



Commonwealth Financing Authority
Harrisburg PA, 17120

Board Meeting Minutes
July 1, 2016

The Commonwealth Financing Authority (CFA) board meeting was held on July 1, 2016. Proper notice was given pursuant to the terms of the Act of July 3, 1986 (the "Sunshine Act"). The meeting was held in PUC Hearing Room #1, on the second floor of the Commonwealth Keystone Building located at 400 North Street in Harrisburg, Pennsylvania.

In addition to Chairman Davin, the following Board members were present: the Honorable Randy Albright, Paul Wentzel for the Honorable Robin L. Wiessmann, Michael Karp and John Verbanac. Marc Little and Austin Burke participated via teleconference.

CFA staff in attendance: Scott Dunkelberger, Executive Director and Arthur McNulty, Chief Counsel.

Members of the public in attendance: Rick Allen, Yesenia Bane, Mandy Book, Hayley Book, Ron Boston, Eric Bugale, Jason Brehouse, Lauren Bruburn, Barry Cassidy, Jeff Davis, Brian Eckert, Ryan Emerson, Mark Fennell, Meghan Fisher, Claudia Fisher, Pamela Frank, Josh Funk, Steven Gabel, Scott Gebhardt, Karl Goodman, Robert Hasemeier, Laurie Henry, Kim Hileman, Steven Hinds, Keith Hite, Nic Horting, Tad Imbrie, Michael Jackson, Randy Johnston, Ron Jumper, Amy Kauffman, Dan Kennedy, Lyndsay Kensinger, Chuck Kolling, Aaron Kraus, Chuck Leonard, Carol Longwell, Eric Macbain, Greg Mahon, Antoinette Marchowsky, Jacqui Meacher, Zoe Monborne, Ted Mowatt, Christian Muniz, Joe Murtzn, Stephen Russial, Sarah Miller, Mark Richards, Peggy Schaeffer-Montgomery, Anthony Seitz, Joe Sherrick, Michael Shorr, Jeff Straub, Phillip Swank, Lisa Taglang, Kyle Wagon seller, Howard Wial, Crystal Zenith, Christine Zubeck.

Chairman Davin called the meeting to order at 12:40 P.M. after acknowledging a quorum of the Board.

Mr. Dunkelberger presented the following for the Board's consideration:

On a motion by Mr. Burke and seconded by Mr. Verbanac, the Board unanimously approved the September 9, 2015 CFA Board meeting minutes.

On a motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved payment of CFA expenses in the amount of \$2,381,119.90.

On a motion by Mr. Karp and seconded by Mr. Little, the Board unanimously approved a resolution to engage Zelenkofske Axelrod to conduct an external audit of their year-end financial statements each year. The contract is for four years of services at a total price not to exceed \$179,900. The annual fee ranges from \$43,000 in year #1 to \$46,990 in year #4.

On a motion by Mr. Karp and seconded by Mr. Little, the Board unanimously approved a resolution to appoint Robin L. Wiessmann, Secretary of the Department Banking and Securities, to serve as the assistant secretary to the Board, and granted her the ability to act in the stead of the Secretary of the Board as necessary to conduct all lawful business of the Authority.

On a motion by Mr. Little and seconded by Mr. Verbanac, the Board unanimously approved the Fiscal Year 2016-2017 operating budget for the Authority.

On a motion by Mr. Verbanac and seconded by Mr. Little, the Board unanimously approved a Memorandum of Understanding between the Department of Community and Economic Development and the Commonwealth Financing Authority for an amount not to exceed \$3,506,494.00 for the period beginning July 1, 2016 and ending June 30, 2017.

On a motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved a Memorandum of Understanding between the Department of Environmental Protection and the Commonwealth Financing Authority for an amount not to exceed \$500,000 for the period beginning July 1, 2016 and ending June 30, 2017.

On a motion by Mr. Verbanac and seconded by Mr. Burke, the Board unanimously approved a Memorandum of Understanding between the Department of Conservation and Natural Resources and the Commonwealth Financing Authority for an amount not to exceed \$100,000 for the period beginning July 1, 2016 and ending June 30, 2017.

On a motion by Mr. Little and seconded by Mr. Albright, the Board unanimously approved a resolution to engage bond counsel to analyze the Authority's trust indentures and other documents, governing statutes and proposed legislation and provide an opinion as to the ability to transfer unexpended taxable or tax-exempt bond proceeds and/or income generated therefrom under the Authority's trust indentures or other accounts following specific legislative enactments; and if determined to be permitted pursuant to a favorable opinion of bond counsel, to advise the Authority as to the administrative steps to be taken to accomplish a transfer and any additional legal requirements to be met including disclosure to the capital market.

On a motion by Mr. Albright and seconded by Mr. Verbanac, the Board unanimously approved a resolution authorizing the issuance of revenue bonds or notes of the Authority in order to provide funding for PLANCON projects as authorized by the Act of April 25, 2016, P.L. 168, NO. 25, in an aggregate principal amount not to exceed \$850,000,000; authorizing the execution of certain financing documents relating to the issuance of the revenue bonds or notes including a trust indenture and service agreement; authorizing and directing the execution and delivery of revenue bonds or notes; providing for the maximum principal amount, interest rates, maturities, provisions for redemption, purchase and other terms of the revenue bonds or notes; authorizing the appointment and substitution of the trustee; authorizing bond insurance or other credit enhancement for the revenue bonds or notes; requesting the trustee to authenticate the respective revenue bonds or notes; directing the printing of cusip numbers on the revenue bonds or notes; authorizing investments by the trustee; authorizing the appointment of professionals necessary for the revenue bond transaction; authorizing incidental action; and repealing inconsistent resolutions.

Mr. Dunkelberger gave a brief overview on the PA Small Water and Sewer program which was

refunded by the Fiscal Code. He explained that the program was intended for projects with a total cost of at least \$30,000 but less than \$500,000. He also added that the program would be open August 1st through October 30th of 2016. On a motion by Mr. Burke and seconded by Mr. Albright, the Board anonymously approved updated guidelines for the PA Small Water and Sewer program.

Mr. Dunkelberger gave a brief overview on the newly created Pipeline Investment Program. On a motion by Mr. Verbanac and seconded by Mr. Little, the Board unanimously approved guidelines for the Pipeline Investment Program.

Mr. Dunkelberger informed the Board there were some changes made to the Luzerne County Local Share Account guidelines. On a motion by Mr. Verbanac and seconded by Mr. Albright, the Board unanimously approved guideline changes to the Luzerne County Local Share Account program.

Alternative and Clean Energy Program Recommendations

High Performance Building Projects

On a motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved the following four Alternative and Clean Energy grants:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
State College Area School District	Radio Park Elementary School Additions & Renovations	Centre	\$1,960,440
State College Area School District	Houserville Elementary School Additions & Renovations	Centre	\$1,875,947
Easton Area School District	Paxinosa E.S.	Northampton	\$2,000,000
Pennsbury School District	Pennwood Middle School Additions and Renovations	Bucks	\$2,000,000

CNG/LNG Production Projects

On a motion by Mr. Verbanac and seconded by Mr. Burke, the Board unanimously approved the following six Alternative and Clean Energy grants:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
American Natural Gas, LLC	Clearfield, PA	Clearfield	\$615,169
CH4 USA, LLC	Ringgold Alternative Fuel Project	Jefferson	\$2,000,000
Clean Energy d/b/a Clean Energy, Inc.	Clean Energy York Public-Access CNG Station	York	\$409,523
CNG Motor Fuels of Clearfield County, Inc.	Liquefied Natural Gas (LNG) Addition to DuBois CNG Station	Clearfield	\$1,370,800
CNG Services, LLC	CNG Services, LLC - Fairview, PA	Erie	\$680,000
Seneca Landfill, Inc.	Seneca Landfill CNG Fueling Station	Butler	\$898,513

Alternative Energy Production Projects

On a motion by Mr. Verbanac and seconded by Mr. Little, the Board unanimously approved the following twelve Alternative and Clean Energy projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Loan Amount</u>	<u>Grant Amount</u>
Croda, Inc.	Croda, Inc. 1,000 kW CHP	Clinton		\$950,000
Eastern University	Eastern University CHP Based Micro-Grid	Delaware	\$500,000	
Freshpet, Inc.	Freshpet CHP Project	Northampton		\$694,928
Hydro Recovery	Hydro Recovery Blossburg Plant CHP	Tioga	\$2,000,000	
Keystone Potato Products LLC	Keystone Potato Products Combined Heat and Power	Schuylkill	\$373,080	\$559,620
Lego V LP	Lego V Biogas BTU Plant Improvements and CHP	Butler	\$712,110	
Millcraft Investments, Inc.	Piatt Place	Allegheny		\$350,000
Myron Gehman	Kurtz Valley Holsteins - Anaerobic Digester	Juniata		\$607,081
Reinford Farms Inc.	Reinford Farms - Digester Expansion	Juniata		\$1,007,000
S&A Kreider and Sons Inc.	S&A Kreider Farm Digester - Expansion	Lancaster		\$632,848
Dickinson College	Dickinson College TRIGEN	Cumberland	\$1,225,000	
York Haven Power Company, LLC	York Haven	York		\$510,000

Building PA Program Recommendations

Additional Allocations

Mr. Dunkelberger outlined a request from Development Capital Investors, Inc. to allocate an additional \$6,000,000 under the Building PA program. Upon motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved this request.

Mr. Dunkelberger outlined a request from Community First Fund to allocate \$3,000,000 under the Building PA program. Upon motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved this request.

Project Recommendations

Mr. Dunkelberger briefly outlined a Building PA loan request in the amount of \$6,000,000 from Development Capital Investors, Inc. on behalf of AM Pitt Hotel for construction costs related to the EVEN Hotel located in downtown Pittsburgh, Allegheny County. Upon motion by Mr. Verbanac and seconded by Mr. Little, the Board unanimously approved this loan request.

Mr. Dunkelberger briefly outlined a Building PA loan request in the amount of \$1,550,000 from EDC Finance Corporation on behalf of Conestoga Plaza, LP for the construction of two commercial buildings located in Lancaster City, Lancaster County. Upon motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved this loan request.

