 5-10 Years <input checked="" type="checkbox"/> 12 Mo.	PIDA PARTICIPATION 40 %	GENERAL FUNDS <input checked="" type="checkbox"/>	BOND FUNDS <input type="checkbox"/>
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EIDCO, INC.

Barrel O' Fun Snack Foods Co. East, Inc.

PIDA #9592 DCED #201406201173

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**Company Background:** Barrel O' Fun Snack Foods, Inc., a subsidiary of KLN Enterprises, Inc., was founded in 1973 as a consumer snack food manufacturer.

**Product:** The Company produces kettle chips, tortilla chips, regular chips, pretzels and cheese curls.

**Ownership:** Barrel O' Fun Snack Foods Co. East, Inc. is 100% owned by KLN Enterprises, Inc. and KLN Enterprises Inc. is 100% owned and operated by Kenneth Nelson and the Nelson Family Trust.

**Markets/Customers:** Primary market area: North America

5909 active customers including:

Old Lyme	27%
Trader Joes	15%
Panera (Sygma)	13%

**Other data:** Barrel O' Fun Snack Foods, Inc. is part of the KLN Enterprises, Inc. (KLN) family. KLN is a third generation consumer snack and pet food manufacturer with its roots dating back to 1964. KLN is comprised of five companies with four distinct product categories and brands including Barrel O' Fun Snack Foods, Tuffy's Pet Food, NutHeads Chocolate Factory and Kenny's Candy Company. The company's current manufacturing facilities are located in Perham, MN and Phoenix, AZ.

Barrel O' Fun Snack Foods Co. East, Inc. is proposing to purchase and renovate a 163,000 sq. ft. manufacturing facility on 8.34 acres at 810 Route 97 South, Waterford, Erie County. The facility is owned by Troyer Farms and is the former home of Troyer's potato chip manufacturing plant. The company will be required to make significant upgrades in an amount of \$4,069,000 to bring the facility up to code.

The company will be creating 87 full time jobs within three years.

GAT Offer Letter: 12/11/2013

**THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY  
SUMMARY LOAN APPLICATION**

PIDA # 9586

DATE: September 3, 2014

APPLICANT (Industrial Development Agency): Greater Hazelton CANDO

ADDRESS: One South Church Street, Suite 200, Hazelton, Pennsylvania 18201

PERSON TO CONTACT: James Kelshaw

TELEPHONE NUMBER: 570-455-1508 X 2007

COMPANY (If this company (or affiliate) has ever had a PIDA loan, please check box)

Occupant: GT Fabrication, Inc.

Beneficial Owner: Eugene J. Tighe

PRESIDENT: Eugene J. Tighe

MAILING ADDRESS: 100 Benedict Street, Pittston, Pennsylvania 18640

TELEPHONE NUMBER: 570-883-0775

PRODUCT: Powder Coated Parts

NAICS # 3329

PERSON TO CONTACT AND TITLE: Gino Tighe Chief Operating Officer

TELEPHONE NUMBER: 570-883-0775

TYPE OF ENTERPRISE:

Manufacturing  Regional or National Headquarters  Research & Development  Agri-Business  
 Warehouse & Terminal  Industrial  Computer or Clerical Operation Center

TOTAL EXISTING EMPLOYMENT (Include parent, subsidiaries & affiliates)

Pennsylvania 14 Worldwide, Include Pa. 14

Check box if SMALL BUSINESS

(Less than 50 existing employees)

EMPLOYMENT THIS SITE ONLY:

TOTAL

PAYROLL

AVERAGE WAGE

AVERAGE HRS. WORKED

ADD % BENEFITS

Existing Employment (Include jobs transferred to this site)

14

\$397,050

\$28,361

40

25%

New Employment in Three Years (Do Not Include Existing Employment)

0

SIZE OF PROJECT (Sq. Ft.) 30,000

SIZE OF SITE (Acres) 3.35

LOCATION OF PLANT (Include Municipality & Mailing Address): One Penox Plaza, Commerce Road Dupont, Pennsylvania 18641 (Dupont Borough)

