



Commonwealth Financing Authority
Harrisburg PA, 17120

Board Meeting Minutes

March 29, 2017

The Commonwealth Financing Authority (CFA) board meeting was held on March 29, 2017. 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. Austin Burke, Marc Little, John Verbanac and Michael Karp participated via teleconference.

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

Members of the public in attendance: Yesenia Bane, Jonathan Brett, Stephen Bruder, Bob Cornman, Brian Eckert, Ryan Emerson, Rachel Govelovich, Danielle Guyer, Chelsea Guzowski, Alisa Harris, Chad Helmer, Laurie Henry, Tim Herrlinger, Amy Kauffman, Dan Kennedy, John Kingsley, Chuck Kolling, Greg Mahon, Danielle Mariano, Sandi Orth, Lori Porreca, Doug Rickards, Marie Salzman, Peggy Schaeffer-Montgomery, Jessica Sites, Diane Sterthous and Lisa Taglang.

Chairman Davin called the meeting to order at 12:32 P.M. after acknowledging a quorum of the Board.

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

On a motion by Mr. Karp and seconded by Mr. Little, the Board unanimously approved the January 24, 2017 CFA Board meeting minutes.

On a motion by Mr. Karp and seconded by Mr. Little, the Board unanimously approved payment of CFA expenses in the amount of \$596,499.64.

PlanCon Expense Reimbursement Request

Mr. Dunkelberger presented an overview of the Department of Education reimbursement request related to the PlanCon legislation that was passed during the previous year. He explained the bill was to pay for expenses related to administration of the program. He asked if there were any questions from the Board. Mr. Karp stated that he feels this expense should be included as part of the budget process, and that he was not able to approve it at this time. Chairman Davin asked Mr. Karp if he had any specific questions. Mr. Karp explained that he did not have any questions regarding the expenses but he was not given the latitude to approve this expense and requested that it be deferred to a later meeting.

Mr. Verbanac asked for a rationale of the expenses. Danielle Mariano and Jessica Sites, of the Department of Education, approached the Board and explained the charges. Mr. Verbanac questioned why they were presented with the bill for two years, and recommended approving FY 16/17 at this time. Mr. Dunkelberger explained that only FY 16/17 was being considered for a vote, and that FY 17/18 was provided as an estimate and the actual costs would come back to the Board for a vote in the future. Chairman Davin asked if there were any other questions. Mr. Karp stated that he did not have the authority to vote on this matter, and would like to defer it to a later meeting. Mr. Verbanac questioned why \$1.2 million appeared in the proposed budget but \$1.8 million is proposed within the expense estimate distributed to the Board. Ms. Mariano explained that since more time has passed, they have gotten a better understanding of the amount of work needed to administer the program. Additionally, she added that one position was reclassified, and there was a need to move \$925,000 originally allocated for the new IT system from this Fiscal Year to 17/18 due to the delayed launch of the rollout. There were no additional questions from the Board. Chairman Davin stated that this expense reimbursement request would be deferred until the May 25, 2017 CFA Board meeting due to the inability to attain full agreement of the Board.

Pipeline Investment Program Project Recommendation

Mr. Dunkelberger briefly outlined a grant request in the amount of \$1,000,000 from Glenn O. Hawbecker, Inc. for the Barkeyville Gas Line Extension project which involves the installation of a 6-mile pipeline in Barkeyville Borough, Venango County.

On a motion by Mr. Karp and seconded by Mr. Little, the Board unanimously approved a grant in the amount of \$1,000,000 to Glenn O. Hawbecker, Inc. for the Barkeyville Gas Line Extension project in Barkeyville Borough, Venango County.

Business in Our Sites Program Project Recommendation

Mr. Dunkelberger explained there were two BOS projects on the agenda for consideration. He briefly outlined a loan request in the amount of \$2,918,510 from BlakelyRidge, LLC for the NEPA Wellness Center project which involves the acquisition of land and development of a 70,000 square foot wellness center and related medical and support facility located in the Blakely Borough, Lackawanna County. He asked if there were any questions from the Board regarding the project. Mr. Karp stated he would like to see signed contracts from companies who plan to lease space in the building. He also requested a list of all development projects completed by the company. He added that one of the partners has significant credit card debt. Mr. Karp stated that he would like to see if and how the project could be completed in phases, rather than the CFA loaning the entire \$2.9 million up front. Mr. Burke stated that he is familiar with the project and the developers. He added this project will boost the economy and will create a much-needed project that will increase healthcare for the elderly. Mr. Burke stated that he hoped the Board could defer to the next meeting rather than casting a dissenting vote. Mr. Verbanac echoed that suggestion. Chairman Davin stated the vote regarding the two BOS projects would be deferred until staff presented the additional information requested. He added that it would be beneficial for the Board to review these projects in advance, as to address potential issues prior to the Board meeting.