Business in Our Sites Project Recommendations

Mr. Dunkelberger briefly outlined nine Business in Our Sites loan requests. Upon motion by Mr. Verbanac and seconded by Mr. Little, the Board unanimously approved the following nine Business in Our Sites loans:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Loan Amount</u>
Berks County Industrial Development Authority	Reading Airport Business Park	Berks	\$1,119,709
Allentown Commercial and Industrial Development Authority	Little Lehigh Industrial Corridor West	Lehigh	\$2,000,000
Bucks County Industrial Development Authority	Old Easton Road Life Sciences Center	Bucks	\$2,700,000
Titusville Redevelopment Authority	Titusville Towne Square Rebuild	Crawford	\$500,000
Washington County Council on Economic Dev.	Starpointe Business Park - Phase 1C	Washington	\$1,840,000
Mifflin County Industrial Development Corporation	Mifflin County Industrial Park West Improvements	Mifflin	\$700,000
Urban Redevelopment Authority of Pittsburgh	Chartiers Valley Industrial Park Expansion	Allegheny	\$1,860,879
Cheswick Shopping Center, LLC	Cheswick Plaza	Allegheny	\$2,820,000
LifeQuest	Millford Village	Bucks	\$6,629,600

First Industries Loan Project Recommendations

Mr. Dunkelberger briefly outlined the First Industries Agriculture projects. Upon motion by Mr. Little and seconded by Mr. Burke, the Board unanimously approved the following thirteen First Industries Agriculture projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Loan Amount</u>
Greater Berks Development Fund	David and Sara Homm	Berks	\$400,000
SEDA Council of Governments	Rosalie Zaginaylo	Columbia	\$273,000
Adams County Economic Development Corporation	Jeffrey L. and Lyndsey R. Weikert	Adams	\$200,000
York County Economic Development Corporation	Stewhills Farms, LLC	York	\$330,000
Huntingdon County Business and Industry, Inc.	Borrower - Cody J. Musser and Dustin J. Musser	Huntingdon	\$278,413
Greater Berks Development Fund	Adam S. and Lois M. Martin	Berks	\$400,000
Greater Berks Development Fund	Bradley and Olyvia Swinsinski	Berks	\$232,500
Greater Berks Development Fund	Troy and Lynette Geisinger	Berks	\$200,000
SEDA Council of Governments	Jeremy L. & Vanita F. Sensenig	Perry	\$400,000
EDC Finance Corporation	Gregory K. and Beth A. Herr	Lancaster	\$400,000
EDC Finance Corporation	Christian R. & Laura K. Landis	Lancaster	\$400,000
Southern Alleghenies Planning & Development Commission	Michael L & Michelle L. Wilt	Bedford	\$400,000
EDC Finance Corporation	River Corner Farms, LLC	Lancaster	\$400,000

Multimodal Transportation Fund Program Recommendations

Mr. Dunkelberger stated that he was not going to read each project being funded under the Multimodal Transportation Fund, the Act 13 fund, or the Local Share Account due to the amount of projects. He added that copies of each list would be available following the meeting. Upon motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved the following one hundred and three Multimodal Transportation Fund grants:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
400 Westside LP	Route 23 Transportation Improvements	Chester	\$188,859

Abington Memorial Hospital	Ensuring Safe Multimodal Transportation in Abington Township	Montgomery	\$51,730
Abington Township	Old York (PA 611) & Susquehanna Roads Intersection	Montgomery	\$812,486
Allegheny Petroleum Products Co.	Ambridge Facility Improvements Project	Beaver	\$116,454
Allegheny Valley North Council of Governments	Allegheny River Boulevard Restoration Project	Allegheny	\$205,000
Apollo Borough	Apollo Borough Street Widening Project	Armstrong	\$166,325
Arden Development Partners	Arden Wood Transportation Improvement Project	Butler	\$1,500,000
Armstrong Township	Mosquito Valley Road Roadway Improvement Project	Lycoming	\$500,000
Aston Township	Concord Road & MacIntyre Drive Roundabout	Delaware	\$332,500
Aston Township	Concord Road & Donnelly Avenue/Community Center Roundabout	Delaware	\$315,000
B&M Partners, LP	Blue Mountain Transportation Project	Dauphin	\$975,000
Borough of Bristol	Bristol Borough Day Docks and Access Pier	Bucks	\$700,784
Borough of Carlisle	B Street Project	Cumberland	\$250,000
Borough of Hatboro	Pennypack Elementary School Pedestrian Bridge Reconstruction	Montgomery	\$225,572
Borough of Mill Hall	West Church Street Roadway Improvement Project	Clinton	\$242,000
Borough of Perkasio	2015 MTF	Bucks	\$283,171
Borough of Phoenixville	Wayfinding 2015	Chester	\$126,000
Borough of Sinking Spring	Sinking Spring TOD Plan Phase 3 Segment 1	Berks	\$1,100,000
Borough of State College	Central Business District Streetlight Upgrades	Centre	\$360,000
Bowmanstown Borough	Lime Street Connection	Carbon	\$494,636
Carbon County Commissioners	Carbon County EOTC Access Road Improvements	Carbon	\$213,315
Castle Shannon Borough	Castle Shannon Multimodal Transit Infrastructure Improvement	Allegheny	\$73,628
Centre Hall Borough	West Church Street Pedestrian Enhancement	Centre	\$120,000
Cheltenham Township	Elkins Park West Transportation & Ped Improvements II & III	Montgomery	\$350,000
Churchill Community Development, LP	The Shoppes at Pittsburgh Studios	Allegheny	\$1,000,000
City Avenue Special Services District of Phila. & Lower Merion	City Avenue Project	Philadelphia	\$2,050,000
City of Allentown	American Parkway Street Lighting	Lehigh	\$232,000
City of Bethlehem	West Broad Street Streetlight Installation	Lehigh	\$200,000
City of Easton	13th Street Pedestrian Safety Enhancements	Northampton	\$128,697
City of Lancaster	Citywide Transportation Enhancements	Lancaster	\$1,000,000
City of Philadelphia Streets Department	Knitting the Network - Philadelphia Bicycle Facilities	Philadelphia	\$400,415
City of Philadelphia, Mayor's Office of Transportation & Utilities	Expanding Philadelphia's Bike Share Program	Philadelphia	\$799,585
City of Pittsburgh	Beechview Complete Streets Renovation	Allegheny	\$600,000
City of Pittston	Pittston Streetscape Phase 4B	Luzerne	\$560,000
Communications Test Design, Inc.	Local Highway Development	Chester	\$612,724
Consolidated Rail Corporation	Stoney Creek Yard Reconfiguration Project	Delaware	\$1,000,000
Conyngham Borough	Brookhill Road Improvements	Luzerne	\$215,000
Covington Township	Covington Township Sanko Road Improvement Project	Lackawanna	\$190,000
Cranberry Township	Cranberry Township Route 228 Capacity	Butler	\$1,500,000
Crystal PA 2014, LLC	Benton Project	Lackawanna	\$400,000
Delaware River Waterfront Corporation	Penn's Landing Multimodal Accessibility Improvement Project	Philadelphia	\$625,000
Delaware Valley University	Delaware Valley University Pedestrian Safety Improvements	Bucks	\$1,029,436
Duquesne University of the Holy Spirit	Forbes Ave. Sidewalk/Light Pole Upgrades	Allegheny	\$150,000
Erie-Western Pennsylvania Port Authority	Dry Dock Rehabilitation - Phase II	Erie	\$550,000

Fairview Township	PA 98 Fairview Schools Pedestrian Access Improvements	Erie	\$250,000
Ford City Borough	Ford City Borough - ADA Handicap Ramp Installation Project	Armstrong	\$339,850
Frankford Community Development Corporation	Frankford Transit Oriented Development Project	Philadelphia	\$140,658
Gautier Steel	Gautier Metals Rail Safety/Streetscape	Cambria	\$1,144,701
Geisinger Clinic	Scranton Hill Neighborhood Streetscape Project	Lackawanna	\$300,000
Greater Johnstown Community YMCA	Transportation Assets for Johnstown YMCA Capital Project	Cambria	\$528,874
Greater Wilkes-Barre Industrial Fund	Plains Township Main Streetscape Project	Luzerne	\$323,600
Hamiltonban Township	Iron Springs Plaza Phase I SR 0116 Improvements	Adams	\$550,000
Hanover Township	Safe Streets for Residents, Youth and First Responders	Luzerne	\$550,000
Hatfield Township	Cowpath Road and Orvilla Road Intersection Improvements	Montgomery	\$280,000
Hazle Township	Extension of Hazle Township Blvd.	Luzerne	\$1,000,000
Hempfield Township	Hempfield/Greensburg Industrial Park Renovations	Westmoreland	\$470,000
Honey Brook Borough	Honey Brook Borough West James Street Rehabilitation	Chester	\$161,553
Indiana County Commissioners	Indiana County Multimodal Corridor and Roadway Improvements	Indiana	\$980,000
Jones Township	Twin Lakes Road Bridge Replacement	Elk	\$216,000
La Roche College	La Roche College Sidewalk Connection and Enhancement Project	Allegheny	\$222,253
Lafayette College	Lafayette College Travelways Improvement Plan	Northampton	\$1,110,183
Lehigh Township	Cherryville Intersection Improvements	Northampton	\$444,607
Limerick Township	Sanatoga Interchange Improvements	Montgomery	\$2,102,304
Lower Alsace Township	Skyline Drive Multimodal Transportation Project	Berks	\$969,298
Lower Gwynedd Township	Spring House Roadway Improvement Project	Montgomery	\$1,027,500
Lower Macungie Township	Heritage Park Plaza	Lehigh	\$87,000
Lower Salford Township	SR 63 Roadway Improvement Project	Montgomery	\$787,810
Milton Borough	2017 Streetscape Project Phase 2	Northumberland	\$600,000
Mt. Oliver Borough	Brownsville Road Sidewalk Safety Phase II	Allegheny	\$125,000
Nanticoke City	Nanticoke Streetscape Project	Luzerne	\$673,000
North Coventry Township	North Coventry Street Light Conversion to LED's	Chester	\$70,000
North Franklin Township	Franklin Farms Road Bridge Replacement Project	Washington	\$250,000
Northampton County Area Community College	Traffic Calming and Way-Finding at Northampton Community College	Northampton	\$283,767
Northampton Township	Bustleton Pike/2nd Street Pike (S.R. 0232) Roundabout	Bucks	\$350,000
Penn Township Board Of Supervisors	Intersection Improvements at Jennersville Village	Chester	\$276,409
PerkUp Corporation	Upper Perkiomen Valley Wayfinding	Montgomery	\$275,000
Philadelphia Water Department	Lower Germantown Complete and Green Streets Project	Philadelphia	\$250,000
Phoenixville Area School District	Roadway Improvements on State and West Pothouse Roads	Chester	\$325,000
Pine Creek Township Board of Supervisors	Dutch Hollow Road Bridge Replacement Project	Clinton	\$280,000
Pocono Mountains Industries, Inc.	Long Pond Road & SR 940 Realignment Project	Monroe	\$1,500,000
R & Z Harrison Properties LP	Harrison Mixed Use Project	Allegheny	\$600,000
Radnor Township	Pedestrian/Signal Improvements	Delaware	\$147,634
Regional Industrial Development Corporation of Southwestern PA	Keystone Commons - AWR Bridge Reconstruction	Allegheny	\$433,250
Rockefeller Township	Houser Bridge	Northumberland	\$100,000
Sports & Exhibition Authority of Pittsburgh and Allegheny County	Lower Hill Redevelopment Infrastructure Project	Allegheny	\$1,000,000
Springfield Township	Saxer Avenue and Brookside Road Improvements	Delaware	\$873,315
Susquehanna Area Regional Airport Authority	Airport Drive Rehabilitation and Reconstruction	Dauphin	\$750,000

