



**Commonwealth Financing Authority**  
Harrisburg PA, 17120

**Board Meeting Minutes**

**December 6, 2016**

The Commonwealth Financing Authority (CFA) board meeting was held on December 6, 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: Yesenia Bane, for the Honorable Randy Albright, Paul Wentzel for the Honorable Robin L. Wiessmann. Austin Burke, Michael Karp, Marc Little, and John Verbanac participated via teleconference.

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

Members of the public in attendance: Rick Allan, Mandy Book, Ron Boston, Jason Brehouse, Barry Cassidy, Will Danowski, Brian Eckert, Ryan Emerson, Matt Fine, Megan Fisher, Josh Funk, Danielle Guyer, Chelsea Guzowski, Laurie Henry, Ron Jumper, Amy Kauffman, Dan Kennedy, Lyndsay Kensinger, Kari Lawmen, Greg Mahon, Antionette Marchowsky, Jerry McLaughlin, Peggy Schaeffer-Montgomery, Christian Muniz, Joe Murty, Jerry Regan, Nancy Rowe, James Roxbury, Lynne Ruby, Chris Stets, Michael Shorr, Rob Strickler, Lisa Taglang, Colleen Terry, and Barry Wickes.

Chairman Davin called the meeting to order at 12:33 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. Wentzel, the Board unanimously approved the October 24, 2016 CFA Board meeting minutes.

On a motion by Mr. Little and seconded by Mr. Burke, the Board unanimously approved payment of CFA expenses in the amount of \$322,003.97.

**Act 13 Program Guideline Changes**

Mr. Dunkelberger outlined changes to the seven Act 13 Program Guidelines. On a motion by Mr. Little and seconded by Mr. Burke the Board unanimously approved guideline changes to the following seven programs: Abandoned Mine Drainage Abatement, Baseline Water Quality Data, Flood Mitigation, Greenways, Trails and Recreation, Orphan or Abandoned Well Plugging, Sewage Facilities, and Watershed Restoration and Protection.

### **Building PA Program Recommendation**

Mr. Dunkelberger briefly outlined a loan request in the amount of \$1,688,557 from Pocono Mountains Industries on behalf of DK Stroudsburg, LLC for the modernization of the Penn Stroud Hotel located in Stroudsburg Borough, Monroe County.

On a motion by Mr. Burke and seconded by Mr. Verbanac, the Board unanimously approved a loan in the amount of \$1,688,557 to Pocono Mountains Industries on behalf of DK Stroudsburg, LLC for the Penn Stroud Hotel project located in Stroudsburg Borough, Monroe County.

### **Multimodal Transportation Project Recommendations**

Mr. Dunkelberger stated that ninety projects totaling \$52,900,000 have been recommended for approval. He stated that due to the amount of projects he would not provide a summary of each project, but a list would be provided to the public following the conclusion of the meeting.

Upon motion by Mr. Verbanac and seconded by Mr. Karp, the Board unanimously approved the following ninety Multimodal Transportation projects:

Associated Master Plumbers of Allegheny County	Sheraden Community Pedestrian Safety Project	Allegheny	\$500,000
Allegheny County	Pittsburgh Healthy Ride Phase II	Allegheny	\$200,000
Allegheny County	Ardmore Boulevard Pedestrian Enhancement Project	Allegheny	\$350,000
Allegheny County	Long Run Road & Walnut Street Intersection Improvements	Allegheny	\$316,100
Allegheny County	Mon Wharf Switchback	Allegheny	\$492,616
Allegheny County	Heinz Buildings Redevelopment-Transportation Improvement Project	Allegheny	\$232,077
Allegheny County	Forbes Avenue Sidewalk/Light Pole Upgrade	Allegheny	\$200,000
Allegheny County	Chartiers Avenue Gateway Streetscape Improvements Phase I	Allegheny	\$750,000
Allegheny County	The Highline Riverfront to Neighborhood Multimodal Access System	Allegheny	\$2,000,000
Allegheny County	Northside Transportation Improvement Project	Allegheny	\$350,000
Allegheny County	Carrie Furnace Redevelopment Project	Allegheny	\$313,405
Allegheny County	Station Square East Redevelopment	Allegheny	\$500,000
Allegheny County	Logan Road Sidewalk Connector Project	Allegheny	\$226,426
Allegheny County	Boyce Road and Boyce Plaza Road Intersection Improvements	Allegheny	\$276,000
Allegheny County	Smallman Street Improvements	Allegheny	\$1,000,000
Allegheny County	Sidewalk Restoration Project	Allegheny	\$71,685
Allegheny County	Armstrong County Multi-Municipal Projects	Armstrong	\$531,850
Allegheny County	VF Outlet Redevelopment Multimodal Project	Berks	\$900,000
Allegheny County	5th Street Corridor Sidewalk Improvements	Berks	\$750,000
Allegheny County	Diahoga Trail-Transportation Alternative Safety Project	Bradford	\$107,944
Allegheny County	Richboro Village Streetscape	Bucks	\$800,000
Allegheny County	SR 19/Tollgate School Road Signal Project	Butler	\$402,566
Allegheny County	Carbon County EOTC Access Road Improvements	Carbon	\$272,304