First Industries Loan Project Recommendations

Mr. Dunkelberger briefly outlined the three First Industries Agriculture Small Business First projects for consideration. Upon motion by Mr. Verbanac and seconded by Mr. Wentzel, the Board unanimously approved the following three First Industries Small Business First Agriculture projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Loan Amount</u>
Greater Berks Development Fund	BP Shirey Turkey Farm, Inc.	Berks	\$400,000
Greater Berks Development Fund	David and Cindy Wolfskill	Berks	\$400,000
Greater Berks Development Fund	Wanner Farms, LLC	Berks	\$400,000

Venture Capital Investment Program Recommendation

Mr. Dunkelberger briefly outlined a \$1,000,000 investment request from NSH III GP, LP on behalf of NewSpring Health Capital III, GP located in Radnor, PA. There were no questions from the Board.

Upon motion by Mr. Wentzel and seconded by Mr. Little the Board unanimously approved an investment request in the amount of \$1,000,000 to NSH III GP, LP on behalf of NewSpring Health Capital III, GP for funding growth stage healthcare-related companies in the Philadelphia Region.

PA Small Water and Sewer Program Recommendations

Upon motion by Mr. Karp and seconded by Mr. Burke, the Board unanimously approved the following one hundred sixteen PA Small Water and Sewer projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Driftwood Borough	Driftwood Water System Filter Plant Well Reconstruction	Cameron	\$203,965
Freemansburg Borough	Sanitary Sewer Pump Station Repairs and Upgrades	Northampton	\$160,000
Hanover Township	Solomon Creek Interceptor Rehabilitation - Phase 2	Luzerne	\$350,000
Borough of Smethport Authority	SR 59 Water Line Relocation Project	McKean	\$100,000
City of Bethlehem	Pierce Street Sanitary Sewer Replacement	Northampton	\$250,000
Cumberland Township Authority	SR 116 Pipe Bursting	Adams	\$100,000
Hazleton City Authority - Water Department	Hazleton City Authority Water Treatment Plant Upgrade	Luzerne	\$155,000
Mount Union Municipal Authority	Mount Union Municipal Authority Water Tank Cleaning	Huntingdon	\$144,500
Scott Township Sewer and Water Authority	Sanitary Sewer Collection System Upgrade	Lackawanna	\$200,000
Somerset County General Authority	Clarifier Rehabilitation	Somerset	\$333,200
West Pottsgrove Township	Morello Drive & Roberts Drive Sanitary Sewer Replacement	Montgomery	\$326,400
Borough of Collingdale	Collingdale Sanitary Sewer Improvements	Delaware	\$406,792
Borough of Jenkintown	Sanitary Sewer Rehabilitation	Montgomery	\$150,000
City of DuBois	WTP Chemical Feed & SCADA Upgrades	Clearfield	\$364,549
Hanover Borough	Water Main Lining Project	York	\$365,000
Indiana County Municipal Services Authority	Cheese Run Rd & Darlene Dr. Water Line Extensions	Indiana	\$370,000
Kutztown Municipal Authority	Kutztown University Meter Replacement	Berks	\$50,277