Susquehanna Township	Union Deposit Road Sidewalk Extension	Dauphin	\$300,000
TC NE Metro Development, Inc.	Station Square East Redevelopment	Allegheny	\$2,000,000
TCCC-Lancaster Holding, LP	The Crossings at Conestoga Creek	Lancaster	\$1,000,000
Texas Township	Old Willow Avenue Bridge Replacement Project	Wayne	\$90,000
The Waterfront Development Company	Riverside Drive Road and Trail, Allentown	Lehigh	\$1,000,000
The Woodlands Foundation, Inc.	Phase I Property Development	Allegheny	\$217,450
Township of Haverford	Darby Road Streetscape Improvements	Delaware	\$450,000
Township of Middletown	Woodbourne Road Quiet Zone	Bucks	\$177,800
Upper Dublin Township	Upper Dublin/Pa Turnpike Zip Ramp	Montgomery	\$2,037,739
Urban Redevelopment Authority of Pittsburgh	Nine Mile Run Phase 3 Connector Road and Bridge	Allegheny	\$500,000
Ursinus College	Ursinus College Pedestrian Safety	Montgomery	\$186,485
West Pittston Borough	Multi-Municipality Infrastructure Project	Luzerne	\$150,568
Westmoreland County Airport Authority	Terminal Access Road	Westmoreland	\$1,400,000
Wexford Science & Technology, LLC	University City High School Redevelopment	Philadelphia	\$600,000
Wilkes University	Wilkes University Pedestrian Safety Improvements	Luzerne	\$650,000
Zelienople Borough	Streetscape Improvement Project	Butler	\$1,000,000

Act 13 Programs Project Recommendations

Upon motion by Mr. Burke and seconded by Mr. Verbanac, the following one hundred and four Act 13 projects were unanimously approved by the Board:

Abandoned Mine Drainage Abatement and Treatment Program

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Western Pennsylvania Conservancy	Spruell Site AMD Remediation Project	Fayette	\$276,570
Earth Conservancy	Askam Borehole AMD Treatment System Upgrades	Luzerne	\$85,000
Susquehanna Mining Solutions	SMS AMD Treatment Facility	Luzerne	\$718,921

Baseline Water Quality Data Program

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Clinton County	Clinton County Water Quality Data Project	Clinton	\$247,912
Potter County	Baseline Water Quality Data Grant	Potter	\$222,000

Flood Mitigation Program

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
City of Oil City	Ice Boom Repair	Venango	\$265,053
Coal Township	Shamokin Creek Flood Mitigation	Northumberland	\$450,000
Alouette Cheese USA LLC	New Holland Stormwater Management Project	Lancaster	\$345,534
Borough of Duncansville	Gillans Run Stream Bank Stabilization Project Phase 4	Blair	\$126,067
Sunbury Municipal Authority	Concrete & Floodwall Repairs	Northumberland	\$228,000
Mister Mulch	Mister Mulch Drainage	Lackawanna	\$110,000
Manor Township	Route 66/Tubmill Run Flood Relief Project	Armstrong	\$140,000
Sayre Borough	Cayuta Creek Bank Stabilization Project	Bradford	\$352,000

Whitpain Township	Wissahickon Creek Streambank Restoration and Stabilization	Montgomery	\$297,000
Jefferson County Conservation District	Big Run Borough Flood Control Project Rehabilitation	Jefferson	\$410,000
Redevelopment Authority of the County of Fayette	2015 Redstone Creek Flood Mitigation Project	Fayette	\$167,193
Dupont Borough	Mill Creek Channel Repairs	Luzerne	\$85,000

Greenways, Trails and Recreation Program

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Headwaters Charitable Trust	Knox Kane Rail Trail Acquisition	McKean	\$200,000
Federation Early Learning Services	FELS Early Learning Center Recreation Project	Philadelphia	\$85,000
Leaser Lake Heritage Foundation, Inc.	Leaser Lake Accessible Recreation Area 2015	Lehigh	\$42,000
Center City District	Reading Viaduct Project-Phase 1	Philadelphia	\$125,000
National Audubon Society	Waggoner's Gap Hawk Watch Ed.& Science Center	Perry	\$200,000
Recreation Commission of the Antietam Valley	Carsonia Park Project	Berks	\$150,000
Schuylkill Headwaters Association	New Philadelphia Walking Trail	Schuylkill	\$103,375
Mountain Watershed Association, Inc.	Indian Creek Valley Trail Gorge Segment	Fayette	\$100,000
Shenango Valley Young Mens Christian Association	SVYMCA Equipment and Expansion Project	Mercer	\$150,000
Wampum Borough	Wampum Park Improvements	Lawrence	\$32,000
Berks County Conservancy	Angelica Park Master Plan Implementation	Berks	\$200,000
King's College	King's College Multi-Purpose Facility Project	Luzerne	\$130,000
Middlecreek Township	Middlecreek Township Nature Park Project	Snyder	\$15,000
Huber Breaker Preservation Society, Inc.	Huber Breaker Anthracite Coal Region Miners Memorial Park	Luzerne	\$100,000
Ashland Borough	Little League Field Improvements	Schuylkill	\$120,000
Sewickley Township	Playground of Our Dreams	Westmoreland	\$60,000
Wampum Community Revitalization	Wampum Station Park Improvements	Lawrence	\$52,000
City of Pittston	Library Park and Amphitheater	Luzerne	\$250,000
Friends of the Wissahickon	Valley Green Road Pedestrian Trail	Philadelphia	\$225,000
Glen Rock Borough	Glen Rock Borough - Borough Park	York	\$150,510
Rock Run Recreation Area Inc.	Rock Run Recreation Area	Cambria	\$219,000
Salem Township	Seanor Farm Park Phase 1B	Westmoreland	\$190,000
Westwood Links Golf, LLC	Westwood Golf Club Water Project	Allegheny	\$125,000
Montoursville Borough	Montoursville - Indian Park Nature Trail	Lycoming	\$80,000
Northumberland County Anthracite Outdoor Adventure Area	Anthracite Outdoor Adventure Area Trail Portal	Northumberland	\$215,000
PA Parks & Forests Foundation-- Friends of Nockamixon State Park	Nockamixon Cabin Playground	Bucks	\$30,000
Borough of Slippery Rock	Slippery Rock Community Park Trail Development	Butler	\$212,188
Connellsville City	Yough Park Boat Ramp	Fayette	\$50,000
Jewish Community Center of Greater Pittsburgh	Family Park/Community Asset	Allegheny	\$200,000
Municipality of Murrysville	Playground at the Miracle League Field	Westmoreland	\$120,507
New London Township	New London Village Park Development	Chester	\$117,840
Philadelphia Parks & Recreation	Kelly Drive/Fairmount Park Rehabilitation Project	Philadelphia	\$180,000
Western Pennsylvania Conservancy	Expansion of Toms Run Nature Reserve	Allegheny	\$200,000
Apollo Borough	Apollo Borough Park and Rail to Trail Project	Armstrong	\$150,000
City of Washington	Washington Park Rehabilitation Project	Washington	\$125,000
Port Vue Borough	PVAA Recreation Center	Allegheny	\$100,000

