



Commonwealth Financing Authority
Harrisburg PA, 17120

Board Meeting Minutes November 14, 2017

The Commonwealth Financing Authority (CFA) board meeting was held on November 14, 2017. Proper notice was given pursuant to the terms of the Act of July 3, 1986 (the "Sunshine Act"). The meeting was held in the Forest Room, within the Keystone Building Meeting Center, on the plaza level 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 and Austin Burke. Marc Little, Michael Karp, and D. Raja participated via teleconference.

CFA staff in attendance: Scott Dunkelberger, Executive Director and Christopher Houston, Chief Counsel.

Members of the public in attendance: Yesenia Bane, Stephen Bruder, Peggy Schaeffer-Montgomery, Chris Stets, Greg Mahon, Josh Funk, Danielle Guyer, Will Danowski, Mike Hanna, Jr., Laurie Henry, Ryan Emerson, Brian Eckert, Lynne Ruby, Mandy Book, Harriet Bowser, Vicki White, Bruce Karper, Christa Staley, Carol Longwell, Sean Campbell, Zachary Reber, David Smith, Kevin Rowland, Derek Strive, Vito Gallo, Dan Brominski, Colleen Terry, Charles Lyddune, Amanda Boris, Vijay Teru, Sam Wilsker, Lyle Hosler, Ron Boston, Joe Miller, Norina Foster, Jason Fitzgerald, Amy Kronenberg, Jason Gottesman, Caleb Sistak, David Geiger, Michael Pessimant, Dan Kennedy, Mike Barry, Janice Vollero, Grant Klein, Kim Hileman, Irene Woodward, Christian Muniz, Patrick Henderson, Gina Suydam, Carmen Italia, John Meeder, Rick Allan, George L. Needles III, Alisa Harris, Andrew Zwally, Trupert Ortleib, Pauline Allen, Charles Lyddane, Greg Whitney, Roy Goodman, Chris Yniguez, Oren Bachman, Chris Lamendo, and Andy Surra. Lisa Taglang participated via teleconference.

Chairman Davin called the meeting to order at 10:33 A.M. after acknowledging a quorum of the Board. He introduced the new board member, Mr. D. Raja and welcomed him.

On a motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved the May 25, 2017 CFA Board meeting minutes.

On a motion by Mr. Wentzel and seconded by Mr. Burke, the Board unanimously approved payment of CFA expenses in the amount of \$1,245,857.18.

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

BOND RESOLUTIONS

Tobacco Settlement Bond Resolution

Mr. Dunkelberger outlined a proposed bond authorizing the issuance of Tobacco Master Settlement Payment Revenue Bonds or notes of the Authority or sale of a portion of the revenues the Commonwealth will receive under the Tobacco Master Settlement Agreement in order to provide funding for the purposes authorized by the act of October 30, 2017, p.l. _____, no. 43, in an aggregate amount yielding net proceeds not to exceed \$1.5 billion; authorizing the execution and delivery of certain governing documents relating to the issuance of the revenue

bonds or notes or the execution and delivery of a sales agreement including, as applicable, a trust indenture, a sales agreement and service agreement; authorizing and directing the execution and delivery of the revenue bonds or notes; providing for the maximum principal amount, interest rates, maturities, provisions for redemption, purchase and other terms of the revenue bonds or notes; authorizing the appointment and substitution of the trustee; authorizing bond insurance or other credit enhancement for the revenue bonds or notes; requesting the trustee to authenticate the respective revenue bonds or notes; directing the printing of cusip numbers on the revenue bonds or notes; authorizing investments by the trustee; authorizing the selection of one or more purchasers of a portion of the revenues as provided in act 43; and the execution and delivery of a sales agreement establishing the terms and conditions of a sale; authorizing the appointment of professionals necessary for the revenue bond transaction or sales transaction; authorizing incidental action; and repealing inconsistent resolutions.

On a motion by Mr. Burke and seconded by Mr. Albright, the Board unanimously approved a bond resolution related to the issuance of Tobacco Master Settlement Payment Revenue Bonds.

