



**Commonwealth Financing Authority**  
Harrisburg PA, 17120

**Board Meeting Minutes**  
**October 24, 2016**

The Commonwealth Financing Authority (CFA) board meeting was held on October 24, 2016. Proper notice was given pursuant to the terms of the Act of July 3, 1986 (the "Sunshine Act"). The meeting was held in Conference Room 105, on the first floor of the Rachael Carson State Office Building located at 400 Market Street in Harrisburg, Pennsylvania.

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

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

Members of the public in attendance: Rick Allan, Yesenia Bane, Jim Becker, Mandy Book, Hayley Book, Jason Brehouse, Lauren Brubrun, Justin Capots, Brian Eckert, Ryan Emerson, Matt Fine, Josh Funk, Kaye Goodman, Laurie Henry, Kim Hileman, Brad Jones, Ron Jumper, Amy Kauffman, Dan Kennedy, Lyndsay Kensinger, Greg Mahon, Ted Mowatt, Sara Rafalson, Peggy Schaeffer-Montgomery, Nate Schwartz, Barb Sexton, Michael Shorr, Caleb Sistak, Diane Sterthous, Lisa Taglang, Corey Troutman, and Janice Vollero.

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 July 1, 2016 CFA Board meeting minutes.

On a motion by Mr. Verbanac and seconded by Mr. Little, the Board unanimously approved the September 30, 2016 CFA Special Board meeting minutes.

On a motion by Mr. Burke and seconded by Mr. Verbanac, the Board unanimously approved payment of CFA expenses in the amount of \$1,608,241.52.

Mr. Dunkelberger explained that the auditors were present, and had provided the Board with the Fiscal Year End audit. Chairman Davin asked the auditors if they needed to meet with the Board without staff present. Corey Troutman, of Zelenkofske Axelrod, replied that they did not need to meet with the Board. Mr. Verbanac noted that he would like to commend staff on receiving a fully clean audit opinion.

On a motion by Mr. Little and seconded by Mr. Verbanac, the Board unanimously approved the Fiscal Year 2015-2016 Audit presented by Zelenkofske Axelrod.

Mr. Dunkelberger explained that there were some transfers of funds approved by the most recent Fiscal Code bills, within a variety of CFA programs. He further explained that a Board vote was needed to act on the transfers.

On a motion by Mr. Little and seconded by Mr. Verbanac, the Board unanimously approved a resolution authorizing the following transfers of funds:

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
First Industries Project Fund	Business in Our Sites Project Fund	\$50,000,000
Building PA Project Fund	Business in Our Sites Project Fund	\$25,000,000
High Performance Building (FY15-16) Fund	Pipeline Investment Project Fund	\$12,000,000
High Performance Building (FY16-17) Fund	Pipeline Investment Project Fund	\$12,000,000
Building PA Custodial Account	Government General Fund held by Treasurer	\$12,000,000

### ACE Grant Reimbursement

Mr. Dunkelberger briefly explained the original project, and the criteria established in the grant contract. He further explained that from time to time, staff has needed to come back to the Board when we have made grants to companies that promised to create jobs and fail to do so. He further explained that within the grant contract is a stipulation that says if the company fails to create the number of jobs promised, the Authority can claw back grant funds that were disbursed.

Upon motion by Mr. Verbanac and seconded by Mr. Little, the Board recommended a partial reimbursement of \$42,500 to be repaid by the Roaring Spring Blank Book Company Alternative and Clean Energy grant originally approved on January 13, 2011.

### Business in Our Sites Guideline Changes

Mr. Dunkelberger explained that the Fiscal Code that was passed in July made some changes to the Business in Our Sites program, to include limited grant funds for projects that require it to be financially viable. He added that staff has made the appropriate changes to the guidelines.

On a motion by Mr. Albright and seconded by Mr. Burke, the Board unanimously approved guideline changes to the Business in Our Sites program.

Mr. Verbanac questioned when the program was projected to open. Mr. Dunkelberger responded that it would be open within the week, by November 1, 2016. Mr. Verbanac questioned if the Pipeline Investment program would also open in that time frame. Mr. Dunkelberger responded yes. Mr. Little asked what the timeframe of the application period would be. Mr. Dunkelberger projected that applicants would need at least four months to prepare a Business in Our Sites application. He added that applications received at least 60 days prior to the Board meeting could be considered at the next meeting. Eligible projects would be presented on a rolling basis to the Board.