Borough of North Braddock	Improvements to Brinton Playground	Allegheny	\$112,412
Borough of Sharpsburg	Improvements to Heinz Park	Allegheny	\$158,000
City of Sharon	Downtown Sharon Riverfront Urban Park	Mercer	\$175,000
Haverford Township	328 Spring Road – Proposed Educational Stormwater Facility	Delaware	\$115,000
Hempfield Township	Hempfield Park Revitalization Project - Phase I	Westmoreland	\$215,000
Longswamp Township	Upgrade Playground Apparatus	Berks	\$31,500
Mount Pleasant Township	Mammoth Recreation Area-Playground	Westmoreland	\$19,975
Pike County Board of Commissioners	Lake Region Recreation Enhancement Project	Pike	\$120,000
Riegelsville Borough	Riegelsville Trail	Bucks	\$196,000
Seven Springs Borough	Borough of Seven Springs Walking Trails	Somerset	\$100,000
Upper Darby Township	Planning and Construction of Upper Darby Recreational Trail	Delaware	\$202,600
Western Pennsylvania Conservancy	Whetzel Memorial Trail	Somerset	\$30,000
Allegheny Land Trust	SPD Land Acquisition	Allegheny	\$250,000
County of Armstrong	Belmont Complex Upgrades Phase IV Project	Armstrong	\$200,000
Dreher Township	Dreher Township Park Improvements	Wayne	\$100,000
Upper Merion Township	Upper Merion Pond Restoration Project	Montgomery	\$85,000
Avis Borough	Avis Borough Park Improvements Project	Clinton	\$100,000
Borough of Waynesboro	Rotary Park Playground Enhancement	Franklin	\$5,487
McKnight Realty Partners, LLC	Three Rivers Heritage Trail Powerhouse Extension	Allegheny	\$250,000
Plymouth Borough	John Mergo Community Park Project	Luzerne	\$75,000
Asbury Woods Partnership, Inc.	Asbury Woods Land Acquisition	Erie	\$200,000
Bedford Joint Municipal Authority	Bedford Heritage Trail, Bedford Borough to Friendship Village	Bedford	\$34,000
Boy Scouts of America, Laurel Highlands Council	Camp Anawanna Improvements Project	Washington	\$125,000
Easton City	Karl Stirner Arts Trail Pedestrian Bridge	Northampton	\$250,000
Mifflin County	Juniata River Trail	Mifflin	\$230,000
Upper Dublin Township	Fort Washington Cross County Trail and Road Diet	Montgomery	\$250,000
Morrisville Borough	M.R. Reiter School Acquisition	Bucks	\$150,000
Borough of Schwenksville	Meadow Park Phase II Improvements	Montgomery	\$200,000
City of Philadelphia	The Parkway at Park Towne Place	Philadelphia	\$200,000
Downingtown Main Street Association, Inc.	Downingtown Armor Alley Pocket Plaza Redevelopment	Chester	\$108,870
Newport Township	Community Park-Walking Trail	Luzerne	\$40,072
Pennsylvania Recreation and Park Society	Pennsylvania Plan for Community Park Maintenance	Centre	\$80,000
Silver Spring Township	Huston Mill	Cumberland	\$150,000
Swissvale Borough	Collingwood Playground Improvements	Allegheny	\$97,325
Washington Township	Monterey Pass Battlefield Interpretive Trail	Franklin	\$130,025
Clymer Borough	Sherman Street Park	Indiana	\$147,000
Amity Township	Lake Drive Pavilion Rehabilitation	Berks	\$30,000
East Greenville Borough	Arlington Street Open Space	Montgomery	\$36,750
Township of Wilkins	Lions Park Rehabilitation Phase I	Allegheny	\$218,000
Upper Providence Township	Black Rock Road Multi-Use Trail	Montgomery	\$196,000
Borough of Danville	Downtown Danville Open Space Master Plan Project	Montour	\$10,794
Borough of Tarentum	Grandview Park Rehabilitation	Allegheny	\$200,000
Borough of Trappe	Rambo-Main Street Connection	Montgomery	\$20,000
Coraopolis Borough	Tot Lot Basketball Court	Allegheny	\$71,500
Municipality of Bethel Park	Simmons Park Improvements	Allegheny	\$232,394
Western Pennsylvania Conservancy	21st Street Greenway Project	Allegheny	\$73,500

Allegheny Ridge Corporation	A Master Plan for the MLCG and the 9/11 Nat'l Memorial Trail	Huntingdon	\$65,000
Berks County Community Foundation, Inc.	18th W.O.N.D.E.R. Project	Berks	\$55,000
Delaware River City Corporation	North Delaware Riverfront Greenway Master Plan Update	Philadelphia	\$125,000
Wayne County Historical Society	D & H Canal Park at Lock 31, Phase 3D	Wayne	\$40,000
Weatherly Borough	Weatherly Trail	Carbon	\$20,000
Harrisburg Young Professionals	Market Square Connections Master Planning Project	Dauphin	\$50,000
Sterling Township	Sterling Township - Park Master Plan	Wayne	\$17,000
Port Allegany Recreation Authority	Port Pool Renovation	McKean	\$126,913

Sewage Facilities Program

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Upper Allegheny Joint Sanitary Authority	UAJSA/Freeport Regional Act 537 Plan Update	Allegheny	\$100,000
London Britain Township	London Britain Township - Act 537 Plan Update	Chester	\$31,000
The Borough of Waynesburg	Waynesburg WWTP and Conveyance System Modifications	Greene	\$20,000

Watershed Restoration and Protection Program

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Schuylkill Conservation District	Good Spring Creek Floodplain Restoration Phase 1	Schuylkill	\$300,000
Jacobs Creek Watershed Association	Rodgers Stream Bank Restoration	Westmoreland	\$6,900
Upper Gwynedd Township	Wissahickon Headwaters Green Stormwater Infrastructure	Montgomery	\$274,000
Fairview Area Historical Society	Trout Run Stream Bank and Channel Stabilization	Erie	\$50,000
Northcentral Pennsylvania Conservancy	Biological Effectiveness of Instream Restoration	Union	\$28,172
Aston Township	Newsome Property Park	Delaware	\$235,025
Western Pennsylvania Conservancy	Brokenstraw Creek Watershed Improvement	Warren	\$60,000
Recreation Commission of the Antietam Valley	Carsonia Park Watershed Restoration Project	Berks	\$65,000

Montgomery County Local Share Account Program Recommendations

Montgomery County Local Share Account Projects

Upon motion by Mr. Verbanac and seconded by Mr. Karp, the Board unanimously approved the following five Montgomery County Local Share Account projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Borough of Conshohocken Authority	WWTP Odor Control System	Montgomery	\$200,000
Redevelopment Authority of Montgomery County	Gateway to Norristown Planning Grant	Montgomery	\$75,000
Redevelopment Authority of the County of Montgomery	Former Lansdale Finishers Site	Montgomery	\$200,000
Redevelopment Authority of the County of Montgomery	Holiday Inn Revitalization Project	Montgomery	\$200,000
West Pottsgrove Township	Old Reading Pike Force Main and Pump Station Project	Montgomery	\$200,000

Monroe County Local Share Account Program Recommendations

Upon motion by Mr. Burke and seconded by Mr. Verbanac, the Board unanimously approved the following eighteen Monroe County Local Share Account projects:

Monroe County Projects

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Barrett Township	Fire Company UTV brush vehicle	Monroe	\$20,000
Chestnuthill Township	Salt Shed Rehabilitations	Monroe	\$130,000
Greater Pocono Chamber of Commerce	Small Business Incubator	Monroe	\$70,000
MCIDA	Arrowhead Sewer Company - Low Pressure Sewer Rehabilitation	Monroe	\$240,000
MCIDA	Exit Ramp Widening	Monroe	\$912,000
MCIDA	Monroe County Conservation District	Monroe	\$5,000
MCIDA	Mount Pocono Municipal Authority - I&I Investigation and Repair	Monroe	\$297,000
MCIDA	Pocono Arts Council	Monroe	\$16,000
MCIDA	Pocono Lake Wesleyan Church - Five Loaf House	Monroe	\$45,000
MCIDA	Pocono Mountain Regional EMS	Monroe	\$30,000
MCIDA	Pocono Mountain Regional Police Dept.	Monroe	\$112,000
MCIDA	Pocono Mountains Municipal Airport Authority	Monroe	\$400,000
MCIDA	Polk Township - Dotters Creek Culvert at Hell Hollow Road	Monroe	\$150,000
MCIDA	Price Township - Generator Purchase	Monroe	\$20,000
MCIDA	Railroad Trestle Improvement	Monroe	\$90,000
MCIDA	Smithfield Gateway - Bypass Road	Monroe	\$950,000
MCIDA	Vigon International - CHP System Project	Monroe	\$300,000
MCIDA	West End Food Pantry (Pleasant Valley Ecumenical Network)	Monroe	\$13,000

Counties Contiguous to Monroe Projects

Upon motion by Mr. Verbanac and seconded by Mr. Little, the Board unanimously approved the following forty-six Counties Contiguous to Monroe County Local Share Account projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Allen Township	Municipal Standby Emergency Generator	Northampton	\$39,585
Archbald Borough	Police Dept. Vehicles	Lackawanna	\$45,000
Beaver Meadows Borough	Park Restroom	Carbon	\$18,000
Carbon County	Emergency Operations and Training Center	Carbon	\$200,000
Cherry Ridge Township	Cherry Ridge Township Vehicle Purchase Project	Wayne	\$107,753
Clarks Summit Borough	Police Vehicles	Lackawanna	\$93,300
Clinton Township	Clinton Township Salt Shed Construction Project	Wayne	\$48,500
Dalton Borough	Police Cars	Lackawanna	\$89,718
Dunmore Borough	Walking Trail Refurbishing	Lackawanna	\$28,010
East Bangor Borough	North Broad Street Storm Water Remediation	Northampton	\$400,000
Elmhurst Township	Municipal Equipment	Lackawanna	\$130,000
Fell Township	Dimes from Heaven Foundation Community Center	Lackawanna	\$150,000
Hawley Borough	Stormwater Management Phase II	Wayne	\$128,242
Hellertown Borough	Hellertown Bike Lane - Water Street	Northampton	\$435,000
Jermyn Borough	Municipal Buildings Improvements	Lackawanna	\$50,000