Mount Joy Borough Authority	Carmany Road Water Plant Nitrate Rehabilitation	Lancaster	\$268,380
Mountaintop Regional Water Authority	Route 144 Water Line Distribution Improvements Project	Centre	\$30,000
Penndel Borough	Pump Station No. 2 Upgrade and I/I Removal Project	Bucks	\$243,278
Snydertown Borough	Snydertown Sewer Treatment Plant Replacement	Northumberland	\$125,000
Township of Reserve	Water Line Replacement Project	Allegheny	\$150,000
Unionville Borough	Water Meters and Back Up Generator	Centre	\$30,000
West Whiteland Township	Sewer Collection System Rehab and Infiltration Reduction	Chester	\$100,000
Cheltenham Township	Elkins Park and Melrose Park Sewer Main Spot Repairs	Montgomery	\$200,000
City of Corry	Water System Improvements	Erie	\$160,000
Dupont Borough	Quail Hill Pump Station Renovations	Luzerne	\$50,000
Emmaus Borough	Borough of Emmaus Sewer Infrastructure	Lehigh	\$260,000
Jackson East Taylor Sewer Authority	Leisure Village Wastewater Lines	Cambria	\$400,000
Lycoming County Water and Sewer Authority	Tules Run Well PW3 Project	Lycoming	\$205,000
Northeastern York County Sewer Authority	Wastewater Treatment Plant Improvements	York	\$175,330
Palmerton Municipal Authority	West End Tank and Pump Improvements	Carbon	\$256,595
Pine Creek Municipal Authority	Wastewater Treatment Plant Improvements Project	Clinton	\$30,000
Schuylkill County Municipal Authority	Altamont Boulevard Water Line Replacement	Schuylkill	\$200,000
Slatington Borough	Slatington Wastewater Treatment Plant Upgrade	Lehigh	\$395,185
Spartansburg Borough	Sewage Treatment Plant Rehabilitation	Crawford	\$30,000
The Municipal Authority of the Borough of Derry	Water Treatment Plant Electrical Upgrades	Westmoreland	\$223,890
Zerbe Township	Mountain Street Sewer Rehabilitation	Northumberland	\$134,000
Bear Creek Watershed Authority	Sewage Treatment Plant Piping Support Brackets Replacement	Butler	\$128,000
Benner Township Water Authority	Benner Township Water Authority System Upgrades	Centre	\$30,000
Borough of Avondale	Wellhead Protection and Water System Improvements	Chester	\$300,000
Borough of Macungie	Sanitary Sewer Pipe Lining	Lehigh	\$349,000
Borough of Sharpsburg	Main Street/Seventh Street Storm Sewer Separation	Allegheny	\$300,000
Braddock Hills Borough	Sanitary Sewer Improvements Project	Allegheny	\$100,000
Clairton Municipal Authority	Golden Gate Storm Sewer Improvement Project	Allegheny	\$85,750
Cumberland Franklin Joint Municipal Authority	CFJMA Sewer System Upgrade	Franklin	\$300,000
Delta Borough Municipal Authority	Water Line Improvements	York	\$420,000
East Deer Township	Critical Sewer Improvement Project	Allegheny	\$212,077
Elizabethville Area Authority	Spruce Street Water Line Replacement Project	Dauphin	\$150,000
Greenville Borough Municipal Authority	SCADA System Project	Mercer	\$320,000
Hughestown Borough	Rock Street Sanitary Sewer Project	Luzerne	\$406,233
Lansdowne Borough	Lansdowne Sewerage System Rehabilitation	Delaware	\$43,208
Liberty Township	Liberty Township Sanitary Sewer Extension	Mercer	\$385,000
Penn Township	Hartertown Water Line Replacement Project	Centre	\$376,223
Lower Mahanoy Township Municipal Authority	SR 147 Water Main Replacement	Northumberland	\$225,000
Masontown Borough	Masontown 2017 Water Line Repair/Replacement Project	Fayette	\$393,688
Mid-Centre County Authority	Mulberry Street Low Pressure Sanitary Sewer Extension	Centre	\$30,000
Mill Hill Borough	West Church Street and East Arch Street Sanitary Sewer Lateral Rehabilitation Project	Clinton	\$30,000
Monroeville Municipal Authority	Dirty Camp Run Sewer Improvement Project	Allegheny	\$94,550
Munhall Sanitary Sewer Municipal Authority	Sanitary Sewer Repair Project	Allegheny	\$140,000
Municipal Authority of Westmoreland County	Water Main Extension Slope Hill Road, Mt. Pleasant Twp, Westmoreland County	Westmoreland	\$317,000