PlanCon Bond Resolution

Mr. Dunkelberger outlined a proposed bond resolution authorizing the issuance of Revenue Bonds or notes of the Authority in order to: (i) provide funding for PlanCon projects as authorized by the act of April 25, 2016, p.l. 168, no. 25 (the "PlanCon program"), (ii) refund revenue bonds of the Authority which provided funding for the Alternative Energy Development Program established under the Alternative Energy Investment Act (the "Alternative Energy Development Program"), and (iii) refund revenue bonds of the Authority which provided funding for water and sewer projects, storm water projects, flood control projects and high hazard unsafe dam projects under the H2O PA Act (the "H2O PA Act Program"); authorizing the issuance of the authority's revenue bonds or notes in an aggregate principal amount not to exceed: (i) \$415,000,000 in order to provide funding for the PlanCon program; (ii) \$154,000,000 in order to provide funding for: (a) the refunding of all or a portion of the Authority's outstanding fixed rate (federally taxable) revenue bonds, series A of 2009 (the "2009A bonds"), (b) the refunding of all or a portion of the authority's outstanding fixed rate (tax-exempt) revenue bonds, series B of 2009 (the "2009B bonds"), (c) the refunding of all or a portion of the authority's outstanding fixed rate (federally taxable) revenue bonds, series A of 2010 (the "2010A bonds"), and (d) the refunding of all or a portion of the authority's outstanding fixed rate (tax-exempt) revenue bonds, series b of 2010 (the "2010b bonds," and together with the 2009A bonds, the 2009B bonds and the 2010A bonds, the "prior energy bonds"), which prior energy bonds were issued to finance a portion of the Alternative Energy Development Program; and (iii) \$21,000,000 in order to provide funding for the refunding of all or a portion of the Authority's outstanding revenue bonds, series C-1 of 2010 (tax-exempt) (the "prior H2O bonds") which prior H2O bonds were issued to finance a portion of the H2O PA Act program; authorizing the execution of certain financing documents relating to the issuance of the revenue bonds or notes including supplements to the respective trust indentures, amendments or supplements to the respective service agreements, any amendments or supplements to the letter agreement dated October 6, 2016 relating to the indebtedness of the Authority under its various bond programs, and escrow deposit agreements; authorizing and directing the execution and delivery of the revenue bonds or notes; providing for the maximum principal amounts, interest rates, maturities, provisions for redemption, purchase and other terms of the revenue bonds or notes, and the maximum annual debt service on the revenue bonds or notes to be issued for the alternative energy development program; authorizing the appointment and substitution of trustees and escrow agents; authorizing bond insurance or other credit enhancement for the revenue bonds or notes; requesting the trustees to authenticate the respective revenue bonds or notes; directing the printing of cusip numbers on the revenue bonds or notes; authorizing investments by the respective trustees; authorizing the appointment of professionals necessary for the revenue bond transaction; authorizing incidental action; and repealing inconsistent resolutions.

On a motion by Mr. Karp and seconded by Mr. Raja, the Board unanimously approved a bond resolution related to the issuance of Revenue Bonds to fund PlanCon projects.

FISCAL YEAR 2016-2017 AUDIT

Chairman Davin introduced Kevin Rowland, Chief Financial Officer of DCED and Corey Troutman, and Nathan Schwartz, representatives of Zelenkofske Axelrod, LLC. They gave an overview of the audit and informed the Board there were no outstanding issues, and no need to meet with the Board privately to discuss.

On a motion by Mr. Wentzel, and seconded by Mr. Little, the Board unanimously approved the Fiscal Year 2016-2017 Commonwealth Financing Authority Audit, as presented.

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. There were no questions from the Board.

Upon motion by Mr. Albright and seconded by Mr. Burke, the Board unanimously approved a payment to the Department of Education in the amount of \$1,839,387.00 for expenses related to administration of the PlanCon program during Fiscal Year 2017-2018.

PROPOSED PROGRAM GUIDELINE CHANGES

Mr. Dunkelberger outlined the proposed changes to three programs, including the PA Small Water and Sewer program, Monroe County Local Share Account, and Luzerne County Local Share Account. He added that there were no policy changes being included at this time, and that the updates were strictly to clarify requirements for applicants. He added that the PA Small Water and Sewer program was reauthorized via the recent fiscal code, and that it was a hugely successful program for municipalities and publicly owned water systems. He explained that the program would be opened following the meeting with applications being accepted until February 28, 2018.

On a motion by Mr. Albright and seconded by Mr. Little, the Board unanimously approved the proposed guideline changes to the PA Small Water and Sewer program, the Monroe County LSA program and the Luzerne County LSA Program.

PIPELINE INVESTMENT PROGRAM PROJECT RECOMMENDATION

Mr. Dunkelberger briefly outlined a grant request in the amount of \$1,000,000 from the Wyoming County Chamber of Commerce for the Tunkhannock Natural Gas Extension project which involves the installation of 18,000 feet of natural gas line in Tunkhannock Township, Wyoming County.

Upon motion by Mr. Burke and seconded by Mr. Wentzel, the Board unanimously approved the grant request from Wyoming County Chamber of Commerce. Chairman Davin added that there is still over \$30,000,000 available in the Pipeline Investment Program fund. Mr. Dunkelberger added that there was a second project

presented in the board book, but they requested that they are not ready to move forward with the project, and requested the vote be deferred to a later meeting.

BUSINESS IN OUR SITES PROGRAM PROJECT RECOMMENDATION

Mr. Dunkelberger explained there were seven BOS projects on the agenda for consideration. He stated that the Board could approve the projects as a block vote if agreed upon. He briefly outlined the seven grant/loan requests. Mr. Burke stated that he feels the “Spring House Innovation Park” project will be successful as the area is in great need of improvement. Mr. Karp questioned the job numbers presented with the “Green Fig Data Center Complex” project. Mr. Dunkelberger clarified that the numbers presented were for the entire project, whereas the grant/loan combination was for only phase I of the data center. He further explained that there are not yet tenants for the second half of the project. Chairman Davin added that the intent of the Business in Our Sites program is to prepare sites for development.