Kidder Township	New Police Car	Carbon	\$21,000
Lackawanna County	Co-op Farmers Market	Lackawanna	\$83,140
Lackawanna County	Friendship House Building and Grounds Improvements	Lackawanna	\$100,000
Lackawanna County	Lackawanna County Collaborative Land Bank	Lackawanna	\$160,000
Lackawanna County	Old Forge Lions Little League Lighting Project	Lackawanna	\$77,100
Lackawanna County	Staback Park Revitalization	Lackawanna	\$51,590
Lackawaxen Township	Pole Barn Construction Project	Pike	\$116,370
Lower Towamensing Township	Roadside Boom Mower and Tractor Acquisition	Carbon	\$30,000
Madison Township	Roadway Improvement Project	Lackawanna	\$122,000
Nazareth Borough	Air Conditioning Replacement	Northampton	\$100,000
Nazareth Borough	Harold V. Knecht American Legion Post 145 Building	Northampton	\$45,000
Nesquehoning Borough	Nesquehoning Hose Co. Building/Property Renovation Project	Carbon	\$198,835
Old Forge Borough	Officer Safety and Computer Upgrades	Lackawanna	\$40,000
Palmyra Township	Palmyra Township Parking Lot	Pike	\$65,940
Parryville Borough	Carbon County COG Shared Equipment	Carbon	\$100,000
Paupack Township	Lakeville Vol. Fire Company Building Improvement Project	Wayne	\$85,000
Plainfield Township	Multi-Municipal Road Paving Equipment Procurement	Northampton	\$204,069
Preston Township	Northern Wayne Fire Company Parking Lot Improvement Project	Wayne	\$128,100
Roseto Borough	Bathrooms and Windows at FCS	Northampton	\$100,000
Scranton City	Aerial Truck	Lackawanna	\$105,142
Scranton City	Emergency Services Center	Lackawanna	\$250,000
SLIBCO	Scranton Enterprise Center	Lackawanna	\$200,000
South Canaan Township	South Canaan Township Municipal Improvement Project	Wayne	\$191,664
Spring Brook Township	Spring Brook Township-Municipal Garage & Renovation Project	Lackawanna	\$412,000
Taylor Borough	Taylor Splash Park	Lackawanna	\$30,000
Texas Township	Old Willow Avenue Bridge Replacement Project	Wayne	\$217,430
Vandling Borough	Equipment Purchase	Lackawanna	\$25,000
Walnutport Borough	New Salt Storage Building	Northampton	\$171,129
Waverly Township	Waverly Community House	Lackawanna	\$91,000
Wayne County	The Stourbridge Project - Phase II	Wayne	\$380,383
Williams Township	Public Works Building Generator	Northampton	\$35,000

Luzerne County Local Share Account Program Recommendations

Luzerne County Local Share Account Projects

Upon motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved the following seventy Luzerne County Local Share Account projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Ashley Borough	Garbage Packer	Luzerne	\$148,750
Black Creek Township	Municipal Building - Phase 2	Luzerne	\$172,742
Butler Township	Freedom Park Rec Area - Phase 2	Luzerne	\$330,000
Conyngham Borough	Sugarloaf Avenue Phase II	Luzerne	\$225,058
Courtdale Borough	Park Improvement Plan	Luzerne	\$45,000
Dallas Borough	BMCP MS4 Program Equipment and Mapping Project	Luzerne	\$44,117
Dallas Township	DAMA Overbrook Road Sewer Extension	Luzerne	\$210,500

Dorrance Township	Freightliner Dump Truck	Luzerne	\$120,000
Edwardsville Borough	Hillside Avenue and Main Street Beautification	Luzerne	\$95,000
Exeter Borough	Multi-Municipality Sanitary/Stormwater Sewer Replacement	Luzerne	\$500,000
Exeter Township	Road Project	Luzerne	\$100,000
Fairmont Township	Salt and Anti-Skid Storage Building	Luzerne	\$185,000
Fairview Township	Plow Truck	Luzerne	\$50,000
Forty Fort Borough	Child Safety - Wyoming Valley Children's Assoc.	Luzerne	\$20,000
Forty Fort Borough	Pool & Park Renovations	Luzerne	\$237,401
Forty Fort Borough	Wombley Expansion 900 Rutter Avenue	Luzerne	\$40,000
Franklin Township	Municipal Complex Enhancements	Luzerne	\$100,000
Freeland Borough	Municipal Complex	Luzerne	\$500,000
Hanover Township	Medico Industries - Press Line #4 Phase 2	Luzerne	\$400,000
Hanover Township	Solomon Creek Interceptor Rehabilitation Phase 1b	Luzerne	\$278,351
Harveys Lake Borough	Non-Clog Pump	Luzerne	\$100,000
Hazle Township	SHINE of Luzerne County at Wilkes University	Luzerne	\$458,408
Hazleton City	Comprehensive Crime Prevention Initiative	Luzerne	\$170,000
Hazleton City	Fire Station Renovations	Luzerne	\$113,000
Hazleton City	Hazleton Area Boxing Club	Luzerne	\$174,460
Hazleton City	Hazleton Street Lights	Luzerne	\$200,000
Hazleton City	Pennsylvania Theatre of Performing Arts	Luzerne	\$74,500
Hazleton City	Public Works Garage Roof Repairs	Luzerne	\$75,000
Hazleton City	Response Vehicles	Luzerne	\$100,000
Hughestown Borough	DPW Vehicles	Luzerne	\$100,000
Hunlock Township	Ranger Community Track and Field	Luzerne	\$150,000
Jackson Township	Multi-municipal Paving and Drainage Improvements	Luzerne	\$200,000
Jenkins Township	Land Bank Blight Remediation	Luzerne	\$30,000
Jenkins Township	Municipal Building and Equipment Upgrades	Luzerne	\$325,000
Jenkins Township	Northeast Regional Police Department of Luzerne County	Luzerne	\$80,000
Kingston Municipality	Kingston/UGI Public Safety Partnership	Luzerne	\$450,000
Kingston Township	NEPA Alliance Building Renovations	Luzerne	\$75,000
Laflin Borough	Infrastructure Project	Luzerne	\$125,000
Laurel Run Borough	Equipment Purchase	Luzerne	\$50,000
Lehman Township	BMCP Public Works Equipment Storage Building	Luzerne	\$343,000
Lehman Township	Fire & Police	Luzerne	\$555,000
Luzerne Borough	Parking Enhancement	Luzerne	\$60,000
Nanticoke City	Lower South Valley COG: Road Restoration	Luzerne	\$505,000
Nescopeck Borough	Police Protective Gear and Equipment	Luzerne	\$75,000
Nescopeck Township	Zenith Road	Luzerne	\$149,601
Newport Township	Pole Barn	Luzerne	\$250,000
Nuangola Borough	Grove Theater Farmer's Market	Luzerne	\$34,225
Pittston City	Neighborhood Housing Initiative	Luzerne	\$200,000
Pittston Township	Casey Dental Expansion	Luzerne	\$150,000
Plains Township	WVSA Plains Interceptor Rehabilitation	Luzerne	\$200,000
Plymouth Borough	Paving Project	Luzerne	\$241,351
Pringle Borough	Joint Municipal Public Infrastructure Improvement	Luzerne	\$160,000
Rice Township	Ice Pond Dam Repair	Luzerne	\$85,415
Rice Township	Mountain Top COG Pole Barn	Luzerne	\$40,000
Rice Township	Road Improvements	Luzerne	\$200,000
Sugarloaf Township	Plow Truck	Luzerne	\$135,260
Swoyersville Borough	Improvements to Roosevelt Field and Softball Complex	Luzerne	\$230,000

Union Township	Salt/Cinder Building	Luzerne	\$70,550
West Hazleton Borough	West Hazleton Little League Field Improvements	Luzerne	\$35,000
West Pittston Borough	Municipal Building Renovations	Luzerne	\$55,000
West Wyoming Borough	West Side COG Municipal Equipment	Luzerne	\$75,000
White Haven Borough	White Haven Borough Building - Phase 2	Luzerne	\$184,000
Wilkes-Barre City	Child Development Council of NEPA Roof Replacement	Luzerne	\$50,000
Wilkes-Barre City	CSC Outpatient Clinic	Luzerne	\$249,465
Wilkes-Barre City	Develop Downtown Arts District and Improve WVAL Building	Luzerne	\$50,000
Wilkes-Barre City	HVAC Overhaul at Central Branch	Luzerne	\$300,000
Wilkes-Barre City	Public Square Rehabilitation	Luzerne	\$200,000
Wilkes-Barre City	YMCA Renovations	Luzerne	\$181,250
Wright Township	Walden Park Road Paving Project	Luzerne	\$125,000
Yatesville Borough	Pittston Area SD - Snow Removal Equipment	Luzerne	\$104,000

Allegheny County Gaming Economic Development and Tourism Fund Recommendations

Upon motion by Mr. Little and seconded by Mr. Verbanac, the Board unanimously approved the following twenty-five Allegheny County Gaming Economic Development and Tourism Fund projects:

<u>Sub-Grantee</u>	<u>Project</u>	<u>Municipality</u>	<u>Grant Amount</u>
Township of Collier	Phase I PennDOT Improvements at SR 50/Vanadium	Township of Collier	\$100,000
Elizabeth Township Historical Society	Elizabeth Township Historical Society Greenock Log	Elizabeth Township	\$87,288
Township of Shaler	Fall Run Park Improvements	Township of Shaler	\$260,000
Verland	Verland Capital Renovation Project	Cheswick, Gibsonia, and Pittsburgh	\$100,000
Marshall Township	Warrendale Park	Marshall Township	\$100,000
Bethel Park	Municipal Building of Bethel Park	Bethel Park	\$80,000
Bethel Park Historical Society	Bethel Park Historical Society Renovations	Bethel Park	\$140,000
Steel Rivers Council of Governments	Serenity Acres Park	Forward Township	\$100,000
Hill House Association	Hill House HVAC Upgrades	City of Pittsburgh	\$100,000
McKnight Riverwalk, LP	The Highline at South River	City of Pittsburgh	\$100,000
Bridgeville Borough	Chartiers Street	Bridgeville Borough	\$300,000
Pittsburgh Botanic Garden	Visitors Center Utilities	North Fayette Township	\$50,000
Bell Acres Borough	Camp Meeting Road Sewer Project	Bell Acres Borough	\$175,000
Crow Hill Development LLC	Heinz Research & Admin. Building Redevelopment	City of Pittsburgh	\$100,000
Etna Economic Development Corporation	Etna Riverfront Park Flyover Project	Borough of Etna	\$250,000
Allegheny Valley North Council of Governments	Water Tank Improvements Project, Phase II	East Deer Township	\$50,000
Audubon Society of Western Pennsylvania	Beechwood Parking Lot and Visitor Entry Project	City of Pittsburgh	\$40,000
Pittsburgh Opera Inc.	Economic Pittsburgh Opera's 2016-17 Season	City of Pittsburgh	\$350,000
Seegrid Corporation	Seegrid Vision Technology	Coraopolis Borough	\$50,000
McKees Rocks Community Development Corporation, Inc.	New Town Master Planning	McKees Rocks Borough	\$100,000
Allegheny Valley North Council of Governments	Sewer Separation / CSO Compliance Project	Harrison Township	\$169,000
Moon Transportation Authority	Stevenson Mill Connector	Moon Township	\$100,000
Borough of Blawnox	River Front Land Reclamation & Sycamore Island Economic Development	Borough of Blawnox	\$115,000
Pittsburgh Parks Conservancy	Frick Environmental Center	City of Pittsburgh	\$100,000

Rachel Carson Homestead Association, RCHA Restoration Phase II Expansion Springdale Borough \$50,000
 Inc.