### **Solar Energy Program Guideline Changes**

Mr. Dunkelberger gave a brief overview on the process to date and subsequent changes related to the Solar Energy Program. Chairman Davin asked if there were any questions from the Board. Mr. Verbanac stated that he felt there had been multiple, lengthy discussions and now was the time to take action on this topic. He moved for approval of the guidelines with the following amendments:

- 1) Increase loan amount from 50% to 75% of the total project cost,
- 2) Increase amortization from 10 years to 22 years, and
- 3) Include loans only in the first year of operation of the program

On a motion by Mr. Karp and seconded by Mr. Little, the Board unanimously approved guidelines for the Solar Energy Program with the amendments as stated by Mr. Verbanac.

### **Venture Capital Investment Program Recommendations**

Mr. Dunkelberger outlined the two investment recommendations.

Upon motion by Mr. Little and seconded by Mr. Verbanac, the Board unanimously approved an investment request in the amount of \$5,000,000 not to exceed 4:1 non-CFA to CFA capital, from Emanate Partners, LP on behalf of Originate Growth Fund II, LP for funding early and emerging growth stage technology companies in the T-region.

Upon motion by Mr. Burke and seconded by Mr. Verbanac, the Board unanimously approved an investment request in the amount of \$1,000,000 not to exceed 4:1 non-CFA to CFA capital, from PLSG Accelerator Fund Management, LLC on behalf of Accelerator Fund II, LLC for funding early-stage life sciences companies located in the Pittsburgh region.

### **Business in Our Sites Project Recommendations**

Mr. Dunkelberger briefly outlined five Business in Our Sites loan requests and stated that there would be individual votes on each project.

Upon motion by Mr. Little and seconded by Mr. Verbanac, the Board unanimously approved a loan request in the amount of \$8,000,000 from RIDC Regional Growth Fund for the Sony Plant Phase II project located in Westmoreland County.

Upon motion by Mr. Burke and seconded by Ms. Wiessmann, the Board unanimously approved a loan request in the amount of \$5,000,000 from Regional Industrial Development Corporation of Southwestern PA for the Keystone Commons S Building and South Shop located in Allegheny County.

Upon motion by Mr. Little and seconded by Ms. Wiessmann, the Board unanimously approved a loan request in the amount of \$1,000,000 from WVTE, LLC for the Henry Miller Spring facility located in Allegheny County.

Upon motion by Mr. Verbanac and seconded by Mr. Little, the Board unanimously approved a loan request in the amount of \$ 2,984,925 from Rolling Mill, LLC for the Pencoyd Landing project located in Montgomery County.

Upon motion by Mr. Little and seconded by Ms. Wiessmann, the Board unanimously approved a loan request in the amount of \$5,925,000 for the Smithfield Gateway project located in Monroe County.

**High Performance Building Program Recommendations**

On a motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved a High Performance Building grant in the amount of \$245,835 from Be Amazing, LLC for their Goddard School at Plymouth Meeting project, located in Montgomery County.

**Act 13 Programs Project Recommendations**

Mr. Dunkelberger explained that close to 350 applications were submitted under six of the Act 13 programs. He added that lists of the approved projects would be furnished to the public at the end of the meeting. Upon motion by Ms. Wiessmann and seconded by Mr. Little the following ninety-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>
Sherpa Mining Contractors, Inc.	Shade Creek 2016	Somerset	\$352,461
Keystone Pure Water Tech Inc	AMD Treatment - Lackawanna Business Center	Lackawanna	\$210,730

**Flood Mitigation Program**

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Emporium Borough	Plank Road Hollow Flood Rehabilitation Project	Cameron	\$400,000
Mount Carmel Township	Butternut Creek Flood Protection	Northumberland	\$80,210
Hawley Borough	Hawley Borough Flood Prevention Project	Wayne	\$163,115
Ford City Borough	Ford City Storm Water Pump Station Rehabilitation	Armstrong	\$315,000
Adams Township	The Maryland Avenue Project	Cambria	\$200,000
Saltsburg Borough	Saltsburg Borough SR 286 Flood Mitigation	Indiana	\$213,000
Adams Township	The Sandy Run Project	Cambria	\$100,000
Meyersdale Borough	Meyersdale Borough Flood Protection & Debris Basin Project	Somerset	\$350,000