Upon motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved the following seven BOS grant and loan requests:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Loan</u>	<u>Grant</u>
Redevelopment Authority of the County of Montgomery	Spring House Innovation Park	Montgomery	\$8,047,210	\$4,000,000
Chester County Economic Development Council	Green Fig Data Center Complex	Chester	\$6,000,000	\$4,000,000
City of Lancaster	City Gate Corporate Center	Lancaster	\$3,000,000	\$2,000,000
Chester County Economic Development Council	Pennhurst, LLC	Chester	\$6,000,000	\$4,000,000
The Pittsburgh Trust for Cultural Resources	Duff's Building Demolition and Site Leveling	Allegheny	\$774,990	\$516,660
HIY, Inc.	Clark Street Development Project	Warren	\$2,243,773	\$455,560
Redevelopment Authority of the City of New Kensington	Schreiber Industrial Park Acquisition	Westmoreland	\$8,000,000	\$4,000,000

SOLAR ENERGY PROGRAM

Solar Energy Program Guideline Update

Mr. Dunkelberger stated there was one voting item under the Solar Energy Program. He explained that in October 2016, the Board voted to approve guidelines that implanted the recommendations from both the Gabel Solar Study and subsequent meetings to discuss those recommendations. He further explained that during those discussions there was an accommodation made while adopting the guidelines that the CFA would only consider loans during the first year. Following the first year, the Board would consider projects, to include those requesting grants. He explained that the program would be opened under those stipulations, and that revised guidelines would be available on the website.

Solar Energy Program Project Recommendation

Mr. Dunkelberger briefly outlined a loan request from RER PPA, LLC for the purchase and installation of a 2.0 MW ground-mounted solar photovoltaic system at Mountain View Elementary School within the Tuscarora School District. Mr. Karp requested a conversation related to the Solar Energy program with Chairman Davin and Mr. Dunkelberger following the CFA meeting.

Mr. Burke questioned what will happen to the power that is being generated during non-school hours. Mr. Dunkelberger explained that the system was not large enough to provide all the electricity needed to power the school, but would include storage capabilities. Mr. Karp questioned if there was going to be additional discussion on the Solar Energy guidelines updates. Chairman Davin stated that the discussions took place in October of 2016 and that the decision was made at that time. Mr. Karp added that he feels there needs to be additional discussions due to an updated SREC program released by the Governor's Office. Mr. Dunkelberger explained that the solar guidelines state that the CFA will get all of the renewable energy credits from the grantee that are generated, which will provide funding for additional projects. He added that as prices of SREC's increases, it would be good news for the CFA and the PA solar industry.

On a motion by Mr. Karp and seconded by Mr. Little, the Board unanimously approved a Solar Energy loan to RER PPA, LLC in the amount of \$1,100,006 for the Tuscarora School District 2MW Solar project located in Peters Township, Franklin County.

BUILDING PA PROGRAM

Mr. Dunkelberger briefly outlined a Building PA loan request in the amount of \$6,250,000 from EDC Finance Corporation on behalf of Square Development, LP for the renovation of Hotel Lancaster located on Chestnut and Queens Streets, Lancaster City, Lancaster County.

Upon motion by Mr. Wentzel and seconded by Mr. Albright, the Board unanimously approved the loan request to EDC Finance Corporation on behalf of Square Development, LP.

ACT 13 PROGRAMS PROJECT RECOMMENDATIONS

Mr. Dunkelberger explained that there was over \$61,000,000 in requests and only \$15,700,000 available to deploy. He stated that he would not read through all 115 projects, but that a list would be available on the website, and for the public following completion of the meeting. Upon motion by Mr. Burke and seconded by Mr. Wentzel, the Board unanimously approved the following 115 grants within five of the seven Act 13 programs:

Flood Mitigation Program Recommendations

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant</u>
Emporium Borough	Engineering Study Required for Levee Certification	Cameron	\$220,000
Borough of Pitcairn	Dirty Camp Run	Allegheny	\$279,433
Town of Bloomsburg	Bloomsburg Flood Mitigation Expansion	Columbia	\$400,000
Morrisville Borough	Morrisville Flood Protection Study & Levee Accreditation	Bucks	\$140,000
Haverford Township	Underground Retention Facility - Chatham Park Elementary	Delaware	\$200,000
Uniontown City	2017 Redstone & Coal Lick Run Creeks	Fayette	\$162,000
City of Wilkes Barre	Solomon Creek Retaining Walls Reconstruction	Luzerne	\$299,999
City of Sunbury	Sunbury WPA Wall Replacement	Northumberland	\$423,677
Lake Swiftwater Club, Inc.	LSC Flood Mitigation	Monroe	\$240,000
Brown Township	Reedsville Flood Mitigation	Mifflin	\$100,000
Borough of Coudersport	Coudersport Borough Levee Certification Phase 5	Potter	\$300,000
Cheltenham Township	Brookdale Avenue Pump Replacement	Montgomery	\$100,000
Eldred Borough	Levee Re-accreditation 2017	McKean	\$129,412