COUNTY: Luzerne County

PURPOSE OF PROJECT (Please check appropriate box(es))

To construct new building  To expand in new location within Pa. (Not a relocation)  
 To expand existing building  To relocate/expand existing plant from \_\_\_\_\_ (Name of State)  
 To acquire existing building  To acquire and renovate existing building

Other:

PIDA LOAN REQUESTED \$285,000

TOTAL PROJECT COST \$696,000

COST PER SQ. FT. (Building Costs Only) \$22.83

COST PER JOB TOTAL PROJECT \$49,714

COST PER JOB-PIDA \$20,357

**METHOD OF FINANCING**

1. FIRST MORTGAGE 39 % Participation

a. Amount \$274,000  
 b. Name of Mortgagee M&T Bank  
 c. Interest Rate 4.6%  
 d. Term 10 year term / 15 year amortization  
 e. Person to contact Malcolm Williams, VP  
 Telephone number 570-654-2446

3. OTHER PARTICIPATION \_\_\_\_\_ % Participation

a. Amount \_\_\_\_\_  
 b. Interest Rate \_\_\_\_\_  
 c. Term \_\_\_\_\_  
 d. By Whom \_\_\_\_\_

2. PIDA MORTGAGE 41 % Participation

a. Amount \$285,000  
 b. Interest Rate 2.25%  
 c. Term 15 years

4. OTHER PARTICIPATION 20 % Participation

a. Amount \$137,000  
 b. Interest Rate -  
 c. Term -  
 d. By Whom Equity

**PIDA USE ONLY**

State or Federal Enterprise Zone

Brownfield Site

Financially Distressed (Act 47)

Advanced Technology

GAT Project

KOZ

KOEZ

CRITICAL ECONOMIC AREA

Luzerne County

UNEMPLOYMENT RATE

9.7%

5-10 Years

12 Mo.

PIDA PARTICIPATION

60 %

GENERAL FUNDS

BOND FUNDS

Greater Hazelton CANDO  
GT Fabrication, Inc.  
PIDA# 9586  
DCED# 201406271565

Company Background: The company was incorporated in 1989 in Pennsylvania.

Product: GT Fabrication manufactures, powder coats and assembles parts which are used in many different industrial and manufacturing applications.

Ownership: Both the Industrial Occupant and Beneficial Owner are owned by:  
  
Eugene J. Tighe – 100%

Markets/Customers: The company's primary market area is Pennsylvania, New York and New Jersey.  
  
The company has 100+ customers and does not wish to disclose confidential customer information. The company's three largest customers account for 45% of annual sales, with the largest customer contributing 19.5 percent in annual sales.

Other data: This project involves the acquisition of a 30,000 sq. ft. building on 3.35 acres, located at One Penox Plaza, Commerce Road, Dupont, Luzerne County. The company is currently operating three miles away in a 24,000 sq. ft. building, which they own. The current facility is located in a flood plain and the company suffered a significant set-back and loss of production during the last large flood. Since the flood, some of the company's customers are hesitant to expand business with them, due to the chance of significant production delays in the event of another serious flood. To mitigate this risk, the company is purchasing the proposed project site, which is located outside of a flood plain. The larger building will also allow for future expansion. The company's fourteen (14) existing employees will transfer to the new project site.