**Greenways, Trails and Recreation Program**

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
The Pennsylvania State University	Implementation of Wintergreen Gorge Trail Development	Erie	\$180,000
Brady's Bend Township	Multi-sport Court Renovation	Armstrong	\$81,043

Wayne County	Wayne Highlands School District Community Recreation Project	Wayne	\$169,019
Countryside Conservancy	Trolley Trail Phase III, La Plume Connection	Lackawanna	\$100,104
Fairmount Park Conservancy	Mander to the River	Philadelphia	\$180,000
Rail Trail Council of Northeastern Pennsylvania, Inc.	D&H Rail-Trail Construction Phase 2	Susquehanna	\$217,500
Riverview Apartments Inc.	Walking Paths and Multi-Generational Outdoor Activity Area	Allegheny	\$240,000
Roxborough Development Corporation	Roxborough Pocket Park	Philadelphia	\$200,000
Tinicum Township	Tinicum Park	Bucks	\$217,500
City of Hazleton	Center City Park (Phase II Development)	Luzerne	\$115,000
Coal Street Redevelopment Authority	Coal St Redevelopment Authority Extra Sheet of Ice	Luzerne	\$215,000
Audubon Society of Western Pennsylvania	Todd Nature Reserve	Butler	\$225,000
Greene County	Greene River Trail Extension	Greene	\$200,000
Rices Landing Borough	Rices Landing Pumpkin Run Dredging Project	Greene	\$50,000
Upper Salford Township	Schirk-Hutt and Buckman Trail	Montgomery	\$217,600
Whitemarsh Township	Miles Park Improvements	Montgomery	\$196,000
City of Lower Burrell	K-9 Officer Derek Kotecki Memorial Park Renovation	Westmoreland	\$50,000
Pennsylvania Parks and Forests Foundation	ADA Canoe and Kayak Dock at Beltzville State Park	Carbon	\$22,158
Watsontown Borough	Boat Launch Improvements	Northumberland	\$198,550
Westmont Borough	Engh Community Park Expansion	Cambria	\$225,000
Hastings Municipal Authority	Hastings Swimming Pool Improvements Project	Cambria	\$100,000
City of Sharon	Wengler Park	Mercer	\$52,275
Fairview Township	Memorial Park 5-12 Year Play Area	Luzerne	\$43,592
Borough of Laureldale	Laureldale Borough Community Park Facilities Upgrade Project	Berks	\$150,000
Franklin Township	Franklin Community Park	Fayette	\$125,000
Natural Lands Trust, Inc.	Castle Rock Farm Conservation Easement	Chester	\$61,900
Nether Providence Township	Furness Park - The Heart of the Township	Delaware	\$200,000
Pennsylvania Horticultural Society	Veterans Triangle	Philadelphia	\$60,000
Urban Roots	Urban Roots Smith Playground	Philadelphia	\$250,000
The Salvation Army	Camp Allegheny Improvement Project	Lawrence	\$225,000
Borough of Port Vue	Romine Park Tot Lot	Allegheny	\$50,000
Borough of Trafford	Trafford Fairmont Playground Rehabilitation	Westmoreland	\$97,676
East Goshen Township	East Goshen Township Park, Playground Rehabilitation	Chester	\$225,000
Mansfield Borough	Graydon Scott South Academy Street Playground Rehabilitation	Tioga	\$150,000
Potter County Redevelopment Authority	Galeton Borough Dam Planning	Potter	\$95,000
Snyder County Conservation District	Trail of Trees	Snyder	\$17,114
Western Pennsylvania Conservancy	Toms Run Access Improvements	Allegheny	\$45,000
Township of Center	FMC Sports Complex Improvements Project	Indiana	\$199,500
Borough of Brookhaven	Eaton Park	Delaware	\$229,040
Borough of Waynesboro	Memorial Park Rehabilitation Project	Franklin	\$205,000
Carlisle Borough	Valley Meadows Park Lacrosse Field/Forbes Path Project	Cumberland	\$200,446
Centre County	Bellefonte to Milesburg Trail Study	Centre	\$70,500
Churchill Community Developments	Shoppes at Pittsburgh Studios Water Feature	Allegheny	\$240,320
East Pittsburgh Borough	Quarry Field Improvements	Allegheny	\$35,000
London Grove Township	London Grove Township - HOA Trails Paving Project	Chester	\$111,000
Pittsburgh Parks Conservancy	Allegheny Commons Park Fountain Restoration Project	Allegheny	\$200,000
Plymouth Township	Harriet Wetherill Park Improvements	Montgomery	\$125,000
West Pittston Borough	Baltimore Avenue Park Improvements	Luzerne	\$56,661
Bedford County	Pike 2 Bike Trail Network Master Plan and Adaptive Re-Use St	Bedford	\$30,000