Greenways, Trails and Recreation Program Recommendations

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant</u>
Saint Vincent College Corporation	Connecting Communities Through the Saint Vincent Trail	Westmoreland	\$164,000
Fayette County	Sheepskin Trail - Point Marion Segment	Fayette	\$60,000
Weisenberg Township	Northwestern Rec Field Trail	Lehigh	\$60,000
Boys and Girls Clubs of Philadelphia, Inc.	Northeast Frankford Bold Change for Kids	Philadelphia	\$200,000
Taylor Borough	Taylor Splash Park	Lackawanna	\$95,245
North Coventry Township	Hanover Meadows Park - Phase I	Chester	\$100,000
Chatham Village Homes Charitable Trust	Chatham Village Playground Renovation	Allegheny	\$175,000
Greenfield Township	Greenfield Municipal Veterans Memorial Recreational Park	Lackawanna	\$85,737
Coaches 4 Kids Foundation	Dale Borough Park Rehabilitation	Cambria	\$34,000
Rochester Borough	Rochester Area War Memorial-History Center-Parks	Beaver	\$199,508
West Pittston Borough	West Pittston Baltimore Avenue Park - Phase II	Luzerne	\$25,000
Borough of Marysville	Marysville Pool Complex	Perry	\$3,678
Borough of Sharpsburg	Sharps Landing	Allegheny	\$25,000
City of Lancaster	Farnum Park Renovation	Lancaster	\$175,000
Frankford Community Development Corporation	Frankford Pause Park	Philadelphia	\$100,000
Harrison Township	Silver Lake Park Trail and Expansion	Allegheny	\$249,000
Philadelphia City Treasurer	PYO Recreation Center Env. Assess. & Remedial Investigation	Philadelphia	\$45,260
Department of Parks & Recreation	Mattress Factory Garden Rehabilitation	Allegheny	\$230,000
The Mattress Factory, LTD			
Community Foundation of Greater Johnstown, dba Community Foundation for the Alleghenies	Learning Includes Play	Cambria	\$87,499
Delano Township	Trenton Park	Schuylkill	\$56,000
Larksville Borough	Romanoskey Park Improvements	Luzerne	\$155,355
Evans City Borough	Evans City Community Swimming Pool Renovation	Butler	\$140,000
North Whitehall Township	Ironton Rail Trail Trailhead Pavilion	Lehigh	\$40,000
Pike County Board of Commissioners	Delaware Valley School District - Community Tennis Court	Pike	\$205,000
Pottstown Borough	Memorial Park Playground Replacement and Site Access Improve	Montgomery	\$200,000
Rostraver Township	DiVirgilio Sports Complex Rehabilitation - Phase III	Westmoreland	\$160,000
City of New Kensington	Downtown New Kensington Playground Project	Westmoreland	\$227,847
County of Lycoming	Basin Street / Susquehanna Riverwalk Connection	Lycoming	\$180,000
Hazle Township	Community Park Trail and Park Improvements	Luzerne	\$165,000
Indiana University of Pennsylvania	Allegheny Arboretum Confluence Park at IUP	Indiana	\$220,000
Western Pennsylvania Conservancy	Bennett Branch Forest Trail Development	Elk	\$40,000
Borough of Topton	Topton Community Park Playground	Berks	\$100,000
Natural Lands Trust, Incorporated	Osborne Hill Easement Acquisition	Chester	\$250,000
Royersford Borough	Royersford Riverfront Park and Trail Phase III	Montgomery	\$100,000
West-Mont United Soccer Association	WMUSA Hilltop Soccer Complex Site Improvements	Montgomery	\$100,000
City of Hermitage	Hermitage Athletic Complex Phase 3 Expansion Project	Mercer	\$175,000
Delaware River Waterfront Corporation	Pier 9 Park Development Project	Philadelphia	\$250,000
Lafayette College	Easton Connections	Northampton	\$50,000
The Buhl Community and Recreation Center	Elevator / Accessibility Improvements	Mercer	\$150,000

Borough of Montrose	Memorial Park Restoration	Susquehanna	\$13,947
East Goshen Township	Milltown Dam Park Development	Chester	\$65,000
Halfmoon Township	Autumn Meadow Park Revitalization Project	Centre	\$201,628
Lower Paxton Township	Heroes Grove Memorial Amphitheater Phase 2	Dauphin	\$220,000
Oakmont Borough	Plum Creek Trail System - Phase II and Pump Track Project	Allegheny	\$232,000
Quakertown Borough	Quakertown Action Park	Bucks	\$100,000
Frackville Borough	Frackville Borough Community Pool Project	Schuylkill	\$200,000
Lewisburg Borough	Kidsburg Recreation Initiative	Union	\$100,000
Schuylkill River Greenway Association	Pottsville and Schuylkill Haven Feasibility Study	Schuylkill	\$40,000
Bethlehem Township	Comer Park Rehabilitation	Northampton	\$45,000
North Versailles Township	Crestas Park Renovation	Allegheny	\$150,000
Philadelphia City Treasurer Department of Parks & Recreation	Parkside Cynwyd Trail Design	Philadelphia	\$85,000
Township of Haverford	Hilltop Park Improvements	Delaware	\$100,000
Borough of Hellertown	Dimmick Park Play Area	Northampton	\$155,000
Borough of North Irwin	North Irwin Park Improvement Project	Westmoreland	\$40,000
City of Wilkes-Barre	Weissman Park Improvements	Luzerne	\$75,000
Clymer Borough	Sherman Street Park	Indiana	\$80,025
Homer-Center Recreation and Park Board, Inc.	Center Township and Homer City Borough Park Revitalization	Indiana	\$100,000
Borough of Wilkesburg	Whitney Park Renovation - Phase I	Allegheny	\$225,000
Chester Economic Development Authority	Washington Park Improvements	Delaware	\$150,000
Jewish Federation of Greater Harrisburg	Green Hills Pool Renovation	Dauphin	\$100,000
Philadelphia City Treasurer Department of Parks & Recreation	The Parkway at Park Towne Place	Philadelphia	\$50,000
Solebury Township	Aquetong Springs Park Environmental Restoration	Bucks	\$145,000
Township of Wilkins	Lions Park Rehabilitation Phase II	Allegheny	\$100,000
Borough of Ambridge	Ambridge Parks Improvements	Beaver	\$100,000
City of Johnstown	Roxbury Park Remediation Project	Cambria	\$225,000
Freeport Borough	Freeport Borough Park Improvements	Armstrong	\$55,000
Northern Lehigh Recreation Authority	Northern Lehigh Community Center Feasibility Study	Lehigh	\$18,000
Bristol Township	Development of Future Park Site	Bucks	\$240,000
Muhlenberg Township	Jim Dietrich Park Trail and Recreation Improvements	Berks	\$100,000
Rachel Carson Trails Conservancy, Inc.	Harmony Trail - Wexford Run Crossing	Allegheny	\$63,000
Borough of Lehighton	Lehighton Upper Park Amphitheater and Access Improvements	Carbon	\$150,000
Johnstown Concert Ballet	Beauty and Safety on Broad Street	Cambria	\$6,000
Borough of Fleetwood	Fleetwood Park Phase I Improvements	Berks	\$100,000
Riverfront 47, LP	SOA Riverfront Trail Planning	Allegheny	\$250,000
Bedford Joint Municipal Authority	Bedford Heritage Trail, Design and Permits for the Northern Extension	Bedford	\$200,000
Donora Borough	Monongahela Valley Corridor Multimodal Feasibility Study	Washington	\$50,000
Pittsburgh Parks Conservancy	Arsenal Park Phase I Design: Linking Park, School and Community to Promote Play, School Connectivity	Allegheny	\$125,000
Lackawanna Heritage Valley Authority	Lackawanna River Heritage Trail -Scranton Marvine Connector	Lackawanna	\$100,000
U.S. Ecological Advanced Research & Conservation Hub	Riverwalk Amphitheater Planning Project	Lackawanna	\$27,200
City of Allentown	MLK Trail Design Planning	Lehigh	\$103,500
Perkasie Borough	Liberty Bell Trail Study	Bucks	\$50,000