Acquisition Cost: \$685,000  
St. Cert. Appraisal Value: \$685,000 (As of July 17, 2014)

Non - Prejudicial Approval given on: June 6, 2014

<b>THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY SUMMARY LOAN APPLICATION</b>					PIDA # 9591	
DATE: September 3, 2014						
APPLICANT (Industrial Development Agency): Greater Hazleton Community Area New Development Organization, Inc.						
ADDRESS: One South Church Street, Hazleton, Pennsylvania 18201						
PERSON TO CONTACT: James Kelshaw				TELEPHONE NUMBER: 570-455-1508		
COMPANY (if this company (or affiliate) has ever had a PIDA loan, please check box)						
Occupant: Multi-Occupancy Building					Beneficial Owner: DHD III, LLC	
PRESIDENT: George Hayden, Jr.		MAILING ADDRESS: 40 North Church Street, Hazleton, Pennsylvania 18201			TELEPHONE NUMBER: 570-579-0009	
PRODUCT: N/A		NAICS # 531120	PERSON TO CONTACT AND TITLE: George Leitner, Vice President		TELEPHONE NUMBER: 570-579-0009	
TYPE OF ENTERPRISE:						
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Regional or National Headquarters		<input type="checkbox"/> Research & Development		<input type="checkbox"/> Agri-Business	
<input type="checkbox"/> Warehouse & Terminal	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Computer or Clerical Operation Center				
TOTAL EXISTING EMPLOYMENT (Include parent, subsidiaries & affiliates)				Check box if SMALL BUSINESS		
Pennsylvania NA		Worldwide, Include Pa. NA		(Less than 50 existing employees)		
EMPLOYMENT THIS SITE ONLY:				TOTAL	PAYROLL (Annually)	AVERAGE WAGE (Annually)
Existing Employment (Include jobs transferred to this site)				NA		
New Employment in Three Years (Do Not Include Existing Employment)				NA		
SIZE OF PROJECT (Sq. Ft.) 62,730		SIZE OF SITE (Acres) .4	LOCATION OF PLANT (Include Municipality & Mailing Address): 101 West Broad Street Hazleton, Pennsylvania 18201			COUNTY: Luzerne
PURPOSE OF PROJECT (Please check appropriate box(es))						
<input type="checkbox"/> To construct new building	<input type="checkbox"/> To expand in new location within Pa. (Not a relocation)					
<input type="checkbox"/> To expand existing building	<input type="checkbox"/> To relocate/expand existing plant from _____ (Name of State)					
<input type="checkbox"/> To acquire existing building	<input checked="" type="checkbox"/> To renovate existing building					
Other:						
PIDA LOAN REQUESTED \$2,225,030		TOTAL PROJECT COST \$6,077,864		COST PER SQ. FT. (Building Costs Only) \$85.93	COST PER JOB TOTAL PROJECT NA	COST PER JOB-PIDA NA
METHOD OF FINANCING						
1. MORTGAGE _____ % Participation			3. OTHER PARTICIPATION _____ 33 % Participation			
a. Amount _____			a. Amount \$2,000,000			
b. Name of Mortgagee _____			b. Interest Rate na			
c. Interest Rate _____			c. Term na			
d. Term _____			d. By Whom Local Share Account Grant			
e. Person to contact _____						
Telephone number _____						
FIRST			4. OTHER PARTICIPATION _____ 30 % Participation			
2. PIDA MORTGAGE _____ 37 % Participation			a. Amount \$1,852,834			
a. Amount \$2,225,030			b. Interest Rate na			
b. Interest Rate 2.25%			c. Term na			
c. Term 15 years			d. By Whom DHD III, LLC			
PIDA USE ONLY						
<input type="checkbox"/> State or Federal Enterprise Zone	<input type="checkbox"/> Brownfield Site	<input type="checkbox"/> Financially Distressed (Act 47)	<input type="checkbox"/> Advanced Technology	<input type="checkbox"/> GAT Project	<input checked="" type="checkbox"/> KOZ	<input checked="" type="checkbox"/> KIZ
CRITICAL ECONOMIC AREA Luzerne County		UNEMPLOYMENT RATE 9.7% 5-10 Years 12 Mo.		PIDA PARTICIPATION 75 %	GENERAL FUNDS X	BOND FUNDS



*Greater Hazleton Community Area New Development Organization, Inc.*  
*Multi-Occupancy Building*  
*#9591*

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Developer Background: A sister company, DHD II, LLC has one outstanding PIDA single tenant loan. The approved loan amount is \$2,250,000. To date \$1,104,765 has been disbursed (disbursed July, 2014). That building is occupied by DBI Services, LLC.