Central Pennsylvania Institute of Science and Technology	CPI Health Sciences Building Access Road	Centre	\$910,283
Borough of Downingtown	Woodbine Road Multi-Use Trail	Chester	\$235,000
Borough of Oxford	Multimodal Transportation Center	Chester	\$540,000
DEPG Coatesville Associates LP	Coatesville Gateway Transportation Improvements	Chester	\$900,000
Kennett Township	Kennett Active Transportation Trails Project	Chester	\$1,200,000
West Whiteland Township	Route 100 Exton Station Multi-use Trail	Chester	\$375,000
City of DuBois	Beaver Drive Bridge Replacement	Clearfield	\$353,984
Renovo Borough	Street, Sidewalk and Curb Enhancements	Clinton	\$371,000
City of Meadville	N. Main/Randolph Street Intersection Safety Upgrades	Crawford	\$230,000
Cumberland Valley School District	Cumberland Valley School District Bali Hai Road	Cumberland	\$750,000
Cabrini University	Cabrini University Connectivity and Pedestrianization Project	Delaware	\$675,000
Marple Associates LLC	Marple Township Transportation Project	Delaware	\$2,000,000
Nether Providence Township	Bikeable and Walkable Wallingford	Delaware	\$750,000
Villanova University	Pedestrian Promenade	Delaware	\$525,000
Borough of Chambersburg	Chambersburg Multimodal Integration Project	Franklin	\$500,000
White Rock, Inc.	Penn National Town Center-Multimodal Network Enhancement	Franklin	\$500,000
Rayne Township	Tanoma Road Reconstruction	Indiana	\$300,000
Juniata County School District	Pedestrian Safety Improvements	Juniata	\$1,185,753
Covington Township	Bochicchio Boulevard Storm water and Roadway Improvements	Lackawanna	\$339,254
Keystone College	Pedestrian Transportation Connections	Lackawanna	\$456,660
The University of Scranton	Monroe Avenue Pedestrian Circulation Improvements Phase 3	Lackawanna	\$404,086
Manbel Devco I LP	Belmont Transportation Improvements	Lancaster	\$710,000
TCCC-Lancaster Holding, LP	The Crossing at Conestoga Creek	Lancaster	\$725,000
Lebanon Valley College	Lebanon Valley College Multimodal Bridge Enhancement	Lebanon	\$2,400,000
Borough of Alburtis	Walnut Street Curb, Sidewalk and Road Reconstruction	Lehigh	\$173,612
Upper Saucon Township	Intersection Improvements-Route 309/Lanark Road/Camp Meeting Road	Lehigh	\$990,000
Ashley Borough	Ashley Borough Infrastructure Improvements	Luzerne	\$100,000
Bear Creek Township	Old East End Boulevard Road Reconstruction	Luzerne	\$100,000
City of Nanticoke	Intersection of Broadway & East Main Street Improvements	Luzerne	\$463,742
City of Wilkes-Barre	George Avenue Streetscape	Luzerne	\$600,000
Jenkins Township	River Road and Market Street Intersection Improvements	Luzerne	\$82,000
Market Square Properties	Market Street Redevelopment	Luzerne	\$430,000
Red Truck, LLC	Old Berwick Road Improvement Project Phase II	Luzerne	\$250,000
River Valley Transportation Services, a Division of the City of Williamsport	Old City/East Third Street Gateway Redevelopment	Lycoming	\$777,395
Washington Township	Petersburg Road Improvement Project	Lycoming	\$308,000
Area Transportation Authority of North Central Pennsylvania	Bradford Downtown Multimodal Transit Center	McKean	\$135,520
Abington Township	Old York Road (PA 611) & Susquehanna Road	Montgomery	\$900,000
BT Philmont LP	Philmont Avenue SEPTA Parking Garage	Montgomery	\$1,000,000
Cheltenham Township	Elkins Park West Streetscape Improvements Phase IIB	Montgomery	\$500,000
East Norriton Township	East Norriton Township Sidewalk Improvements	Montgomery	\$100,000
Gwynedd Mercy University	Gwynedd Mercy University Pathways to Success	Montgomery	\$1,000,000
Lower Moreland Township	Philmont Avenue/Pine Road/Tomlinson Road Intersection Improvements	Montgomery	\$420,000
Pencoyd Community Association	Pencoyd Landing	Montgomery	\$550,000
Royersford Borough	Royersford 3rd & Main Pedestrian Improvements	Montgomery	\$121,529
Upper Dublin Township	Fort Washington Cross County Trail & Road Diet-Mid Section	Montgomery	\$400,000
Upper Merion Township	Crow Creek Trail	Montgomery	\$1,250,000
West Pottsgrove Township	LED Street Light Project	Montgomery	\$90,000