Lackawanna County Commissioners	Scranton & Wilkes-Barre Downtown Bicycle Network Circulation	Lackawanna	\$54,400
The Land Conservancy for Southern Chester County	Coye Acquisition for White Clay Creek Preserve Addition	Chester	\$125,000

Orphan or Abandoned Well Plugging Program Recommendations

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant</u>
Venango Conservation District	Oil Creek State Park Orphan and Abandoned Well Plugging - 2017	Venango	\$245,000
Clarion Conservation District	Clarion County Well Plugging Farmington	Clarion	\$220,103
Richland Township	Two Abandoned Gas Wells	Allegheny	\$192,400

Sewage Facilities Program Recommendations

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant</u>
Benezette Township	Benezette Township WWP Evaluation and Planning	Elk	\$18,000
East Brandywine Township	East Brandywine Township - Act 537 Plan Update	Chester	\$40,000
South Centre Township	Act 537 Plan	Columbia	\$49,000
Covington Township Sewer Authority	Covington Treatment Plant Expansion Act 537	Lackawanna	\$18,147

Watershed Restoration and Protection Program Recommendations

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant</u>
Pittsburgh Parks Conservancy	McKinley Park: Green Infrastructure to Manage Stormwater	Allegheny	\$100,000
Lake Wallenpaupack Watershed Management District	Design/Implement Stormwater Treatment System	Wayne	\$200,000
Upper Moreland Township	Fair Oaks Basin	Montgomery	\$200,000
Brandywine Red Clay Alliance	Ludwig's Run Stormwater Basin Repair	Chester	\$75,000
Friends of the Wissahickon	Kitchen's Lane Bank Restoration Project	Philadelphia	\$100,000
Greene Township	Conococheague Creek Dam Removal & Stream Restoration	Franklin	\$100,000
Dublin Villa Development, LLC	St. Mary's Stream Restoration & Dam Removal	Montgomery	\$215,000
Lansdale Borough	Whites Rd. Park Stormwater Retrofit/Floodplain Restoration	Montgomery	\$100,000
Abington Township	Ardsley Wildlife Sanctuary Water Quality Improvements	Montgomery	\$100,000
Aston Township	Aston Township Stormwater Basin Improvement Project	Delaware	\$200,000
Lansdowne Borough	Reservoir Park Stream Restoration	Delaware	\$300,000
Springfield Township	Springfield Township Stormwater Facilities Improvement	Delaware	\$240,000

GAMING ECONOMIC DEVELOPMENT AND TOURISM FUND (GEDTF) PROGRAM RECOMMENDATIONS

Mr. Dunkelberger stated there were 33 projects within the GEDTF program, totaling \$4,712,900, and that a block vote could be taken if agreeable by the Board. Upon motion by Mr. Burke and seconded by Mr. Raja, the Board unanimously approved the following 33 GEDTF projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant</u>
Redevelopment Authority of Allegheny County	Elizabeth Township Sportsman's Association	Elizabeth Township	\$100,000