Kennett Township	Kennett Greenway Keystone Trails	Chester	\$225,000
Sharon Hill Borough	Weider Wax Park	Delaware	\$107,500
Turtle Creek Borough	Hamilton Park Renovation	Allegheny	\$50,000
Borough of Derry	Derry Community Park and Pedestrian Trails	Westmoreland	\$225,000
City of Hazleton	Altmiller Park Basketball Courts	Luzerne	\$102,135
Hempfield Township	Hempfield Park - Pavilion F	Westmoreland	\$225,000
Phoenixville Borough	Phoenixville SRT - Paving	Chester	\$50,000
Borough of Hellertown	Dimmick Park Pavilion	Northampton	\$80,000
Exeter Township	Exeter Township Comprehensive Parks, Recreation and Open Spa	Berks	\$30,000
Radnor Township	Radnor Township TAP Trail	Delaware	\$225,000
Upper Darby Township	Reconstruction of Dermond Recreation Area Entrance Driveway	Delaware	\$237,500
Natural Lands Trust, Inc.	Old Tennis Court Farm Protection Project	Philadelphia	\$225,000
Cambria County Conservation & Recreation Authority	Johnstown Urban Connectivity Project	Cambria	\$170,000
Larksville Borough	Larksville Borough Comprehensive Five Year Recreation Plan	Luzerne	\$21,250
City of Allentown	Trail and Park Master Plan for Incinerator Property	Lehigh	\$85,000
East Norriton Township	Comprehensive Park, Recreation and Open Space Plan	Montgomery	\$60,000
Whitpain Township	Wissahickon Park Master Plan	Montgomery	\$25,000
Springfield Township	Springfield Township Parks, Recreation and Open Space Master Plan	Delaware	\$60,000
Susquehanna Township	Logan Tract Recreational Trails	Dauphin	\$29,416

### Orphan or Abandoned Well Plugging Program

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Western Pennsylvania Conservancy	Toms Run Well Closure - Phase 2	Allegheny	\$130,000

### Sewage Facilities Program

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Western Clinton County Municipal Authority	Act 537 Sewage Facilities Planning Special Study	Clinton	\$10,499
Washington Township	Sewage Facilities Act 537 Plan	Greene	\$15,180
Henry Clay Township	Henry Clay Township Act 537 Plan Special Study	Fayette	\$15,968
City of Dubois	Update Act 537 Municipal Sewage Facilities Plan	Clearfield	\$100,000

### Watershed Restoration and Protection Program

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Borough of Oakmont	Plum Creek Bank Rehabilitation Project	Allegheny	\$85,000
Nether Providence Township	Parkridge Drive Outfall Restoration	Delaware	\$142,417
Stowe Township	Tunnel Way	Allegheny	\$200,000
Friends of the Wissahickon, Inc.	North Gully Restoration - Lavender Trail, Wissahickon Valley	Philadelphia	\$180,000
Majestic Realty Company	Watershed Restoration East Branch Saucon Creek	Northampton	\$264,121

Centre County Conservation District	Centre County Watershed Restoration & Protection Program II	Centre	\$275,000
Borough of Blairsville	Sulphur Run Stabilization and Improvement Project	Indiana	\$280,000
Northumberland Borough	Lake Augusta Streambank Restoration	Northumberland	\$165,000
Community Action Commission	Paxton Creek BMPs	Dauphin	\$200,000
Western Pennsylvania Conservancy	Laurel Hill Creek Restoration Project, Buck Run Road Phase I	Somerset	\$100,000
Smithfield Township	Crooked Creek Stream Restoration	Huntingdon	\$270,000