New Castle Sanitation Authority	Rehabilitation of Sanitary Sewer Lines	Lawrence	\$200,000
North Versailles Township Sanitary Authority	Jacks Run Sanitary Sewer Replacement	Allegheny	\$29,115
Parks Township Municipal Authority	Clarion Avenue Water Line Replacement	Armstrong	\$105,918
Rutledge Borough	Sanitary Sewer Rehabilitation	Delaware	\$212,500
Spring Township Municipal Authority	Spring Township Asbestos Water Line Replacement	Snyder	\$275,000
Stowe Township	Stowe Avenue	Allegheny	\$150,000
Tinicum Township	Sanitary Sewer Replacement on South Governor Printz Blvd	Delaware	\$332,183
Topton Borough	Sanitary Sewer Pipe Lining, Replacement, and Manhole Repairs	Berks	\$121,566
Township of Wilkins	Wilkins Township Linhart Phase IIA Sewer Separation	Allegheny	\$200,000
Verona Borough	Sanitary Sewer Rehabilitation	Allegheny	\$80,000
West Elizabeth Sanitary Authority	Fourth Street Low Pressure Sanitary Sewer Project	Allegheny	\$19,800
West Reading Borough	West Reading Borough Sewer Replacement Project	Berks	\$156,590
Womelsdorf Sewer Authority	WWTP Improvements and 2017 Pipe Rehabilitation Project	Berks	\$250,000
Abington Township	Abington Sanitary Rehab Repair 16	Montgomery	\$100,000
Alburtis Borough	I&I Rehabilitation	Lehigh	\$300,000
Bald Eagle Township Authority	Sanitary Sewer Pump Replacement Project	Clinton	\$30,000
Borough of East Stroudsburg	Elizabeth Street Water Line Replacement Project	Monroe	\$340,948
Borough of Leesport	Main Street Water Main Replacement	Berks	\$121,567
City of Johnstown	Broad Street Interceptor Lateral Rehabilitation Project	Cambria	\$400,000
Clarks Summit Borough	Clarks Summit Sewer Rehabilitation	Lackawanna	\$200,000
Clinton County Sewer Authority	Pump Station Upgrade	Clinton	\$30,000
Conshohocken Borough Authority	Sanitary Sewer Interceptor Rehabilitation Project	Montgomery	\$404,750
Crawford Township Authority	Water Meter Project	Clinton	\$30,000
Ellsworth Borough	Water Tank Painting	Washington	\$85,000
Harford Township	Grinder Pump Project	Susquehanna	\$308,380
Lower Merion Township	Ardmore Pump Station Rehabilitation	Montgomery	\$200,000
Mount Oliver Borough	Anthony Street Sanitary Sewer Replacement Project	Allegheny	\$110,000
Municipal Sanitary Authority of the City of New Kensington	Parkview Drive Storm Separation Project	Westmoreland	\$347,325
Nether Providence Township	Sanitary Sewer Improvements	Delaware	\$147,721
Newport Township Sewer Authority	Pump Station Rehabilitation	Luzerne	\$250,000
North and South Shenango Joint Municipal Authority	NSSJMA Interceptor Rehabilitation Project	Crawford	\$125,000
Pleasant Hills Authority	Sanitary Sewer Rehabilitation Project	Allegheny	\$89,625
Upper Merion Township	Trout Run Interceptor Bank Rehabilitation Project	Montgomery	\$32,733
Upper Pottsgrove Township	North Hanover Street Sewer Lining	Montgomery	\$85,000
Valley Township	Wastewater Pump Station Improvements	Chester	\$50,000
Western Clinton County Municipal Authority	Wastewater Treatment Plant Upgrades	Clinton	\$30,000
Bedminster Municipal Authority	Deep Run WWTP Decommission Project	Bucks	\$275,005
Bristol Township	Generator Replacement at Wastewater Treatment Plant	Bucks	\$347,833
City of Easton	Berwick Street Sewer Rehabilitation	Northampton	\$40,000
City of Wilkes-Barre	Solomon Creek Area Sanitary Sewer System Improvements	Luzerne	\$200,000
Honey Brook Borough Authority	Maple Street Well Field Electrical Upgrade	Chester	\$57,690
Plymouth Township	Plymouth Interceptor Phase III	Montgomery	\$100,000
Tyrone Township	Heidlesburg Wastewater Treatment Upgrade	Adams	\$100,000
Upper Providence Township	Willowbrooke Lane Sanitary Sewer	Montgomery	\$150,000
Versailles Borough	Sanitary Sewer Rehabilitation Project	Allegheny	\$33,835

West View Water Authority	Thompson Avenue Water Line Extensions	Allegheny	\$210,800
Doylestown Township	Pebble Ridge/ Wood Ridge and Vicinity Sewer Project Component Pump Station	Bucks	\$252,646
East Norriton Township	Norris City Avenue Pump Station Sanitary Sewer Force Main Replacement	Montgomery	\$88,127
Harmar Township	Campbells Run Road Sanitary Sewer Lining	Allegheny	\$100,000
Nanticoke City	City of Nanticoke West Main Street Sewer Replacement	Luzerne	\$200,000
O'Hara Township	O'Hara Township Powers Run Sewer Extension	Allegheny	\$313,381
Orange Township	Purchase of Sewage Treatment Plant that serves Woods Edge Estates including repairs and upgrades	Columbia	\$325,000
West Goshen Sewer Authority	Enhanced Chemical Feed System	Chester	\$290,000
Westtown Township	Reconstruction of Kirkwood Pump Station	Chester	\$210,975
Whitpain Township	Pump Station Scada	Montgomery	\$29,140

Local Share Account Program Recommendations

Monroe County Local Share Account Projects

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

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Chestnut Hill Township	West End Regional Park Development Project	Monroe	\$33,055
Smithfield Township	Marshall's Falls - Park Improvements	Monroe	\$219,138
Chestnut Hill Township	American Legion Post 927 Rehabilitation	Monroe	\$91,500
Jackson Township	HJP Regional Park Paving	Monroe	\$227,400
MCIDA	Lake Swiftwater Club-Rehabilitation of Lake Swiftwater Dam Project	Monroe	\$242,000
MCIDA	KidsPeace Tobyhanna Expansion Project	Monroe	\$130,000
MCIDA	Long Pond Road and SR940 Realignment Project	Monroe	\$464,898
MCIDA	PMC Mobile Mammography Unit	Monroe	\$286,068
Middle Smithfield Township	Frutchey Road Sewer Line	Monroe	\$200,000
MCIDA	Eldred Township-Gower Road Bridge Replacement Project	Monroe	\$271,000
MCIDA	Polk Township Volunteer Fire Company - Equipment Project	Monroe	\$127,723
MCIDA	PSFC - The Mountain Center New Roof Project	Monroe	\$640,500
Delaware Water Gap Borough	Water Meters	Monroe	\$150,000
MCIDA	PMMAA - Snow Removal Building	Monroe	\$400,000
Stroudsburg Borough	Sarah Street	Monroe	\$130,670
MCIDA	Bushkill Emergency Corps Equipment Project	Monroe	\$30,000
MCIDA	Clymer Refresh	Monroe	\$15,000
MCIDA	AWSOM Cat House Project	Monroe	\$30,000