Danville Borough	Montour Street Bridge Deck, Barrier and Sidewalk Replacement	Montour	\$500,000
Bethlehem Township	Brodhead Road Rehabilitation Project 2016	Northampton	\$400,000
City of Easton	Easton Centre Square Improvements	Northampton	\$200,000
Lafayette College	Lafayette College Easton Skyway Project	Northampton	\$1,500,000
Delaware Township	Springtown Road Reconstruction	Northumberland	\$500,000
Point Township	Cannery Road/Sixteenth Street Improvement Project	Northumberland	\$875,000
City of Philadelphia Department of Streets	South Broad Street Improvements	Philadelphia	\$100,000
City of Philadelphia, Commerce Department	Main Street Manayunk Pedestrian & Lighting Improvements	Philadelphia	\$1,210,000
City of Philadelphia, Commerce Department	Chestnut Hill Commercial Corridor Pedestrian Lighting Improvements	Philadelphia	\$500,000
City of Philadelphia, Office of Transportation & Infrastructure Systems	Philadelphia's Bike Share Program	Philadelphia	\$102,764
Lincoln Square Property LP	Transportation into Transformation	Philadelphia	\$1,500,000
Nueva Esperanza	N. 5th Street Commercial Corridor Streetscape Improvements	Philadelphia	\$100,000
Philadelphia Redevelopment Authority	Logan Pointe Streetscape, Public Transportation & Pedestrian Safety	Philadelphia	\$1,200,000
Schuylkill River Development Corporation	Schuylkill Banks Bartram's to 61st Street Engineering & Construction	Philadelphia	\$900,000
South Street Headhouse District	Headhouse Plaza Redevelopment Project	Philadelphia	\$525,000
Matamoras Borough	Pennsylvania Streetscape Phase 4	Pike	\$284,000
Borough of St. Clair	Lawton Street Bridge Replacement	Schuylkill	\$750,000
East Brunswick Township	Cold Run Road Bridge Replacement	Schuylkill	\$404,600
Schuylkill County Airport Authority	SCAA Runway 11-29 Extension	Schuylkill	\$1,627,845
West Mahanoy Township	Altamont Boulevard Project	Schuylkill	\$100,000

### **Montgomery County Local Share Account Project Recommendations**

Mr. Dunkelberger briefly outlined three grant requests under the Montgomery County Local Share Account Program. He added that \$4,011,454 was available, and that \$479,671 in requests were received.