**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 nine First Industries Small Business First Agriculture and Tourism projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Loan Amount</u>
Lebanon Valley Economic Development Corporation	Curvin Z. and Dawn M. Good	Lebanon	\$400,000
SEDA Council of Governments	Michael A. and Jamie M. Noll	Union	\$400,000
EDC Finance Corporation	Garrett E. Weaver	Lancaster	\$400,000
EDC Finance Corporation	Bellaire Farms, LLC	Lancaster	\$400,000
Chester County Economic Development Corporation	Alonzo & Alonzo, LLC	Chester	\$378,157
PIDC Finance Corporation	Yards Brewing Company, LLC	Philadelphia	\$2,500,000
EDC Finance Corporation	Brandon R. and Jennifer C. Barry	Lancaster	\$400,000
EDC Finance Corporation	David W. and Joy L. Metzler	Tioga	\$400,000
EDC Finance Corporation	Refreshing Mountain Camp, Inc.	Lancaster	\$275,000

**Special Requests**

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

<u>Applicant</u>	<u>Type</u>	<u>Reason</u>
Dupont Borough	Local Share Account - Luzerne	Request to modify scope of work
Hazleton City	Local Share Account - Luzerne	Request in modify scope of work
Hazleton City	Local Share Account - Luzerne	Request in modify scope of work
Rice Township	Local Share Account - Luzerne	Request in modify scope of work
Constellation New Energy, Inc.	Alternative and Clean Energy	Request to modify grantee
Westwood Links Golf, LLC	Greenways, Trails and Recreation	Request to modify scope of work
The Clearfield Foundation	Business in Our Sites	Request to extend loan terms
Mon Valley Alliance	Business in Our Sites	Request to extend loan terms
Coatesville Redevelopment Authority	Business in Our Sites	Request to modify loan terms

Chairman Davin again thanked the Board for their participation and attendance. There being no further business to come before the Board, upon motion by Mr. Little and seconded by Mr. Karp, the meeting was adjourned at 1:03 P.M.

**DATE:** July 28, 2016  
**SUBJECT:** Special Request – CFA Board  
**TO:** Scott Dunkelberger  
Executive Director, Commonwealth Financing Authority  
**FROM:** Mandy Book  
LSA Program Manager

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**SPECIAL REQUEST – BOARD ACTION REQUIRED**

**Dupont Borough  
Sidewalks and Culvert Project  
(Luzerne County)**

**Approved:** 09-09-2014  
\$282,000 (Grant)

**Requested Change:** On September 9, 2014, the CFA Board approved a \$282,000 Local Share Account – Luzerne County Grant for Dupont Borough. Funds were approved for the replacement of a three borough bridges and sidewalk improvements. Dupont requested \$1,075,156 to complete all of the infrastructure improvements. Due to an award less than requested, work was completed on the most severely deteriorated culvert bridge at Ash Street first. The grant currently has a remaining balance of \$136,107. The amount of funding needed to complete one of the remaining culvert bridges or significant sidewalk improvements is in excess of the remaining funds available.

Dupont Borough is requesting an expansion in the scope of work to include construction and infrastructure costs associated with improvements at the Public Works Department Garage area on Commerce Road. The improvements will assist the borough with the additional maintenance responsibilities associated with the new access road from the Grimes Industrial Park to Interstate 81. Funds will be used to pave the parking lot, install salt shed blocks and canopy, and install snow guards on the existing garage building. Remaining funds once completed, if any, will be used to repair the most severely deteriorated sections of sidewalk within the borough.

**Recommendation:** Approval.

**DATE:** October 5, 2016  
**SUBJECT:** Special Request – CFA Board  
**TO:** Scott Dunkelberger  
Executive Director, Commonwealth Financing Authority  
**FROM:** Mandy Book  
LSA Program Manager

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**SPECIAL REQUEST – BOARD ACTION REQUIRED**

**Hazleton City**  
**Hazleton Area Boxing Club Project**  
**(Luzerne County)**

Approved: 07/01/16  
\$174,460 (Grant)

**Requested Change:** On July 1, 2016, the CFA Board approved a \$30,000 Local Share Account – Luzerne County Grant for the City of Hazleton on behalf of the Hazleton Area Boxing Club, now known as the Hazleton Area Recreation Program (HARP). Funds were approved for building acquisition, renovations, equipment purchase, engineering, and administrative costs to renovate an 11,000 sf historical building on Vine Street. The building was expected to house the boxing club in addition to youth baseball, football, and soccer training/clinics. The project request was \$450,000 which included at least \$300,000 for acquisition of the building and renovation costs of, at a minimum, \$150,000. Due to an award less than requested and the overall total project costs, HARP has pursued other options.