Special Requests

Mr. Dunkelberger briefly outlined the thirteen special requests for consideration by the Board. Upon motion by Mr. Little and seconded by Mr. Burke, the Board unanimously approved the following special requests with details attached:

<u>Applicant</u>	<u>Type</u>	<u>Reason</u>
City of Wilkes-Barre	Luzerne County Local Share Account	Request to modify scope of work
Hamilton Township	Monroe County Local Share Account	Request alteration of grantee and expansion of scope of work
Hanover Township	Luzerne County Local Share Account	Request to modify scope of work
Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC)	Building PA	Subordination request
MBC Development, LP	Alternative and Clean Energy	Request to modify grantee
Redevelopment Authority of Allegheny County	Allegheny County GEDTF	Request to modify scope of work
LSC Properties, L.P.	Building PA	Request to decrease interest rate
Johnstown Industrial Development Corporation (JIDC)	Business in Our Sites	Request to modify loan repayment terms
Chadds Ford Investors, LP	Business in Our Sites	Subordination request
TGG/TCH - Hamilton Crossings Associates, LP	Business in Our Sites	Subordination request
The Borough of Brackenridge	H2O PA	Request to modify scope of work
StartingGate	Business in Our Sites	Request to modify loan repayment terms
Redevelopment Authority of Allegheny County	Allegheny County GEDTF	Request to modify scope of work

TIF Guarantee Payment Recommendations

Mr. Dunkelberger briefly outlined payment requests to replenish debt service reserve funds for two TIF Guarantee projects. Upon motion by Mr. Verbanac and seconded by Mr. Burke, the Board unanimously approved the following TIF Guarantee payments:

<u>Payee</u>	<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Amount</u>
Wilmington Trust, N.A.	The Redevelopment Authority of the City of Butler	West-End Revitalization Area	Butler	\$51,558.75
Wilmington Trust, N.A.	North Versailles ODA	Longvue Development	Allegheny	\$68,169.52

Chairman Davin stated that he thanks Mr. Dunkelberger and his staff for reviewing the projects presented before the Board today. He added that the projects approved today total over \$158,000,000 that will be distributed throughout the entire state of Pennsylvania. He also thanked the Board for their ability to come together to review and approve these projects. He added that he needed to also thank the recipients of the awards for their patience during the process.

Solar Energy Discussion

Mr. Dunkelberger explained that the Authority engaged Gabel Associates, L.P. last year to complete an assessment of the solar industry in Pennsylvania and to explain how they could best deploy the money available within the Solar Energy Program. Mr. Dunkelberger introduced Steve Gabel and Pamela Frank, and invited them to address the Board.

Mr. Gabel introduced the Vice President of the company, Pamela Frank. Mr. Gabel gave a brief overview of the report that was provided previously to the Board. He gave an update on some factors that have changed since the Solar Energy program was operational: costs of projects have continued to decline, statutes regarding solar energy in PA have changed. Mr. Gabel gave additional background on developments within the solar industry.

Mr. Karp asked questions regarding the potential of cost per kilowatt in the future and the ability of increasing leverage of the Commonwealth's funds. Mr. Gabel responded to those questions and elaborated with additional information. Mr. Karp also asked questions regarding the storage of solar energy. Mr. Verbanac outlined the challenges that the Board will face in developing and deploying guidelines for the Solar Energy program. He also added that he would like to get the greatest return on investment possible. Ms. Frank gave an overview of the types of rebates, and incentives available throughout the US for solar development. Chairman Davin stated it was not the intention to deploy the money as fast as possible, but to deploy it the best possible way to generate the greatest return on investment.

Mr. Karp questioned the amount of hours per day of sun with relation to watts created. Ms. Frank stated that it can vary by state and location. There was a detailed discussion regarding price of kilowatts, incentives and country-wide variations.

Chairman Davin stated that as the rates evolve and change, the Board is open to further discussion and consideration. He stated he does not yet know if legislative changes will be needed. He added that the issue when developing programs is knowing if the public will take advantage of it. Chairman Davin stated that the discussion would be continued during an upcoming information session.

Chairman Davin again thanked the Board for their participation and attendance, staff for their work in reviewing applications. There being no further business to come before the Board, upon motion by Mr. Wentzel and seconded by Mr. Karp, the meeting was adjourned at 2:10 P.M.

DATE: October 6, 2015
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Mandy Book
LSA Program Manager

SPECIAL REQUEST – BOARD ACTION REQUIRED

City of Wilkes-Barre
Innovation Square Project
(Luzerne County)

Approved: 07/08/15
\$500,000 (Grant)

Requested Change: On July 8, 2015, the CFA Board approved a \$500,000 Local Share Account – Luzerne County Grant for the City of Wilkes-Barre. Funds were approved for upgrades to Public Square and renovations to support a technology-based business in the historic First National Bank building.

The city is requesting an expansion in the scope of work to include a project that will assist with downtown revitalization plans and be located at 15 Public Square. Convenient Food Mart of Northeast Pennsylvania previously completed a market study to determine the site for the Wilkes-Barre location of “The City Market Café” which is expected to create 20 new positions and result in a private investment of at least \$1,000,000. Due to lease restrictions, the original location is no longer feasible and a new location on Public Square is under consideration. The new site complements the revitalization plans of the city and Diamond City Partnership (downtown business association), but the location is not ideal for the utility needs of a market. The additional \$133,000 in upgrades on top of the privately funded budget is placing the project in jeopardy. The city, Diamond City Partnership, and the Greater Wilkes-Barre Chamber of Business & Industry are working with the owners of the City Market Café to help defray the additional costs of locating on Public Square. The scope of work expansion will allow \$50,000 of the approved grant funds to be used for electrical and HVAC upgrades to the property located at 15 Public Square.

Recommendation: Approval.

DATE: October 19, 2015
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Mandy Book
LSA Program Manager

SPECIAL REQUEST – BOARD ACTION REQUIRED

Hamilton Township	Approved: 05/27/2015
Pocono Wildlife Rehabilitation Center Land Purchase	\$175,000 (Grant)
(Monroe County)	

Requested Change: On May 27, 2015, the CFA Board approved a \$175,000 Local Share Account – Monroe County Grant for Hamilton Township, on behalf of the Pocono Wildlife Rehabilitation Center (PWRC), for the purchase of property from the Nature Conservancy and improvements to the existing rehabilitation facility on the site. PWRC has leased the land from the Nature Conservancy for more than a decade, but the old farmhouse and outbuildings on the site are in need of serious renovations. The state of the buildings and value of the services provided by PWRC has prompted The Nature Conservancy to reduce the purchase price from \$150,000 to \$25,000. PWRC is requesting to expand the scope of work to include renovations to all buildings on the site and improvements to site infrastructure in addition to the purchase of the property.

Additionally, Hamilton Township, with consensus from PWRC, is requesting the grantee be changed to the Redevelopment Authority of the County of Monroe (RDA), an eligible applicant for the LSA Monroe County program. The RDA is better positioned to assist PWRC with completion of the project at this time.

Recommendation: Approval of both the change in grantee from Hamilton Township to the Redevelopment Authority of the County of Monroe and the requested expansion in scope of work.

DATE: October 6, 2015
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Mandy Book
LSA Program Manager

SPECIAL REQUEST – BOARD ACTION REQUIRED

Hanover Township Street Sweeper Project (Luzerne County)	Approved: 07/08/15 \$75,000 (Grant)
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Requested Change: On July 8, 2015, the CFA Board approved a \$75,000 Local Share Account – Luzerne County Grant for Hanover Township. Funds were approved for the purchase of a street sweeper. The township requested \$273,155 and was awarded \$75,000. Due to financial constraints, the township is unable to provide the difference in funds necessary to purchase the street sweeper as approved. As a solution, the township is requesting to modify the scope of work to purchase a skid steer and various attachments, including a sweeper/vacuum and a brush/weed cutter, to provide similar service on a smaller scale.

Recommendation: Approval.

DATE: October 13, 2015
SUBJECT: Special Request – CFA Board Meeting November 10, 2015
TO: Scott Dunkelberger
Executive Director
FROM: Brian Eckert
Director, Site Development Division

SPECIAL REQUESTS – BOARD ACTION REQUIRED

**Regional Industrial Development Corporation
Of Southwestern Pennsylvania (RIDC)
East Shop Multi-Occupancy Building**

**Approved: September 15, 2010
Approved Amount: \$1,406,250**

Requested Change: On September 15, 2010 the Commonwealth Financing Authority (CFA) approved a Building PA loan to Regional Industrial Development Corporation (RIDC) to assist with the renovation of the East Shop of Keystone Commons located in the Borough of East Pittsburgh, Allegheny County. The East Shop is an existing structural steel masonry clad building and is approximately 1,700 ft. long varying in width between 80 ft. and 230 ft. and having a ground floor footprint of over 300,000 sq. ft.