Redevelopment Authority of Allegheny County	Steel Rivers Council of Governments	Elizabeth Borough	\$50,000
Redevelopment Authority of Allegheny County	Deer Creek Drainage Basin Authority	West Deer Township	\$66,500
Redevelopment Authority of Allegheny County	Sarah Heinz House Association	Pittsburgh City	\$100,000
Redevelopment Authority of Allegheny County	Travelers Aid Society of Pittsburgh	Pittsburgh City	\$75,000
Redevelopment Authority of Allegheny County	Mt. Lebanon Borough	Mt. Lebanon Borough	\$91,500
Redevelopment Authority of Allegheny County	Municipality of Bethel Park	Municipality of Bethel Park	\$140,000
Redevelopment Authority of Allegheny County	Veterans Place of Washington Boulevard, Inc.	Penn Hills Township	\$50,000
Redevelopment Authority of Allegheny County	Borough of Jefferson Hills	Jefferson Hills Borough	\$100,000
Redevelopment Authority of Allegheny County	Township of Shaler	Township of Shaler	\$300,000
Redevelopment Authority of Allegheny County	Monroeville Police Department	Municipality of Monroeville	\$100,000
Redevelopment Authority of Allegheny County	Moon Township	Moon Township	\$230,000
Redevelopment Authority of Allegheny County	Economic Development South	Homestead Borough	\$100,000
Redevelopment Authority of Allegheny County	La Roche College	McCandless Township	\$250,000
Redevelopment Authority of Allegheny County	Journeyman Apprentice Training Fund of the Sheet Metal Worker's Local Union #12	Harmar Township	\$50,000
Redevelopment Authority of Allegheny County	Laurel Highlands Council Boy Scouts	Pittsburgh City	\$100,000
Redevelopment Authority of Allegheny County	Urban Redevelopment Authority of Pittsburgh	Pittsburgh City	\$50,000
Redevelopment Authority of Allegheny County	Borough of Jefferson Hills	Jefferson Hills Borough	\$200,000
Redevelopment Authority of Allegheny County	South Fayette Township	South Fayette Township	\$200,000
Redevelopment Authority of Allegheny County	Steel Rivers Council of Governments	Forward Township	\$100,000
Redevelopment Authority of Allegheny County	McKees Rocks Borough	McKees Rocks Borough	\$100,000
Redevelopment Authority of Allegheny County	Hampton Township	Hampton Township	\$500,000
Redevelopment Authority of Allegheny County	Pittsburgh Technical College	Oakdale Borough	\$75,000
Redevelopment Authority of Allegheny County	Allegheny Valley North Council of Governments	Cheswick Borough	\$250,000
Redevelopment Authority of Allegheny County	Allegheny Valley North Council of Governments	Springdale Borough	\$50,000
Redevelopment Authority of Allegheny County	Allegheny Valley North Council of Governments	Tarentum Borough	\$50,000
Redevelopment Authority of Allegheny County	County of Allegheny	Harrison Township	\$100,000
Redevelopment Authority of Allegheny County	County of Allegheny	McCandless Township	\$350,000
Redevelopment Authority of Allegheny County	Jewish Association on Aging	Pittsburgh City	\$100,000
Redevelopment Authority of Allegheny County	Chatham Village Homes Charitable Trust	Pittsburgh City	\$75,000
Redevelopment Authority of Allegheny County	Natrona Bottling Company	Harrison Township	\$50,000
Redevelopment Authority of Allegheny County	PJB Holdings, LLC	Robinson Township	\$50,000
Redevelopment Authority of Allegheny County	Pittsburgh Opera, Inc.	Pittsburgh City	\$295,000

FIRST INDUSTRIES LOAN PROJECT RECOMMENDATIONS

Mr. Dunkelberger briefly outlined the 12 First Industries Agriculture Small Business First projects for consideration. He added that these projects have already been underwritten and approved by the Pennsylvania Industrial Development Authority Board. Upon motion by Mr. Burke and seconded by Mr. Little, the Board unanimously approved the following First Industries Small Business First Agriculture projects:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Loan</u>
SEDA Council of Governments	John B, A Christine, Curtis J and Troy B Sauder	Perry	\$400,000
EDC Finance Corporation	John D & Miriam Hoover	Lancaster	\$400,000
EDC Finance Corporation	Scott A & Linda A Wagner	Lancaster	\$400,000
EDC Finance Corporation	Springfield Manor Farm, LLC	Lancaster	\$400,000

EDC Finance Corporation	Jay M & Amanda R Reiff	Lancaster	\$400,000
EDC Finance Corporation	Brother Food Max Duke Street, LLC	Lancaster	\$280,000
Northern Tier Regional Planning & Dev. Commission	Stonewall Pork, LLC	Tioga	\$400,000
Northern Tier Regional Planning & Dev. Commission	Kustis & Julia Watterson	Tioga	\$315,000
Southern Alleghenies Planning & Dev. Commission	Keith E and Denise R Leydig	Somerset	\$400,000
Southern Alleghenies Planning & Dev. Commission	Lincoln Highway Farms LLC	Bedford	\$400,000
Lebanon Valley EDC	Lamar S and Kirsten A Sensenig	Lebanon	\$400,000
Lebanon Valley EDC	Justin D & Eve M Beamsderfer	Lebanon	\$200,000

TIF GUARANTEE PAYMENTS

Mr. Dunkelberger outlined two payments that the CFA is required to make due to a shortfall in the tax increment. He added that the projects could be voted on in a block if agreeable by the board. Upon motion by Mr. Wentzel and seconded by Mr. Burke, the Board unanimously approved the following two TIF Guarantee payments:

<u>Applicant</u>	<u>Project</u>	<u>Payee</u>	<u>Amount</u>
Redevelopment Authority of the City of Butler	West-End Revitalization Area	Wilmington Trust, N.A	\$46,638.60
North Versailles Industrial Development Authority	Longview Development	Wilmington Trust, N.A	\$62,006.85

SPECIAL REQUESTS

Mr. Dunkelberger briefly outlined 16 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 sixteen special requests (details attached):

<u>Applicant</u>	<u>Project</u>	<u>Program</u>	<u>Reason</u>
Pittston Township	Casey Dental Expansion	Luzerne LSA	Request to modify scope of work
MCIDA - DEPG Associates	Smithfield Gateway	Monroe LSA	Request to modify scope of work
Pocono Mountains Industries, Inc.	Corporate Center West	BOS	Request to modify loan repayment terms
County of Armstrong	Belmont Complex Upgrades Phase IV	GTRP	Request to modify scope of work
Avoca Borough	Community Center & Recreational Improvements	Luzerne LSA	Request to modify scope of work
City of Wilkes-Barre	CSC Outpatient Clinic Project	Luzerne LSA	Request to modify scope of work
Nazareth Borough	Harold V. Knecht American Legion Post 415 Building	Monroe LSA	Request to modify scope of work
The Waterfront Development Company	Riverside Drive and Trail Project	MTF	Request to modify scope of work
City of Lancaster	Citywide Transportation Improvements	MTF	Request to modify scope of work
Redevelopment Authority of Allegheny County	Project #15 - Etna Riverfront Park Flyover	GEDTF	Request to modify scope of work
Duquesne University	Forbes Ave. Sidewalk/Light Pole Upgrade	MTF	Request to modify scope of work
Indiana County Commissioners	Multimodal Corridor and Roadway Improvements	MTF	Request to modify scope of work
BPA II, Limited	Bridgeside Point II	Building PA	Request to modify maturity date
East Bangor Borough	North Broad Street Storm Water Remediations	Monroe LSA	Request to modify scope of work
City of Wilkes-Barre	CSC Outpatient Clinic Project	Luzerne LSA	Request to modify scope of work
Pringle Borough	Swopersville Ambulance Association Building	Luzerne LSA	Request to modify scope of work

MULTIMODAL TRANSPORTATION FUND (MTF) PROGRAM RECOMMENDATIONS

Mr. Dunkelberger explained that there is only \$59,000,000 available to deploy. He stated that staff was recommending approval of 112 projects, and that a list would be available on the website, and for the public following completion of the meeting. Upon motion by Mr. Wentzel and seconded by Mr. Alright, the Board unanimously approved the following 112 Multimodal Transportation Fund grants:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant</u>
Abington Township	Connecting Abington & Jenkintown: A Complete Streets Plan	Montgomery	\$1,000,000
Allegheny County Airport Authority	2017 Ewing Road Improvements	Allegheny	\$1,000,000
Allentown City	Center City Street Lights and ADA Ramp Installation	Lehigh	\$250,000
Allentown City	American Parkway Light Project - Phase 2	Lehigh	\$250,000
Anthony Township	Stamm Road--T817	Montour	\$155,473
Archbald Borough	Kennedy Drive and Main Street Sidewalk Project	Lackawanna	\$205,000
Aston Township	Pennell Road Pedestrian Streetscape Improvements Phase 2	Delaware	\$500,000
Baldwin Borough	Elm Leaf Park Multi-Use Trail Improvements	Allegheny	\$118,784
Blakely Borough	Blakely Borough Streetscape/Main Street Revitalization	Lackawanna	\$200,000
Borough of Brentwood	Brownsville Road Central Business District Streetscape	Allegheny	\$163,216
Borough of Coraopolis	Intersections, Sidewalks and ADA Improvements	Allegheny	\$256,416
Borough of East McKeesport	Streetscape Improvements	Allegheny	\$795,590
Borough of Green Tree	Mansfield / Greentree Road Sidewalks	Allegheny	\$697,690
Borough of Johnsonburg	Multimodal Transit Center	McKean	\$450,000
Borough of Lewistown	Kishacoquillas Street Improvement Project	Mifflin	\$340,000
Borough of Montoursville	Mill Street Roadway Improvement Project	Lycoming	\$402,500
Borough of New Britain	University Village	Bucks	\$600,000
Borough of Oxford	Oxford Borough Downtown Core Access Improvements	Chester	\$285,822
Borough of Trappe	LED Street Light Replacement	Montgomery	\$72,710
Borough of Waynesboro	Waynesboro Pedestrian Safety Project	Franklin	\$300,000
Brockway Borough	Route 28 / 219 Brockway Intersection	Jefferson	\$1,000,000
Brymac Inc dba Mountain View Country Club	Turning Lanes for SR 322 and SR 45	Centre	\$161,248
Butler County Airport Authority	Airport Runway Expansion	Butler	\$630,000
Center Township	Entry Road Reconstruction	Indiana	\$75,465
City of Bethlehem	South New Street Multimodal Improvements	Northampton	\$1,000,000
City of Lancaster	South Duke Street Corridor Improvements	Lancaster	\$1,225,000
City of Philadelphia, Office of Transportation & Infrastructure Systems (OTIS)	Indego Bike Share for New Philadelphia Residents	Philadelphia	\$138,439
City of Pittsburgh	Bigelow Boulevard	Allegheny	\$500,000
Cooper Township	Roadway Widening/Paving and Culvert Replacement	Clearfield	\$388,329
Coopersburg Borough	Coopersburg Streetscape Plan - Phase 1 Main St.	Lehigh	\$300,000
Corsa Coal Corp.	Rail Transport	Somerset	\$250,000
County of Somerset	Burkholder & Packsaddle Covered Bridges	Somerset	\$269,824
Covington Township	Langan Road Bridge/Culvert Replacement Project	Lackawanna	\$229,425
Cumberland County Industrial Development Authority	East Penn Drive Project	Cumberland	\$900,000
DLP Conemaugh Memorial Medical Center, LLC	East Hills Outpatient Center Multimodal Project	Cambria	\$91,460
Earth Conservancy	South Valley Parkway Access Roads	Luzerne	\$2,000,000
Eden Township	Cherry Hill Road Bridge Replacement	Lancaster	\$134,807
Fairview Crossroads, LLC	Fairview Crossroads	York	\$1,200,000
Forty Fort Borough	River Street and Rutter Avenue Gateway Project	Luzerne	\$251,000