The city, on behalf of HARP, is requesting a change in the scope of work to engineering, renovation, and equipment costs to develop the recreation center at a new location – 601 S. Popular Street in Hazleton. HARP has an agreement to lease 12,000 sf of space for 10 years. The facility currently has an indoor playground and play area for children under the age of 10. HARP will include training areas for boxing, karate, and wrestling; batting cages; and a turf area for field hockey, baseball, and football. The site will also house a fitness center. Total costs are estimated at \$190,000 with the additional funds to be provided by HARP.

**Recommendation:** Approval.

**DATE:** September 30, 2016  
**SUBJECT:** Special Request – CFA Board  
**TO:** Scott Dunkelberger  
Executive Director, Commonwealth Financing Authority  
**FROM:** Mandy Book  
LSA Program Manager

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**SPECIAL REQUEST – BOARD ACTION REQUIRED**

<b>Hazleton City</b>	<b>Approved:</b> 07/08/2015
<b>Catholic Social Services Family Center Renovations Project</b>	<b>\$30,000 (Grant)</b>
<b>(Luzerne County)</b>	

**Requested Change:** On July 8, 2015, the CFA Board approved a \$30,000 Local Share Account – Luzerne County Grant for the City of Hazleton on behalf of Catholic Social Services. Funds were approved for renovation and administrative costs associated with the restoration of the Family Center located at 214 W. Walnut Street in Hazleton. The Family Center is a neighborhood based family center hosting numerous educational and community-based events and groups including a food pantry and health clinic.

The city, on behalf of Catholic Social Services, is requesting a change in the scope of work from renovation of the building to replacement of the sidewalk in front of the building. Renovation work was completed over the last year. Unfortunately, the work was not properly advertised and bid and is therefore ineligible for reimbursement. The sidewalk repairs will complete the aesthetic improvements and contribute to the overall safety of the community and clients.

**Recommendation:** Approval.

**DATE:** September 30, 2016  
**SUBJECT:** Special Request – CFA Board  
**TO:** Scott Dunkelberger  
Executive Director, Commonwealth Financing Authority  
**FROM:** Mandy Book  
LSA Program Manager

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**SPECIAL REQUEST – BOARD ACTION REQUIRED**

**Rice Township  
Road Improvements Project  
(Luzerne County)**

Approved: 07/01/2016  
\$200,000 (Grant)

**Requested Change:** On July 1, 2016, the CFA Board approved a \$200,000 Local Share Account – Luzerne County Grant for Rice Township. Funds were approved for repairs to Henry and Lakeview Drives and to purchase a backhoe. Rice Township requested \$334,887 to complete the project. Due to an award less than requested and a recent issue with another road has prompted the township to request a change in the scope of work.

Rice Township is requesting a change in the scope of work to include the repairs and paving of Henry Drive and road repair and replacement of a culvert on Laurel Drive. Laurel Drive connects to Lakeview Drive, part of the currently approved scope of work, to complete a circle around Laurel Lakes. The collapsed culvert on Laurel Drive has necessitated the closure of the road. This request will allow for the more urgent issue of the culvert replacement and reopening of Laurel Drive to be completed.

**Recommendation:** Approval.

**DATE:** September 23, 2016  
**SUBJECT:** Special Request – CFA Board Meeting October 24, 2016  
**TO:** Scott Dunkelberger  
Executive Director  
**FROM:** Ryan Emerson  
Director, CFA Programs Division

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**SPECIAL REQUESTS – BOARD ACTION REQUIRED**

**Constellation New Energy, Inc.** Approved: 10/21/2014  
**Commonwealth Energy Group CNG Station Initiative** Approved Amount: \$1,250,589  
**(Lackawanna County)**

**Requested Change:** On October 21, 2014, the CFA Board approved a \$1,250,589 Alternative and Clean Energy Program grant to Constellation New Energy, Inc. for the construction of a public compressed natural gas (CNG) fueling station located in Dunmore Borough, Lackawanna County.

Constellation New Energy, Inc. is requesting to assign the grant to American Natural Gas, LLC. Constellation New Energy, Inc. has determined that it is more economically feasible to supply natural gas and provide marketing services in support of a third party that would own and operate the CNG fueling station. Constellation New Energy, Inc. will sell the land and all engineering drawings that have been completed to American Natural Gas, LLC upon CFA approval of the assignment. Constellation New Energy, Inc. will also supply natural gas and provide marketing services to other stations owned by American Natural Gas, LLC.