Counties Contiguous to Monroe Projects

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

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Mayfield Borough	Mayfield Community and Agricultural Market	Lackawanna	\$81,000
Carbon County	Carbon County Emergency Operations and Training Center	Carbon	\$125,000
East Allen Township	Remediation/Land Recycling - Former Weaversville State Hospital Juvenile Detention Center	Northampton	\$220,000
Greater Easton Development Partnership	Easton Centre Square Park Improvements	Northampton	\$197,333
Palmyra Township	Palmyra Township Building Addition	Wayne	\$100,000
Blooming Grove Township	Municipal Building Improvement Project	Pike	\$100,000
Greene Township	Cykoski Park Expansion	Pike	\$92,000
Lackawanna County	Keyser Valley Community Center Improvements	Lackawanna	\$125,000
Lackawanna County	Greater Scranton YMCA Pool Renovation Project	Lackawanna	\$285,000
Pike County Economic Development Authority	American Legion 139 Parking Lot Paving	Pike	\$44,000
Pike County Economic Development Authority	PEEC	Pike	\$150,000
Scranton City	McLain Park Renovation Project- Phase I	Lackawanna	\$39,021
Dunmore Borough	The Amphitheatre at the Learning Commons	Lackawanna	\$25,000
Hellertown Borough	Dimmick Park Play Area	Northampton	\$98,667
Kidder Township	Municipal Building Paving & Sidewalks	Carbon	\$42,026
Lackawanna County	WSHS Strength Training Facility Renovation Project	Lackawanna	\$37,000
Nazareth Borough	Moravian Historical Society - 1740 Gray Cottage Renovations	Northampton	\$140,000
Pen Argyl Borough	Salt Shed Construction	Northampton	\$100,000
Pike County Economic Development Authority	Milford Community House Rehab	Pike	\$200,000
Moscow Borough	Moscow Passenger Station Roofing	Lackawanna	\$22,500
Roseto Borough	Windows at Faith Christian School	Northampton	\$92,990
Scott Township	Salt Shed	Lackawanna	\$58,000
Wind Gap Borough	Municipal Complex Generator and Energy Efficiency Upgrades	Northampton	\$100,000
Lackawanna County	United Community Outreach Food Bank Building Development Project	Lackawanna	\$50,000
Wayne County	Southern Wayne Broadband Expansion 2016	Wayne	\$300,000
Honesdale Borough	Blake's Creek Area Storm Water Project Phase 2	Wayne	\$93,222
Wayne County	Newfoundland Area Food Pantry	Wayne	\$136,886
Canaan Township	Davis Road Bridge Replacement	Wayne	\$120,000
Madison Township	Becks Crossings Road Paving Project	Lackawanna	\$166,064
Moosic Borough	Rescue Replacement	Lackawanna	\$88,000
Moscow Borough	Church Street Sanitary Sewer Extension	Lackawanna	\$200,000
Plainfield Township	Getz Road Culvert Replacement	Northampton	\$76,115
Allen Township	Radar Speed Signage Units	Northampton	\$95,443
Heritage Valley Partners	Scranton Safety Improvements at Crossings from Elm Street to Parker Street	Lackawanna	\$90,000
Lackawanna County	Downtown Business District Improvement Project	Lackawanna	\$115,000
Mount Pleasant Township	Ambulance Replacement	Wayne	\$118,221
Clarks Summit Borough	Fire Co. Vehicle	Lackawanna	\$15,000
Lackawanna County	Scranton Veterans Memorial Park	Lackawanna	\$100,000
Mahoning Township	CCCOG Equipment	Carbon	\$131,000
South Abington Township	South Abington Township Police Vehicles	Lackawanna	\$35,000