The East Shop was renovated and as a result, Holtec, one of the largest manufacturers in the U.S of nuclear components, occupies 194,617 sq. ft. of space in the East Shop. Additionally, RIDC has signed a 15 year lease for 120,677 sq. ft. with Taktl, a designer and manufacturer of exterior wall elements and facades, interior wall panels, lighting, and urban furnishings. Taktl is expanding its production line and is relocating from an 80,000 sq. ft. facility to Keystone Commons with 87,910 sq. ft. located within the East Shop. In order to accommodate this new tenant, RIDC needs to make additional renovations to the East Shop. RIDC applied for and was approved for an increased Pennsylvania Industrial Development Authority (PIDA) loan of \$4,312,669 (\$2,250,000 original and \$2,062,669 increase) to fund these improvements. RIDC is requesting the CFA subordinate its Building PA loan to the additional \$2,062,669 in PIDA funding as outlined below:

	<u>Approved</u>	<u>%</u>	<u>Revised</u>	<u>%</u>
PIDA - 1st	\$2,250,000	40	\$4,312,669	56
Building PA - 2 nd	\$1,406,250	25	\$1,406,250	18
Community Infrastructure & Tourism	\$ 250,000	5	\$ 250,000	3
Equity (RIDC)	<u>\$1,718,750</u>	<u>30</u>	<u>\$1,718,750</u>	<u>23</u>
	\$5,625,000	100	\$7,687,669	100

Collateral Value: \$6,800,000

Experience:

RIDC is a strong local nonprofit developer with a 60-year history of redeveloping blighted industrial sites in Southwestern PA into new vibrant economic growth engines. The mission of RIDC is to catalyze and support economic growth and high quality job creation through real estate development and finance of projects that advance the public interest. Today alone, RIDC owns 6.8 million square feet of space in 50 buildings housing 100 companies that employ 5,600 workers that inject over \$3 billion into the region's economy on an annual basis.

RIDC is run by a quality management team that has extensive experience with redevelopment of Brownfield sites in Southwestern PA. The team is responsible for developing and managing properties in RIDC's portfolio. In addition, staff manages the programming, leasing, development, construction and financing of its projects including compliance with grants and other public sources of funds. In the last 4 years alone, RIDC has leased over 1 million square feet of new and expanded light industrial and flex/tech space.

Staff Recommendation:

RIDC is current on the BPA loan and has paid down the principal balance to \$1,215,326 which would make the current LTV 81%. The additional PIDA will be used for renovations that will accommodate a new tenant that has been secured with a long term lease that extends beyond the term of the Building PA loan. In addition, RIDC has assets of \$155M of which \$22,650,113 are from cash. Based on the above factors, the financial strength of the organization and RIDC's experience, staff recommends approval of the following:

1. Subordinate the Building PA loan to an increased PIDA loan in the amount of \$4,312,669.

DATE: October 22, 2015
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Ryan Emerson
Director, CFA Programs Division

SPECIAL REQUEST – BOARD ACTION REQUIRED

MBC Development, LP
Franklin & Marshall CHP
(Lancaster County)

Approved: 9/9/2014
\$614,000 Grant

Requested Change: On September 9, 2014, the CFA Board approved a \$614,000 ACE grant to MBC Development, LP for the purchase and installation of a combined heat and power system at Franklin & Marshall College in the City of Lancaster.

MBC Development, LP requests to assign the grant to CHP F&M, LLC, a special purpose entity created for the purpose of constructing the project. The LLC is owned by James W. Miller, who is also a limited partner of MBC Development.

MBC Development, LP is seeking to assign the grant to simplify obtaining third party financing for the project and limit liability for the company and its assets.

Staff Recommendation: Approval

DATE: December 15, 2015
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Mandy Book
GEDTF Program Manager

SPECIAL REQUEST – BOARD ACTION REQUIRED

Redevelopment Authority of Allegheny County	Approved:	09/09/2014
Project #11 – USS Requin – Restoration and Repair		\$420,000 (Grant)
(Local Project #14---GEDF-011)		

Requested Change: On September 9, 2014, the CFA Board approved a \$6,531,000 GEDTF grant to the Redevelopment Authority of Allegheny County (RAAC) which includes a \$420,000 sub-grant to the Carnegie Institute for the USS Requin Restoration and Repair project. Funds were approved for exterior paint systems designed specifically for marine vessels serving as preservation and protection. The bids for the project came in under budget and will result in approximately \$100,000 remaining in grant funds.

RAAC, on behalf of the Carnegie Institute, is requesting an expansion in the scope of work to include the replacement of the HVAC system on the vessel and dredging between the USS Requin and shoreline. The existing HVAC units struggle to keep up with low temperatures causing issues with preservation. Dredging between the Requin and the shoreline will remove lodged logs and debris that pose a danger to the hull. These items were discovered during the painting and inspection process.

Recommendation: Approval.

DATE: December 17, 2015
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Brian D. Eckert
Director, Site Development Division

SPECIAL REQUESTS – BOARD ACTION REQUIRED

LSC Properties, LP
Lancaster County

Approved: October 7, 2008
\$1,200,000 (Loan)

Requested Change:

On October 7, 2008 the CFA Board approved a \$1,200,000 Building PA loan to EDC Finance Corporation, on behalf of LSC Properties, LP, for redevelopment of the Liberty North site, part of the former Armstrong World Industries complex in the City of Lancaster. Building PA funds were used for construction of a 14,150 sq. ft. commercial condominium. The loan was fully disbursed on December 24, 2012 and LSC Properties, LP is currently making monthly interest only payments at a rate of 4.0% with principal and interest payments to start on February 1, 2016.

Upon completion of the building, America Online (AOL) occupied 9,179 sq. ft. with a rent rate in excess of \$18.50/sq. ft. The original lease was signed during a time when it was fully expected that Lancaster General Health would be building a nursing school and other buildings on the adjacent site. The proposed nursing school will no longer be built at the former Armstrong site as Lancaster General Health recently signed a lease to move the school to the Greenfield complex. In addition, AOL has since vacated the site to relocate their office headquarters to Denver, CO. In addition, because of a shift in the redevelopment of the Armstrong site, a tax break that was expected to occur under LERTA never materialized, costing LSC Properties, LP an additional \$1 million in taxes. As a result, LSC Properties, LP is feeling the effects of the future marketability of the site and can only expect to command a lease rate in the \$10-\$12/sq. ft. range since surrounding development never transpired. A new tenant, Maxima Technologies & Systems, LLC, now occupies 9,179 sq. ft. of the space originally occupied by AOL, however the space is now rented at \$12.50/sq. ft. The second unit, which consists of 4,971 sq. ft. has no tenants but is currently being marketed.

LSC Properties, LP is requesting a decrease in the interest rate from 4.0% to 3.25% through maturity of the loan and to defer principal payments until February 1, 2017. No additional funds are being requested.

Staff Recommendation: Non-approval of the requested modifications

DATE: February 11, 2016
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Brian Eckert
Director, Site Development Division

SPECIAL REQUEST – BOARD ACTION REQUIRED

<u>Johnstown Industrial Development Corporation (JIDC)</u>	Approved: 05/25/2005
Johnstown Business Park	\$1,697,408 (Loan)
(Cambria County)	\$1,245,077 (Grant)

Requested Change:

On May 25, 2005, the CFA Board approved a Business in Our Sites (BOS) grant and loan to Johnstown Industrial Development Corporation (JIDC) for the expansion of the Johnstown Business Park located in Richland Township, Cambria County. BOS funds were used for the acquisition of 100 acres and infrastructure improvements including electricity, water, sewer, natural gas and telecommunications. The park's expansion was focused on the creation of high tech, light industrial, office and warehouse distribution. All funds have been disbursed and the additional land was developed into nine (9) parcels with an average lot size eight (8) acres in 2007.

JIDC has sold 8 acres to date, and used the proceeds from the sales to pay down the BOS loan to \$1,153,485. However, the latest economic downturn has had a negative effect on the real estate market with the last sale within the business park occurring well over five years ago.

Economic conditions since 2007 have negatively affected Cambria County and all aspects of JIDC's operations. As a result, JIDC proactively implemented several cost containment measures in order to improve their cash flow position. Those measures include staff layoffs, freezing salaries, reduction in and re-negotiating contracting for outside services. In addition, JIDC is listing the properties with a realtor who will aggressively market the site.

While most BOS loans approved by the CFA have a 20 year term, JIDC requested and was approved for a 10 year term not anticipating the economic downturn that occurred. Therefore, JIDC is requesting a ten year extension to the BOS loan term

which currently matures June 13, 2016 along with interest only payments through January 2017.

Current Collateral: First mortgage lien on 100 acres located in Richland Township, Cambria County.

Collateral Value: \$2,753,000 at completion.

Staff Recommendation: Approval of the following loan modifications:

1. Maturity date extended 10 years from June 13, 2013 to June 13, 2026.
2. Interest only payments for 12-months beginning January 01, 2016 through January 01, 2017.
3. Borrower shall continue to provide quarterly reports outlining the activity at the Johnstown Business Park.

DATE: April 13, 2016
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Brian Eckert
Director, Site Development Division

SPECIAL REQUEST – BOARD ACTION REQUIRED

Chadds Ford Investors, LP	Approved: 09/17/2013
Brandywine Mills Development Project	\$4,759,500 (Loan)
(Delaware County)	

Requested Change: On September 17, 2013, the CFA Board approved a \$4,759,500 Business in Our Sites (BOS) loan to Chadds Ford Investors, LP (CFI) to assist with the Brandywine Mills Redevelopment project in Concord and Chadds Ford Townships, Delaware County. Redevelopment included the demolition of several blighted, abandoned structures including a dry cleaning facility, lumber yard, auto repair shop and bank building. Removal of the dry cleaning facility required significant remediation of soil and potentially groundwater. BOS funds were used for land acquisition; environmental cleanup; excavation/grading; and construction and infrastructure costs to include demolition, roads/streets, curbing/sidewalks, lighting, parking, water/sewer and utilities. To date, all BOS funds have been disbursed and the borrower is current on the BOS payments. The project is complete and 96.7% occupied.

During construction, there were unexpected site work issues and unanticipated environmental remediation costs that increased the cost of the project. The partners are seeking to increase the debt on the property from \$29,500,000 to \$33,500,000 in the form of a loan increase with Customers Bank. CFI is requesting the CFA to approve the subordination of the BOS loan to a \$33,500,000 primary mortgage with Customers Bank.