Ownership: DHD III, LLC  
100% DHD Realty Holding, LLC  
DHD Realty Holding, LLC  
33.3% Neal A. DeAngelo Trust  
33.3% Paul D. DeAngelo Trust  
33.4% The Hazleton Development Company  
The Hazleton Development Company  
100% George F. Hayden

Project Details: This project involves the renovation of an 8 story building constructed in 1923 and located in downtown Hazleton. The project is expected to create 160 jobs. This is the former Hazleton National Bank building.

The building will be brought up to code and renovated for use as class A office space. The building contains 62,730 square feet of leasable space. Renovations include sidewalk repair, refurbishing the elevators, roofing, HVAC, lighting and fire protection.

The site is located within a Keystone Opportunity Zone and a Keystone Innovation Zone.

<b>THE PENNSYLVANIA INDUSTRIAL DEVELOPMENT AUTHORITY SUMMARY LOAN APPLICATION</b>					PIDA # 9580	
					DATE: September 3, 2014	
APPLICANT (Industrial Development Agency): PIDC Financing Corporation						
ADDRESS: 2600 CENTRE SQUARE W, 1500 MARKET ST, PHILADELPHIA, PA 19102-2191						
PERSON TO CONTACT: Joan Dougherty				TELEPHONE NUMBER: (215) 496-8119		
COMPANY (If this company (or affiliate) has ever had a PIDA loan, please check box)						
Occupant: DIETZ & WATSON, INC.				Beneficial Owner: DIETZ & WATSON, INC.		<input checked="" type="checkbox"/>
PRESIDENT: Louis I Eui, Jr.		MAILING ADDRESS: 5701 Tacony Street, Philadelphia, PA 19135			TELEPHONE NUMBER: (215) 831-9000	
PRODUCT: Deli Meats, Franks, Sausages, and Cheese		NAICS # 3111	PERSON TO CONTACT AND TITLE: Cynthia Eui Yingling, CFO		TELEPHONE NUMBER: (215) 831-9000	
TYPE OF ENTERPRISE:						
<input checked="" type="checkbox"/>	Manufacturing	<input type="checkbox"/>	Regional or National Headquarters	<input type="checkbox"/>	Research & Development	<input type="checkbox"/>
<input type="checkbox"/>	Warehouse & Terminal	<input type="checkbox"/>	Industrial	<input type="checkbox"/>	Computer or Clerical Operation Center	<input type="checkbox"/>
TOTAL EXISTING EMPLOYMENT (Include parent, subsidiaries & affiliates)				Check box if SMALL BUSINESS		
Pennsylvania 588		Worldwide, Include Pa. 691		(Less than 50 existing employees) <input type="checkbox"/>		
EMPLOYMENT THIS SITE ONLY:				TOTAL	PAYROLL (Annually)	AVERAGE WAGE (Annually)
Existing Employment (Include jobs transferred to this site)				588	\$38,252,314	\$65,054
New Employment in Three Years (Do Not Include Existing Employment)				158	\$9,603,946	\$60,784
SIZE OF PROJECT (Sq. Ft.) 245,000		SIZE OF SITE (Acres) 41		LOCATION OF PLANT (Include Municipality & Mailing Address): 5701 Tacony Street Philadelphia, PA 19135 (Philadelphia City)		COUNTY: Philadelphia
PURPOSE OF PROJECT (Please check appropriate box(es))						
<input checked="" type="checkbox"/>	To construct new building	<input type="checkbox"/>	To expand in new location within Pa. (Not a relocation)			
<input type="checkbox"/>	To expand existing building	<input checked="" type="checkbox"/>	To relocate/expand existing plant from <u>New Jersey</u> (Name of State)			
<input type="checkbox"/>	To acquire existing building	<input type="checkbox"/>	To acquire and renovate existing building			
Other:						
PIDA LOAN REQUESTED \$2,250,000		TOTAL PROJECT COST \$28,544,837		COST PER SQ. FT. (Building Costs Only) \$116.50	COST PER JOB TOTAL PROJECT \$38,263	COST PER JOB-PIDA \$3,016
METHOD OF FINANCING						
1. FIRST MORTGAGE 67.5 % Participation				3. OTHER PARTICIPATION 7 % Participation		
a. Amount \$19,294,837				a. Amount \$2,000,000		
b. Name of Mortgagee Wells Fargo Bank				b. Interest Rate N/A		
c. Interest Rate LIBOR + 1.25%				c. Term N/A		
d. Term 5 year (20 year amortization)				d. By Whom PA First Program		
e. Person to contact _____						
Telephone number _____						
2. PIDA MORTGAGE 8 % Participation				4. OTHER PARTICIPATION 17.5 % Participation		
a. Amount \$2,250,000				a. Amount \$5,000,000		
b. Interest Rate 2.25%				b. Interest Rate N/A		
c. Term 15 yrs				c. Term N/A		
				d. By Whom Redevelopment Assistance Grant		
PIDA USE ONLY						
<input type="checkbox"/>	State or Federal Enterprise Zone	<input type="checkbox"/>	Brownfield Site	<input type="checkbox"/>	Financially Distressed (Act 47)	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Advanced Technology	<input checked="" type="checkbox"/>	GAT Project	<input checked="" type="checkbox"/>	KOZ	<input type="checkbox"/>
<input type="checkbox"/>	KOEZ					
CRITICAL ECONOMIC AREA Philadelphia County		UNEMPLOYMENT RATE 10.5% <input type="checkbox"/> 5-10 Years <input checked="" type="checkbox"/> 12 Mo.		PIDA PARTICIPATION 60%		GENERAL FUNDS <input checked="" type="checkbox"/>
						BOND FUNDS <input type="checkbox"/>