On a motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved the following three grant requests:

<b><u>Applicant</u></b>	<b><u>Project</u></b>	<b><u>County</u></b>	<b><u>Amount</u></b>
Redevelopment Authority of the County of Montgomery	Amatex Remediation	Montgomery	\$189,180
Pottstown Area Industrial Development, Inc.	Proposed SunnyBrook Hotel Project	Montgomery	\$163,425
Redevelopment Authority of the County of Montgomery	Innovation and Discovery Center	Montgomery	\$127,066

### **Special Requests**

Mr. Dunkelberger briefly outlined four special requests for consideration by the Board. Upon motion by Mr. Little and seconded by Mr. Wentzel, the Board unanimously approved staff's recommendations on the following four special requests:

<b><u>Applicant</u></b>	<b><u>Type</u></b>	<b><u>Reason</u></b>
Redevelopment Authority of the County of Allegheny	Gaming Economic Development and Tourism Fund	Request to modify scope of work

County of Armstrong  
 Allegheny Land Trust  
 800 Logan Boulevard, LP

Greenways, Trails and Recreation  
 Greenways, Trails and Recreation  
 Building PA

Request in modify scope of work  
 Request in modify scope of work  
 Subordination request

**TIF Guarantee Payments:**

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

<u>Payee</u>	<u>Applicant</u>	<u>Project</u>	<u>Amount</u>
Wilmington Trust, N.A.	Redevelopment Authority of the City of Butler	West-End Revitalization TIF	\$281,558.75
Wilmington Trust, N.A.	North Versailles IDA	Longvue Development TIF	\$258,167.48

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. Karp and seconded by Mr. Burke, the meeting was adjourned at 12:41 P.M.

**DATE:** November 15, 2016  
**SUBJECT:** Special Request – CFA Board  
**TO:** Scott Dunkelberger  
Executive Director, Commonwealth Financing Authority  
**FROM:** Mandy Book  
GEDTF Program Manager

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**SPECIAL REQUEST – BOARD ACTION REQUIRED**

**Redevelopment Authority of Allegheny County**                      **Approved:**    07/08/2015  
**Project #3 – North Fayette Township Community Center**                      \$162,570 (Grant)  
**(Local Project #15-GEDF-023)**

**Requested Change:** On July 8, 2015, the CFA Board approved a \$3,410,609 GEDTF grant to the Redevelopment Authority of Allegheny County (RAAC) which includes a \$162,570 sub-grant to North Fayette Township for the Community Center project. Funding is for construction costs associated with the community center building and LifeSpan Senior Resource Center. The sub-grantee entered into contracts and incurred costs prior to approval and execution of an agreement making the original use of funds ineligible for reimbursement.

RAAC, on behalf of North Fayette Township, is requesting a change in the scope of work to include the purchase of furniture, an interior play structure, and IT, telephone, and A/V equipment for the community center. The change in scope also includes a request for equipment to be purchased for the facility to support the LifeSpan relocation.

**Recommendation:** Approval.

**DATE:** November 10, 2016  
**SUBJECT:** Special Request – CFA Board Meeting December 6, 2016  
**TO:** Scott Dunkelberger  
Executive Director  
**FROM:** Ryan Emerson  
Director, CFA Programs Division

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**SPECIAL REQUESTS – BOARD ACTION REQUIRED**

**County of Armstrong  
Belmont Complex Upgrades Phase IV Project  
(Armstrong County)**

Approved: 7/1/2016  
Approved Amount: \$200,000

**Requested Change:** On July 1, 2016, the CFA Board approved a \$200,000 Greenways, Trails and Recreation grant to Armstrong County Commissioners for Phase IV renovations to the Belmont Complex, including the addition of a multi-purpose room, a women’s locker room, a corridor for pool access, an outdoor plaza and replacing the HVAC unit at the property located in East Franklin Township, Armstrong County.

The County of Armstrong is requesting to change the scope of work to the replacement of the refrigeration system and the concrete floor of the ice arena. Since its application and before approval, Armstrong County learned that the refrigeration system was beginning to fail, which they determined was a priority issue to resolve. If the refrigeration system completely fails the ice arena would be forced to close. The proposed project includes removing the existing concrete floor with the rink piping, replacing the concrete floor with new piping, and installing an evaporative condenser and ice rink chiller. The project total cost is \$998,450. Armstrong County will provide \$798,450 in matching funds.