American Natural Gas, LLC has been providing CNG fueling solutions, equipment, and services for five years and is wholly owned by HC2 Holdings, Inc., a publicly traded company. American Natural Gas, LLC was recently approved for an Alternative and Clean Energy Program grant for the construction of a public CNG station in Dubois City, Clearfield County at the July 1, 2016 CFA Board meeting.

**Staff Recommendation:** Approval

**DATE:** September 7, 2016  
**SUBJECT:** Special Request – CFA Board Meeting October 24, 2016  
**TO:** Scott Dunkelberger  
Executive Director  
**FROM:** Ryan Emerson  
Director, CFA Programs Division

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**SPECIAL REQUESTS – BOARD ACTION REQUIRED**

**Westwood Links Golf, LLC  
Westwood Golf Club Water Project  
(Allegheny County)**

Approved: 7/1/2016  
Approved Amount: \$125,000

**Requested Change:**

On July 1, 2016, the CFA Board approved a \$125,000 Greenways, Trails and Recreation grant to Westwood Links Golf, LLC for the installation of two pumps and piping from the West Mifflin Sanitation Sewer Municipal Authority to the Westwood Golf Club, an 18-hole public golf course, located in West Mifflin Borough, Allegheny County. The project would have enabled the golf course to use over 10 million gallons of effluent water for ground keeping, significantly reducing consumption of public water.

Westwood Links Golf, LLC is requesting a change of scope to change the source of water from effluent water to well water from a recently drilled well. Since its application and before approval, Westwood Links Golf, LLC has discovered a natural well on its property. The well was drilled in August of 2016. The proposed project will pump water from the well to an existing pond, which will then be pumped into the existing irrigation system. The benefit of using natural well water, as opposed to effluent water from the sanitation plant, is that the golf course will not have to filter or treat the water, reducing operation and maintenance costs. In addition the well is less expensive, reducing the total project cost from \$532,500 to \$444,383. These costs will include the renovation of an existing pond, drilling of the well, the installation of 2,916 LF of pipe, and one pump station. Westwood Links Golf, LLC has secured financing for \$310,000 from Huntington Bank and has committed to providing the remaining \$9,383 in match.

**Staff Recommendation:** Approval

**DATE:** September 21, 2016  
**SUBJECT:** Special Request – CFA Board  
**TO:** Scott Dunkelberger  
Executive Director, Commonwealth Financing Authority  
**FROM:** Brian Eckert  
Director, Site Development Division

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**SPECIAL REQUEST – BOARD ACTION REQUIRED**

**The Clearfield Foundation  
Clearfield Firemen’s Industrial Park  
(Clearfield County)**

**Approved: 11/16/2005  
Approved Amount: \$5,000,000 (Loan)  
\$5,000,000 (Grant)**

**Requested Change:** On November 16, 2005 the CFA Board approved a BOS loan and grant to the Clearfield Foundation (the Foundation) for the Clearfield Firemen’s Industrial Park in the Lawrence Township, Clearfield County. This 178 acre site is a former strip mine located along Route 605 adjacent to Exit 120 on Interstate 80 in Lawrence Township, Clearfield County.

The Foundation has sold 42.59 acres to date, and has used the proceeds from sales to pay down the BOS loan to \$3,473,754. However, economic conditions since 2007 have negatively affected the Clearfield Foundation and all aspects of the Foundation’s operations.

In December 2014, the Clearfield Foundation board elected seven new board members. The new board entered into a management contract with Clearly Ahead Development, whose primary function is the management of the industrial park and is currently working to establish a plan that will address the organizations financial situation. The plan includes a) working with a realtor to list the properties; b) approaching Lawrence Township to see whether additional support from them may be available; c) continuing to pursue leads on property sales; d) reviewing organizational expenses.

In April of 2016, the BOS loan matured and the organization is not in a financial position to make the balloon payment that was due. While most BOS loans approved by the CFA have a 20 year term, the Foundation requested and was approved for a 10 year term not anticipating the economic downturn that occurred. Therefore, the Foundation is requesting a ten year extension to the BOS loan term which expired on April 11, 2016.

**Collateral:** First lien on the remaining 135 acres at the project site located in Lawrence Township, Clearfield County.

**Collateral Value:** \$6,800,000

**Staff Recommendation:** Approval of the following loan modifications:

1. Maturity date extended 10 years from April 11, 2016 to April 1, 2026.
2. Borrower to provide quarterly updates as to the status of activity at the industrial park.