**Company Background:** Dietz & Watson was established in 1939. The company is a New Jersey "S" Corporation registered to do business in Pennsylvania, Maryland, New York and South Carolina.

**Product:** The Company produces high quality deli meats, franks, sausages, and artesian cheeses.

**Ownership:**

Ruth Eni Grandchildren Trusts*	70%
Cynthia Eni Yingling	10%
Louis I. Eni, Jr.	10%
Christopher Eni	10%

\*Ruth Eni Grandchildren Trusts includes the eight children of the three principles listed above with each child having less than a 10% interest. The trustees are the three principles listed above.

**Markets/Customers:** Primary market area: North America

2300 customers including:

Applegate Farms	21.3%
Wakefern	16%
Albertson's	5.9%

**Other data:** Dietz & Watson is proposing to purchase a twenty (20) acre parcel adjacent to their current manufacturing facility and construct a 145,000 sq. ft. dry and cold storage warehouse and distribution facility at 5701 Tacony Street, Philadelphia County. Until September 2013, the company maintained their warehouse and distribution facility in Delanco, New Jersey, which was destroyed by fire. A temporary location is being leased in Vineland, New Jersey. The new facility will be attached to their existing Philadelphia manufacturing facility through a state-of-the-art conveyor system and will save the company approximately \$750,000 in transportation costs associated with moving their goods between Pennsylvania and New Jersey.

The company will be retaining 588 existing full time employees and creating 158 full time jobs within three years.

GAT Offer Letter: 4/28/2014

PIDA #	Date Approved	Approved	Current Balance	Jobs Created	Jobs Retained
7974	12/6/1995	\$ 2,000,000	\$ -	0	389
8985	10/6/2004	\$ 1,575,000	\$ 740,229	0	604