Wilson Borough	Firefighter SCBA Gear	Northampton	\$50,000
Archbald Borough	Archbald Athletic & Sportsmen's Club Facility Renovations	Lackawanna	\$60,000
Archbald Borough	Archbald Police Department Vehicle Acquisition	Lackawanna	\$63,080
Bangor Borough	Liberty Fire Company #2 Addition	Northampton	\$211,443
Bushkill Township	Recreational Patrol Vehicle	Northampton	\$30,329
Lansford Borough	Lansford Borough Garage	Carbon	\$160,000
Scranton City	Fire Marshal Vehicle	Lackawanna	\$44,000
Taylor Borough	Taylor Borough Public Safety Enhancement Project	Lackawanna	\$24,021
Waverly Township	Township Road Maintenance Vehicle and Police Patrol Car	Lackawanna	\$47,500
Blakely Borough	Streetscape/Main Street Revitalization	Lackawanna	\$46,000
Walnutport Borough	Municipal Equipment	Northampton	\$96,000
Bangor Borough	Radar Speed Signs	Northampton	\$6,000
Lackawanna County	Everhart Museum Renovations and Safety Enhancements	Lackawanna	\$220,000
Allen Township	Safe Meeting Space Security Improvements	Northampton	\$20,000
Pen Argyl Borough	Slate Belt Regional Police Vehicles	Northampton	\$56,114
Scranton City	Oakwood Paving Project	Lackawanna	\$195,000
Lehighton Borough	Police Technology Upgrades	Carbon	\$34,000
Bath Borough	Municipal Building IT Upgrades	Northampton	\$50,000
Jim Thorpe Borough	Parking Kiosks	Carbon	\$67,449
Lackawanna County	Blakely Borough Coal Miners Remembered Memorial Project	Lackawanna	\$35,000

Luzerne County Local Share Account Projects

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

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant Amount</u>
Ashley Borough	Last Phase Borough Building	Luzerne	\$25,000
Avoca Borough	Community Center & Recreational Improvements	Luzerne	\$350,000
Avoca Borough	Fire Engine Grant	Luzerne	\$102,640
Bear Creek Village Borough	Infrastructure Repairs	Luzerne	\$200,000
Black Creek Township	2017 Ram 5500 4 x 4	Luzerne	\$60,000
Butler Township	Butler Township Public Works Building Construction	Luzerne	\$400,000
Butler Township	State Police Grove Renovation Project	Luzerne	\$60,000
Dallas Township	Nature Based Playground	Luzerne	\$236,194
Dorrance Township	Park and playground upgrade	Luzerne	\$79,000
Dupont Borough	Greater Pittston Regional Compost	Luzerne	\$20,000
Duryea Borough	Germania Hose Company Remodel	Luzerne	\$24,000
Duryea Borough	Street Department Addition	Luzerne	\$150,000
Edwardsville Borough	Borough Road Improvement	Luzerne	\$100,000
Fairview Township	Police Cruiser	Luzerne	\$30,000
Forty Fort Borough	Police Cruiser with AutoVu	Luzerne	\$67,000
Forty Fort Borough	River Street Curbing & Lighting Project	Luzerne	\$350,000
Forty Fort Borough	West Side COG Municipal Equipment and Community Improvement	Luzerne	\$100,000
Franklin Township	Municipal Complex Enhancements / Improvements Phase II	Luzerne	\$200,000
Hanover Township	Lower South Valley COG - Road Restoration	Luzerne	\$240,000
Hanover Township	Pressline #4 - Phase 3	Luzerne	\$250,000
Harveys Lake Borough	Roads Department Equipment	Luzerne	\$81,000

Hazle Township	Area 10 Sewer Separation	Luzerne	\$250,000
Hazle Township	Purchase of a New Vehicle	Luzerne	\$23,825
Hazleton City	Alter Street - Phase I Streetscape Project	Luzerne	\$209,415
Hazleton City	City Hall Restoration	Luzerne	\$35,000
Hazleton City	Wyoming Streetscape Improvements	Luzerne	\$300,000
Hughestown Borough	Rock Street Sanitary Sewer and Street Improvement	Luzerne	\$100,000
Hunlock Township	Ranger Community Track Program	Luzerne	\$326,165
Kingston Municipality	Keiper Park Renovation	Luzerne	\$500,389
Kingston Township	Storm water Piping and Paving	Luzerne	\$250,000
Larksville Borough	Greenwave Boulevard Paving & ADA ramps	Luzerne	\$300,000
Lehman Township	Back Mountain Regional Emergency Services Building Phase II	Luzerne	\$359,694
Lehman Township	Road safety project	Luzerne	\$155,000
Luzerne Borough	Improvement project	Luzerne	\$150,000
Luzerne County Redevelopment Authority	Luzerne County Courthouse Interior Restoration Project	Luzerne	\$104,385
Nanticoke City	Nanticoke Main Street Revitalization Project	Luzerne	\$478,198
Nescopeck Borough	Security Camera System	Luzerne	\$25,585
Nuangola Borough	Nuangola Lake Pavilion Renovation Project	Luzerne	\$39,500
Pittston City	City Services Improvement	Luzerne	\$150,000
Pittston Township	Fire Station Re-Construction	Luzerne	\$275,000
Plymouth Borough	Beverly Dr. & Smith Rowe Storm water Management	Luzerne	\$291,231
Plymouth Township	Backhoe	Luzerne	\$26,775
Pringle Borough	Municipal Equipment	Luzerne	\$120,000
Pringle Borough	Purchase Building	Luzerne	\$40,000
Rice Township	Ice Lakes Dam Retrofit	Luzerne	\$33,939
Ross Township	Township Road Safety Improvements	Luzerne	\$150,000
Shickshinny Borough	Building Renovation 13-17 North Main Street	Luzerne	\$143,000
Sugarloaf Township	Old Berwick Road Phase III - Intersection with SR 93	Luzerne	\$520,000
Swoyersville Borough	Police Department Parking Lot Improvement	Luzerne	\$50,000
West Hazleton Borough	Fawn Drive Reconstruction	Luzerne	\$183,725
West Pittston Borough	West Pittston DPW Project	Luzerne	\$50,000
Wilkes-Barre City	GUARD Expansion	Luzerne	\$1,000,000
Wilkes-Barre City	Renovations to YMCA's Accessibility, Pool, & Wellness Center	Luzerne	\$60,000
Wilkes-Barre City	Solomon Creek Retaining Walls Reconstruction	Luzerne	\$500,000
Wright Township	Walden Park Roads Paving Project II	Luzerne	\$140,000
Wyoming Borough	Multi-Municipality Sanitary / Storm water Sewer Replacement Project	Luzerne	\$500,000
Wyoming Borough	VFW Building Rehabilitation	Luzerne	\$20,000
Yatesville Borough	Pittston Area/Yatesville Snow Removal/Maintenance Equipment	Luzerne	\$47,000