**DATE:** September 20, 2016  
**SUBJECT:** Special Request – CFA Board  
**TO:** Scott Dunkelberger  
Executive Director, Commonwealth Financing Authority  
**FROM:** Brian Eckert  
Director, Site Development Division

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**SPECIAL REQUEST – BOARD ACTION REQUIRED**

<b>Mon Valley Alliance</b> (Formerly Middle Monongehela Industrial Development Association, Inc.)	Approved: 05/25/2005
<b>Alta Vista Business Park Phase II</b> (Washington County)	\$2,500,000 (Loan) \$2,500,000 (Grant)

**Requested Change:** On May 25, 2005, the CFA Board approved a Business in Our Sites (BOS) grant and loan to Mon Valley Alliance (formerly Middle Monongehela Industrial Development Association, Inc.) for Alta Vista Business Park Phase II located in Fallowfield Township, Washington County. BOS funds were used to move over 1.8 million cubic yards of dirt, build 1.5 miles of roads, and extend utilities throughout the parcel. The completion of the infrastructure improvements to the mixed-use business park focused on large manufacturing companies and office space. All BOS funds have been disbursed and the loan is current.

To date, Mon Valley Alliance has sold 40 usable acres resulting in five buildings which have enabled MVA to pay down the BOS loan to under \$281,763.51. One of the buildings previously occupied by Weatherford has become vacant and another parcel sold to a gas related company has not completed construction due to the inactivity of the gas industry.

The BOS loan is set to mature November 1, 2016. MVA is requesting a 14 month extension to the BOS loan maturity from November 1, 2016 through January 1, 2018. MVA is currently generating cash flow through temporary rentals of Alta Vista parcels to gas pipeline companies which have enabled timely BOS loan payments in the amount of \$18,843.68 per month. However, the payment of the balloon payment in November will cause an extreme hardship for MVA. MVA has retained a commercial

realtor and is anticipating selling an additional parcel by the end of 2017. This sale would pay off the BOS loan entirely.

**Current Collateral:** Second mortgage lien on 136 acres located in Fallowfield Township, Washington County.

**Collateral Value:** \$6,820,000

**Staff Recommendation:** Approval of the following loan modifications:

1. Maturity date extended 14 months from November 1, 2016 through January 1, 2018.
2. Borrower shall continue to make \$18,843.68 monthly payments with a balloon payment due on January 1, 2018.

**DATE:** September 23, 2016  
**SUBJECT:** Special Request – CFA Board  
**TO:** Scott Dunkelberger  
Executive Director, Commonwealth Financing Authority  
**FROM:** Brian Eckert  
Director, Site Development Division

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**SPECIAL REQUEST – BOARD ACTION REQUIRED**

**Coatesville Redevelopment Authority  
Coatesville Revitalization Project Phase 1  
(Chester County)**

**Approved: 5/25/2005  
Approved Amount: \$3,500,000 (Loan)**

**Requested Change:**

On May 25, 2005 the CFA Board approved a BOS loan to Coatesville Redevelopment Authority (CRA) for the Coatesville Revitalization Project Phase 1 in the City of Coatesville, Chester County. The CRA partnered with Oliver Tyrone Pulver Corporation (OTPC) to develop two parcels totaling 46 acres into a 125 room full-service hotel and a 5,000 sq. ft. restaurant on the 27 acre parcel and a 90,000 sq. ft. commercial office building on the 19 acre parcel. Currently there is one loan evidenced by two notes: the hotel parcel in the amount of \$2,900,000 and the office parcel in the amount of \$600,000 both secured by a 3rd priority lien on its respective parcel. To date, all BOS funds have been disbursed, the hotel has been constructed, and the borrower is current on all payments to the CFA. OTCP is now in the process of obtaining construction financing for the office building. OTPC is requesting the following:

- 1) Formally divide the BOS mortgage into two mortgages, with the \$2,900,000 Note (\$2,318,127.18 balance) to be secured by the hotel and the \$600,000 Note (\$479,612.52 balance) to be secured by the office building, which will be owned by Coatesville Office Associates.
- 2) BOS to subordinate to an additional \$2,000,000 in favor of Webster Bank, N.A. for a total of \$5,500,000 on the hotel parcel.
- 3) BOS to be secured by a first mortgage lien position on the office parcel. Upon closing of the construction financing of \$4,300,000 through First Priority Bank loan, BOS would be secured by a second mortgage lien position.