RESOLVED, THAT EACH OF THE LOANS HERETOFORE APPROVED IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. In the event that the Premises to be mortgaged has been or at any time during the term of the loan is identified as being in a Flood Hazard Area by the United States Federal Emergency Management Agency, the Industrial Occupant shall obtain flood insurance as provided by the National Flood Insurance Act of 1968, as amended.
2. The Beneficial Owner and/or the Industrial Occupant shall be obligated to and do hereby agree to promptly provide whatever information relating to the project is required and requested by this Authority. Upon failing to do so the Authority may, at its discretion, declare that a material default has occurred and take such action as it deems appropriate.
3. All contracts for the construction, renovation, expansion or improvement of the Authority project shall include the Commonwealth's Standard Non-Discrimination Clause, which is attached hereto and incorporated herein as Exhibit "A".
4. There shall be no material adverse change in the financial condition of the above captioned company, or the guarantors, if any, from that disclosed by the financial statements delivered to this Authority as a part of the Application.
5. Prior to the closing, the Industrial Agency shall provide this Authority with satisfactory evidence on behalf of said Company and its affiliates, that all taxes and other monies due and owing to the Commonwealth of Pennsylvania are paid current as of the closing date, unless any of said taxes or other payments are being contested, in which case this Authority will require that funds be escrowed to pay said taxes or other payments in the event of any adverse decision.

## EXHIBIT "A"

### NONDISCRIMINATION/SEXUAL HARASSMENT CLAUSE

During the term of the contract, Contractor agrees as follows:

1. In the hiring of any employee(s) for the manufacture of supplies, performance of work, or any other activity required under the contract or any subcontract, the Contractor, subcontractor, or any person acting on behalf of the Contractor or subcontractor shall not, by reason of gender, race, creed, or color, discriminate against any citizen of this Commonwealth who is qualified and available to perform the work to which the employment relates.

2. Neither the Contractor nor any subcontractor nor any person on their behalf shall in any manner discriminate against or intimidate any employee involved in the manufacture of supplies, the performance of work, or any other activity required under the contract on account of gender, race, creed, or color.

3. Contractors and subcontractors shall establish and maintain a written sexual harassment policy and shall inform their employees of the policy. The policy must contain a notice that sexual harassment will not be tolerated and employees who practice it will be disciplined.

4. Contractors shall not discriminate by reason of gender, race, creed, or color against any subcontractor or supplier who is qualified to perform the work to which the contracts relate.

5. The Contractor and each subcontractor shall furnish all necessary employment documents and records to and permit access to their books, records, and accounts by the contracting agency and the Bureau of Contract Administration and Business Development, for purposes of investigation, to ascertain compliance with provisions of this Nondiscrimination/Sexual Harassment Clause. If the Contractor or any subcontractor does not possess documents or records reflecting the necessary information requested, the Contractor or subcontractor shall furnish such information on reporting forms supplied by the contracting agency or the Bureau of Contract Administration and Business Development.

6. The Contractor shall include the provisions of this Nondiscrimination/Sexual Harassment Clause in every subcontract so that such provisions will be binding upon each subcontractor.

7. The Commonwealth may cancel or terminate the contract, and all money due or to become due under the contract may be forfeited for a violation of the terms and conditions of this Nondiscrimination/Sexual Harassment Clause. In addition, the agency may proceed with debarment or suspension and may place the Contractor in the Contractor Responsibility File.

OTHER LOAN MATTERS:

A.) SPECIAL REQUESTS – BOARD ACTION REQUIRED

#8890	PIDC Financing Corporation Jako Enterprises Ltd. & Sygma Trading Company Ltd. (Philadelphia County)	Closed 7-19-04 \$1,125,000 Bal. \$427,755
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Request: 1.) Consent to Sygma Trading Company Ltd. assigning its intellectual property and its leasehold interest in the project property to the co-Industrial Occupant, Jako Enterprises, Ltd. 2.) Consent to the merger of Sygma Trading Company, Ltd. into Jako Holding Company (the parent company of Jako Enterprises, Ltd.), upon which the separate existence of Sygma Trading Company, Ltd. will cease.

Staff Recommendation: Approve, subject to receipt of an opinion of counsel to Jako Holding Company, that as a consequence of the merger Jako Holding Company will assume all legal liabilities of Sygma Trading Company Ltd. to PIDA.