**Staff Recommendation:** Approval

**DATE:** November 10, 2016  
**SUBJECT:** Special Request—CFA Board Meeting December 6, 2016  
**TO:** Scott Dunkelberger  
Executive Director  
**FROM:** Ryan Emerson  
Director, CFA Program Division

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**SPECIAL REQUESTS—BOARD ACTION REQUIRED**

**Allegheny Land Trust  
SPD Land Acquisition  
(Allegheny County)**

Approved 7/1/2016  
Approved Amount: \$250,000

**Requested Change:**

On July 1, 2016, the CFA board approved a \$250,000 Greenways, Trails and Recreation grant to Allegheny Land Trust (ALT) for the purchase of 178 acres of land adjacent to Linbrook Park in Franklin Park Borough, Allegheny County. The land has wooded slopes and springs and would be preserved for permanent green space. The acquisition of this land was meant to begin a new greenway in the Big Sewickley Creek Watershed and immediately buffer and expand Linbrook Park.

The Allegheny Land Trust is requesting a change of scope to purchase three different parcels of land within the same watershed. Since its application and before approval, the Allegheny Land Trust purchased the proposed 178 parcel of land since it was under contract to purchase the land by December 31, 2015. The new land to be purchased will consist of three separate parcels of land. The first parcel is the 9.6 acres Linbrook Expansion parcel adjacent to the 178 acres of land already acquired, located in Franklin Park Borough, Allegheny County. The second parcel of land to be acquired is the 35.14 acres Beadnell Slopes located in Bell Acres Borough, Allegheny County. The third parcel is the 49.98 acres Lilly Property located in both Bell Acres Borough, Allegheny County and Economy Borough, Beaver County. The total project cost is \$663,035. These costs will include the land acquisition, environmental assessment fees, boundary surveys, appraisals, closing costs, and administrative fees. The Allegheny Land Trust has \$246,315 pending from DCNR and has committed to providing the remaining \$166,720 in match.

**Staff Recommendation:** Approval

**DATE:** November 9, 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**

**800 Logan Boulevard, LP**  
**SKF/Martin's Store Development**  
(Delaware County)

Approved: 12/9/2008  
\$1,500,000 (Loan)

**Requested Change:** On December 9, 2008, the CFA Board approved a \$1,500,000 Building PA loan to 800 Logan Boulevard, LP in cooperation with Altoona-Blair County Development Corporation (ABCD) to assist with the redevelopment of the former SKF USA site, a ball bearing manufacturing facility located in the City of Altoona, Blair County. Building PA funds were used towards the redevelopment including building demolition of the 335 sq. ft. production facility and the construction of a 63,000 sq. ft. Martin's food store. To date, all Building PA funds have been disbursed and the borrower is current on the Building PA payments. The project is complete and all buildings are fully leased.

800 Logan Boulevard, LP is requesting the Building PA loan to subordinate to an additional \$1,000,000. In addition, the current \$1,350,000 shared second mortgage in favor of S&T Bank would no longer be a shared lien position. Instead, Building PA would assume a fourth mortgage lien position, leaving the \$1,350,000 from S&T Bank in a sole second mortgage lien position.

**Original Collateral:** Shared second mortgage lien on 13 acres subject to \$10,150,000 first mortgage and \$1,350,000 shared second mortgage in favor of S&T Bank

**Original Collateral Value:** \$19,000,000 as complete

**Proposed Collateral:**

1.) Fourth mortgage lien on 13 acres subordinate to a \$10,150,000 first mortgage in favor of S&T Bank, a \$1,350,000 second mortgage in favor of S&T Bank and a \$1,000,000 third mortgage in favor of S&T Bank

2.) Personal guarantees of Don and Nancy Devorris, Maurice and Pamela Lawruk, Dan and Victoria Lawruk

**Updated Collateral Value:** \$15,550,000

**Staff Recommendation:** Non-approval