Special Requests

Mr. Dunkelberger briefly outlined four special requests for consideration by the Board. He stated they could be approved as a block vote if the Board was agreeable. Upon motion by Mr. Wentzel and seconded by Mr. Albright, the Board unanimously approved approval of the following four special requests (details attached):

<u>Applicant</u>	<u>Type</u>	<u>Reason</u>
Cumberland Valley Regional Economic Development Corporation	Business in Our Sites	Request to extend maturity date

Freshpet, Inc.
Bangor Borough
Cumberland County Industrial Development Authority

Alternative and Clean Energy
Monroe County LSA
Multimodal Transportation Fund

Request to reassign grant
Request to expand scope of work
Request to expand scope of work

Mr. Verbanac questioned the status of Aquion Energy, Inc. following their bankruptcy filing. Chief Counsel McNulty stated his staff has finalized proofs of claim for DCED and the CFA. He added that the Office of Attorney General has offered to assist in any way necessary.

Chief Counsel Art McNulty disclosed to the Board that Cozen O'Connor emailed him to request a legal ruling regarding a potential conflict of interest. Chief Counsel McNulty and legal staff analyzed this potential conflict and determined that there is not a conflict of interest in the matter.

Mr. Karp questioned what the Department of Community and Economic Development (DCED) and staff were doing to promote the Solar Energy Program. Mr. Karp stated he would like to see a memo of DCED's efforts to market the program. Mr. Verbanac questioned when the Solar Program opened. Mr. Dunkelberger confirmed that the program opened in November 2016.

Chairman Davin thanked the Board for their participation and attendance. Secretary Albright recognized Chief Counsel McNulty on his upcoming retirement, thanked him for his service to the Commonwealth, and wished him a happy retirement.

There being no further business to come before the Board, upon motion by Mr. Karp and seconded by Mr. Albright, the meeting was adjourned at 12:59 P.M.

DATE: March 3, 2017
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

**Cumberland Valley Regional Development Corporation
United Business Park
Franklin County**

Approved: January 19, 2005
\$7,058,400 (Loan)

Requested Change:

On January 19, 2005, the CFA Board approved a \$7,058,400 BOS loan to the Cumberland Valley Regional Development Corporation (CVRDC) to assist with the development of the United Business Park, a 256 acre site off of Interstate 81 in Southampton Township, Franklin County. The site is being developed for commercial businesses and light manufacturing. BOS funds were used for engineering, excavation, and infrastructure costs and the entire loan amount has been fully disbursed.

CVRDC has made substantial progress in developing the United Business Park. In August 2016, Sheatz, Inc. opened a store here and created 35 new jobs and construction for two other companies is anticipated to be completed in 2017. TST Impreso, a paper manufacturer, will retain 65 jobs in a new 100,000 sq. ft. building while Matrix Development is constructing a 1.2 million sq. ft. state-of-the-art warehousing facility for approximately 300 new jobs.

CVRDC is current on their BOS loan repayments but they need more time to complete full build-out of the United Business Park and its infrastructure to repay the BOS loan in its entirety. CVRDC is requesting to extend the maturity date to the original maturity date of February 15, 2021. The maturity date was changed to September 1, 2019 by operation of the Modification of Loans Agreement dated January 29, 2014. The modifications approved at that time significantly helped the project and although some development has started, a CVRDC consultant anticipates the remaining lands would take up to five additional years to full build-out based on current market conditions.