Original Collateral: 1.) Second Mortgage lien on 28.3 acres subordinate to \$29,500,000 primary mortgage in favor of Customers Bank

2.) Personal Guarantees of:
a. Peter M. Carlino
b. Peter W. Carlino
c. Peter S. Miller

Original Collateral Value: \$45,825,000 "As Completed"

Proposed Collateral: Second Mortgage lien on 29.62 acres subordinate to \$33,500,000 primary mortgage with Customers Bank

Updated Collateral Value: \$52,100,000

Staff Recommendation: Approval of the following:

- 1.) Second Mortgage lien on 29.62 acres subordinate to \$33,500,000 primary mortgage in favor of Customers Bank
- 2.) Personal Guarantees of:
 - a. Peter M. Carlino
 - b. Peter W. Carlino
 - c. Peter S. Miller

DATE: April 25, 2016
SUBJECT: Special Request – CFA Board Meeting January 14, 2015
TO: Scott Dunkelberger
Executive Director
FROM: Brian Eckert
Director, Site Development Division

SPECIAL REQUESTS – BOARD ACTION REQUIRED

TGG/TCH - Hamilton Crossings Associates, L.P.
(Lehigh County)

Approved: 09/17/13
\$3,662,308 (Loan)

Requested Change:

On September 17, 2013, the CFA Board approved a BOS loan to TGG/TCH – Hamilton Crossings Associates, L.P. to assist with the development of Hamilton Crossings in Lower Macungie Township, Lehigh County. The project is a public-private partnership between TGG/TCH, Lower Macungie Township, Lehigh County, the East Penn School District and Lehigh County Industrial Development Authority and will result in the construction of a commercial town center, featuring 590,324 SF of commercial space anchored by Costco, Target and Whole Foods Markets. The development will also feature a mix of small, medium and large-scale retail operations, restaurant space and medical and pharmaceutical service providers. BOS loan funds were used for excavation/grading, and stormwater basin improvements.

At this time, all funds have been disbursed, the site is 96% pre-leased, and the current balance of the BOS loan is \$3,430,459. Hamilton Crossings is presently in the final stages of construction with a scheduled opening date of July 24, 2016 for the Target store, and the balance of the center opening during the summer and fall.

The BOS loan is secured by a second priority mortgage lien on tracts of land totaling 49.9 acres, subject only to a first mortgage lien of \$76,400,000 in favor of M&T Bank during construction. Once construction is complete, the senior debt was to be paid down to \$64,000,000. TGG requests the CFA to allow the senior debt amount to increase to \$75,000,000 after construction. TGG is looking to use equity drawn down from the permanent refinance of Hamilton Crossings to advance other economic development projects that are currently pending in the City of Philadelphia and

the surrounding region including The View at Montgomery-Phase II, 38th & Chestnut, Logan Pointe, 1213 Walnut Street and Hamilton Crossings – Phase II.

In addition to the second mortgage lien, the BOS loan is further secured by a personal guaranty from Kenneth Goldenberg and a fully adopted Tax Increment Financing (TIF) plan is in place that directly provides for the payment of the BOS debt service. TGG is also willing to make a \$561,000 prepayment on the BOS loan. This amount represents an application of the BOS loan percent in the total capital stack to the requested increase in senior debt.

Original Financing

Structure:	M&T Bank	\$76,400,000 (first lien)
	BOS Loan	<u>\$ 3,662,308</u> (second lien)
		\$80,062,308

Original BOS Collateral: Second Mortgage lien on 49.9 acres subordinate to \$76,400,000 first mortgage lien in favor of M&T Bank during construction. Senior debt is to be paid down to \$64M once construction is complete.

Personal guaranty of Kenneth Goldenberg

Original Collateral Value: \$143,000,000 "As Completed"

Proposed Financing

Structure:	M&T Bank	\$75,000,000 (first lien)
	BOS Loan	<u>\$ 3,662,308</u> (second lien)
		\$80,062,308

Proposed BOS Collateral: Second Mortgage lien on 63.21 acres subordinate to \$76,400,000 first mortgage lien in favor of M&T Bank during construction.

Personal guaranty of Kenneth Goldenberg

Updated Collateral Value: \$157,200,000 "As Completed"

Staff Recommendation: Approval of the following:

1. Second mortgage lien on 49.9 acres subordinate only to a \$75,000,000 first mortgage lien in favor of M&T Bank during construction.
2. Prepayment of \$561,000 to be applied to the principal balance of the loan.
3. Personal Guarantees of Kenneth Goldenberg

DATE: May 11, 2016
SUBJECT: Special Request -- CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Brian D. Eckert
Director, Site Development Division

SPECIAL REQUESTS – BOARD ACTION REQUIRED

The Borough of Brackenridge
Allegheny County

Approved: November 21, 2013
\$150,000 (Grant)

Requested Change: On November 21, 2013 the CFA Board approved a \$150,000 H2O PA grant to the Borough of Brackenridge to modify its water treatment system with a spray aeration system located in the Borough of Brackenridge, Allegheny County. Currently, no H2O PA funds have been disbursed as the Borough is negotiating alternatives with DEP.

The Borough suffered a major waterline break in late 2014. The break occurred underneath Norfolk Southern Railroad property in close proximity to the railroad tracks and is a critical component of the distribution system. This portion of the distribution system has been shut down until design and railroad permitting is completed and construction funding is procured. The design and permitting have been completed however the Borough lacks the funds to complete the construction. This waterline pipe is one of four waterline crossings under railroad property and is very important to the supply of water to the lower portion of the Borough along the Allegheny River. It also serves the new one billion dollar Allegheny Technologies Inc. (ATI) steel plant for its manufacturing needs. It is imperative that the ATI mill stay in operation because it employs over 1,100 local residents. The Pittsburgh Mills shopping mall also lies within the Borough's water service area. Improvements to the waterline will benefit these businesses and allow the retention of many jobs.

The Borough of Brackenridge is requesting a change in project scope to allow the H2O PA funds to be used for construction costs in the amount of \$114,900 associated with the 8 inch waterline under the Norfolk Southern Railroad.

Staff Recommendation: Approval of the change in scope of work

DATE: May 12, 2016
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Brian Eckert
Director, Site Development Division

SPECIAL REQUEST – BOARD ACTION REQUIRED

StartingGate	Approved: 5/25/2005
Beaver County Technology &	\$825,000 (Loan)
Manufacturing Development Center	\$425,000 (Grant)
(Beaver County)	

Requested Change: On May 25, 2005, the CFA Board approved an \$825,000 BOS loan to StartingGate for infrastructure improvements at Beaver County Technology & Manufacturing Development Center (BCTMDC) in Chippewa Township, Beaver County. The loan is secured by a second priority mortgage on a tract of land consisting of 10.36 acres subject only to a first priority mortgage in favor of Strategic Investment Fund in the amount of \$270,000. StartingGate has not been able to finance interior improvements necessary to put tenants in the building and due to its overall financial situation, is going out of business. In addition, no payments have been made to the principal amount of the BOS loan. Beaver County Corporation for Economic Development (CED) has entered into an agreement of sale with StartingGate for the building. The transaction is structured so that CED will pay off the senior debt owed, satisfy other outstanding liens and judgments that are or may be filed against the property, assume the obligations of the Economic Development Administration financing that are contained in a mortgage on the property, and provide necessary capital to complete build-out of the facility and bring tenants and jobs to the currently unused shell.

In order to provide the necessary capital to complete build-out, CED is requesting the CFA assign the principal amount of the \$825,000 loan to CED with the original terms including a 12 year term, 2% interest rate with no interest due until the earlier of five years or the leasing to the first tenant. In satisfying the existing mortgage for interim financing and any outstanding liens or judgments, CFA will have a sole first mortgage on the property.

CED has successfully constructed and/or purchased buildings for single or multi-tenant occupancy in the past, financed in part through PIDA and would intend to use this building in a manner consistent with how facilities are used under the PIDA program. Over its existence, all CED financing obtained from PIDA for buildings or industrial parks has either been paid in full, or for those projects with outstanding balances, is current. During the brief time CED has been involved with the property, it has already had expressions of interest from two potential tenants, one of which has requested CED enter into a letter of intent with it for lease of the facility should CED complete the acquisition.

Collateral: 10.36 acres at the project site located in Beaver Falls, Beaver County

Collateral Value: \$4,925,000

Staff Recommendation: Approval of the following modifications to the loan agreement:

- 1.) Assign the principal amount of the \$825,000 loan to Beaver County Corporation for Economic Development.
- 2.) First lien on 10.36 acres.
- 3.) Term: 11 years
Interest Rate: 2%
- 4.) No interest or principal payments for the first 36 months.
Interest only for two years beginning in month 37.
- 5.) Notwithstanding the foregoing provisions, principal and interest payments will begin upon the earlier of five years or the sale or lease of any space within BCTMDC.

DATE: May 20, 2016
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Mandy Book
GEDTF Program Manager

SPECIAL REQUEST – BOARD ACTION REQUIRED

Redevelopment Authority of Allegheny County **Approved:** 09/17/2013
Project #19 – PAACC Business Resources Center \$350,000 (Grant)
(Local Project #13-GEDF-036)

Requested Change: On September 17, 2013, the CFA Board approved a \$6,573,000 GEDTF grant to the Redevelopment Authority of Allegheny County (RAAC) which includes a \$350,000 sub-grant to the Pittsburgh Airport Area Chamber of Commerce for the PAACC Business Resource Center project. Funds were approved for legal fees and construction costs associated with the new PAACC Business Resource Center to be located in Moon Township as PAACC has outgrown their current small office space. After preliminary engineering was completed it was determined that existing funds would not be sufficient to construct the proposed facility due to the high cost of site preparation and infrastructure necessary at the proposed site.

RAAC, on behalf of PAACC, is requesting a change in the scope of work to include the purchase of machinery and equipment and eligible soft costs to include, architectural and design services and permitting. The space adjacent to the current PAACC offices became vacant around the same time as the increased infrastructure costs were realized. PAACC is planning to reconfigure its current space and add the adjacent space which will allow the center as originally envisioned. RACP funds will be used for all associated construction costs and GEDTF funds will be used to purchase new technology upgrades, furniture, and equipment for the center in an effort to create a first-class office setting for both tenants and members.

Recommendation: Approval.