#9503	Regional Industrial Development Corporation Multi Occupancy Building (Westmoreland County)	AA 1-2-13 \$2,083,254
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Request: Approve a modification of the closing conditions, to require only an assignment of the lease with the tenant (Cenveo), rather than an assignment of all leases at the Westmoreland site.

Staff Recommendation: Approve

#9512	Berks County Development Fund East Penn Manufacturing Co. (Berks County)	AA 4-3-13 \$6,000,000
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Request: Reduce the project acreage from 520 acres to 83.810 acres, due to a new subdivision of the project property.

Staff Recommendation: As East Penn Manufacturing Co. already owns the subject land and the PIDA project cost does not include land acquisition, the PIDA staff recommends approving the reduction in the project acreage.

**B.) SPECIAL REQUESTS – STAFF APPROVED**

#214 Altoona Blair County Development Corporation AA 5-2-13  
Industrial Park \$1,500,000  
(Blair County)

Staff Action: Approved an extension of the PIDA loan closing deadline until March 31, 2016, to allow further time for development of the park and receipt of federal and state grant funds.

#8824 Regional Industrial Development Corporation Closed 12-30-03  
Valley Drug Company \$1,000,000  
(Lawrence County) Bal. \$242,396

Staff Action: Consented to the subordination of the PIDA mortgage to a new loan from Mercer County State Bank, which will refinance the existing first mortgage held by PNC Bank.

#9397 Johnstown Industrial Development Corporation AA 4-8-10  
Martin-Baker America, Inc. \$2,000,000  
(Cambria County)

Staff Action: Approved an extension of the PIDA loan closing deadline until October 31, 2014.

#9485 Altoona Blair County Development Corporation AA 6-6-12  
SilcoTek Corporation \$1,750,000  
(Centre County)

Staff Action: Approved an extension of the PIDA loan closing deadline until September 30, 2014.

#9487 Altoona Blair Development Corporation AA 8-1-12  
Value Drug Company \$2,250,000  
(Blair County)

Staff Action: Approved an extension of the PIDA loan closing deadline until November 30, 2014.

#9545 Greater Berks Development Fund  
Reitnouer, Inc.  
(Berks County) AA 8-7-13  
\$1,500,000

Staff Action: Approved an extension of the PIDA loan closing deadline until November 30, 2014.

#9546 EIDCO, Inc.  
EmKey Gas Processing LLC  
(Erie County) AA 8-7-13  
\$889,686

Staff Action: Approved an extension of the PIDA loan closing deadline until February 28, 2015.

#9565 Bucks County Economic Development Corporation  
Megawholesale, Inc.  
(Bucks County) AA 5-7-14  
\$375,000

Staff Action: Approved an extension to accept and execute the PIDA commitment letter until September 30, 2014.



**C.) SPECIAL REQUESTS – LOAN INCREASES**

None.

**D.) SPECIAL REQUESTS – LOAN RESCISSIONS**

None.

## NEW BUSINESS

- 1) Resolved, the PIDA Board has determined that the following Industrial Development Corporations (IDC's) have satisfied the requirements set forth in 12 Pa. Code §73.2, and hereby certifies them to participate in the PIDA program through June 30, 2015:
  - a) Economic Progress Alliance of Crawford County - Crawford County
  - b) Franklin County Area Development Corporation – Franklin County
  - c) Moshannon Valley Economic Development Partnership, Inc. – Western Centre County and Eastern Clearfield County
  - d) North Side Industrial Development Company, Inc. d/b/a Riverside Center for Innovation – North Side of the City of Pittsburgh, Allegheny County
  
- 2) Resolved, the draft 2013-2014 fiscal year audit of the Authority was presented, and after review and discussion, was accepted and approved by unanimous vote of the Board.

There being no further business to bring before the Members at this time, the meeting was on motion duly adjourned at 10:47 a.m.

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Assistant Secretary