Collateral: First mortgage lien on 133.45 acres
Collateral Value: "As completed value" of \$12,700,000
Staff Recommendation: Approval of the extension of maturity date to February 15, 2021

DATE: February 21, 2017
SUBJECT: ACE Grant Assignment – Freshpet, Inc.
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Ryan Emerson
Director, CFA Programs Division

SPECIAL REQUEST – BOARD ACTION REQUIRED

Freshpet, Inc.
(Northampton County)

Approved: 7/1/2016
\$694,928 Grant

Background: On July 1, 2016, the CFA Board approved a \$694,928 Alternative and Clean Energy grant to Freshpet, Inc. for the purchase and installation of a 1,137 kW CHP system at Freshpet’s production facility in Hanover Township, Northampton County. The CHP project was to offset approximately 7,000 MWhs per year. The waste heat from the system was to produce steam and domestic hot water, which would save 21,500 MMBTUs annually.

Requested Change: Freshpet, Inc. is requesting to assign the grant to SDCL FP Cogen LLC, a wholly owned subsidiary of New York Energy Efficiency Investments, LLC, who will own and operate the system. New York Energy Efficiency Investments, LLC is a fund established in 2014 that makes investments in distributed generation and energy efficiency projects across the United States. The fund is managed by SDCL, an investment advisory and management firm established in 2007 that makes investments in environmental infrastructure.

In addition to the grant assignment, the CHP system size will be increased to 1,426 kW, which will offset approximately 10,846 MWhs per year and save 45,374 MMBTUs annually. New York Energy Efficiency Investments, LLC and Freshpet, Inc. will enter into a 15-year Energy Services Agreement. New York Energy Efficiency Investments, LLC will provide electricity, hot water, and steam to Freshpet in exchange for a monthly service charge. The service charge is assumed at a usage of 8,000 hours annually at a current rate of \$0.0362 per kWh. It will escalate at 3% annually. Freshpet, Inc. will be responsible for providing the natural fuel for the CHP system. The assignment and larger system will enable Freshpet, Inc. to benefit from reduced energy costs while eliminating the need to use its own capital.

Recommendation: Approval

DATE: February 6, 2017
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Mandy Book
Director, Center for Community Enhancement

SPECIAL REQUEST – BOARD ACTION REQUIRED

**Bangor Borough
Rehabilitation of the Slate Belt Historic Center
(Northampton County)**

**Approved: 05/27/2015
\$12,000 (Grant)**

Requested Change: On May 27, 2015, the CFA Board approved a \$12,000 Local Share Account – Monroe County grant for Bangor Borough to complete a survey and assessment of the Slate Belt Historic Center. The funds were used for engineering and planning costs to assess and prioritize necessary corrections, repairs, and upgrades at the former town hall building. The borough has since negotiated a contract to complete the assessment for \$10,000 leaving \$2,000 to start on the most urgent repairs. The assessment is complete and recommends the remaining funds be used to repair the deteriorating sections of the slate roof.

Bangor Borough is requesting an expansion in the scope of work to include construction costs to repair the most deteriorated areas of the slate roof.

Recommendation: Approval.

DATE: March 7, 2017
SUBJECT: Special Request – CFA Board Meeting March 29, 2017
TO: Scott Dunkelberger
Executive Director
FROM: Lynne Ruby
Director, Grants Division

SPECIAL REQUESTS – BOARD ACTION REQUIRED

**Cumberland County Industrial Development Authority
Summerdale Transportation Improvements
(Cumberland County)**

Approved: 9/9/2014
Approved Amount: \$1,900,000

Requested Change:

On September 9, 2014, the CFA Board approved a \$1,900,000 Multimodal Transportation Fund (MTF) grant to Cumberland County Industrial Development Authority (CCIDA) for the construction of transportation infrastructure to support the proposed Summerdale development located in East Pennsboro Township, Cumberland County. After receiving the CFA MTF award, CCIDA also received a \$1,100,000 PADOT MTF grant. The total project cost for the proposed project was \$4,513,829.

The goal of this project is to provide the necessary transportation infrastructure to support the development of nearly fifty acres into an office/retail center. The project involves the development of several local roadways, connections and improvements to two state roadways (S.R. 0011 and S.R. 1019), streetscape improvements, and traffic signalization.

The revised total project cost is \$4,569,062, and work is expected to begin in fall 2017.

This project was approved during the first year of the MTF program (2014) when funding assistance for improvements to state roads was not an eligible program cost. In order to utilize the full MTF award, CCIDA is now requesting that the CFA permit the awarded funds be used toward the work required on the state roads included in the project.

Staff Recommendation: Approval