Horsham Township	Horsham Road - Limekiln Pike Intersection Improvement	Montgomery	\$1,000,000
Huston Township	Winterburn Bridge Replacement	Clearfield	\$237,000
Indiana County Development Corporation	Windy Ridge Bus. & Tech Park Phase 3B Roadway Improvements	Indiana	\$1,200,000
Kennett Township	Kennett Area Multimodal Network	Chester	\$500,000
Lackawanna County	Stauffer Road Paving	Lackawanna	\$505,367
Lackawanna Heritage Valley Authority	Lackawanna Avenue Downtown Connector Design	Lackawanna	\$70,000
Lafayette College	Easton Pedestrian Safety Project	Northampton	\$1,404,410
Lansdowne Borough	Gateway Slope Multi-use Path	Delaware	\$300,000
LCT Energy, LP	Laurel Rail Loop	Somerset	\$500,000
Lehighton Borough	Upper Park Pedestrian Connectivity Improvements	Carbon	\$200,000
Lehman Township	Road Improvements	Luzerne	\$391,237
Lewis Township	Warrior Run Boulevard Improvement Project	Northumberland	\$314,316
Lower Southampton Township	Brownsville Road Streetscape	Bucks	\$400,000
Marple Township	West Chester Pike and North Malin Road Improvements	Delaware	\$261,191
Media Borough	Wayfinding System	Delaware	\$372,419
Mero South Park Ventures, LLC	South Park R&D Site	Allegheny	\$1,000,000
Misericordia University	Pedestrian Safety Project	Luzerne	\$320,870
Muhlenberg Township	5th Street Highway Corridor Revitalization Improvements	Berks	\$1,000,000
National Real Estate Development, LLC	Market East Headhouse in Philadelphia	Philadelphia	\$376,736
New Garden Township	Baltimore Pike and Newark Road Intersection Improvement Project	Chester	\$600,000
New Hope Borough	Bridge Street Pedestrian Improvements	Bucks	\$92,980
Newlin Township	Laurel Road Flood Damage Repair	Chester	\$754,354
Northampton Township	Richboro Sidewalk Connections	Bucks	\$500,000
Olde Richmond Civic Association	Lehigh Viaduct Underpass Revitalization	Philadelphia	\$215,290
Parsons Coatesville, LLC	CTDI's Warehouse, Distribution, and Logistics Center Project	Chester	\$114,178
Penns Cave, Inc.	Sara Campbell Road	Centre	\$665,528
Philadelphia City Treasurer Streets Department	Improvements at Summerdale & Adams and Roosevelt Boulevard	Philadelphia	\$500,000
Philadelphia City Treasurer Department of Parks & Recreation	Century Park at Park Towne Place	Philadelphia	\$848,485
Philadelphia City Treasurer, Streets Department	Vision Zero: Safer Streets Around Schools	Philadelphia	\$500,000
Philadelphia City Treasurer, Streets Department	Pennsylvania Avenue, Phase 2	Philadelphia	\$436,340
Philadelphia Redevelopment Authority	Logan Pointe Streetscape, Public Transportation & Pedestrian	Philadelphia	\$1,800,000
Pine Grove Township	Swopes Valley Road Bridge #1 Replacement	Schuylkill	\$364,983
Pittston Township	Freeport Road Improvement Project	Luzerne	\$453,229
Plainfield Township	Grand Central Road Bridge Replacement	Northampton	\$203,143
Pocono Mountains Industrial Park Authority	Smithfield Gateway	Monroe	\$700,000
Pocono Mountains Industrial Park Authority	Trap Enterprises Mixed-Use Development	Monroe	\$1,000,000
Port Authority of Allegheny County	McKeesport Transportation Center Modernization	Allegheny	\$600,000
R & Z Harrison Properties LP	Pleasant Avenue Relocation	Allegheny	\$1,565,198
Radnor Township	N Wayne Ave and Eagle Rd Pedestrian Improvements	Delaware	\$250,000
Rayne Township	Tanoma Road Rehabilitation Phase II	Indiana	\$335,000

Rider Musser Development, LLC	Oakwood Hills Transportation Project	Cumberland	\$700,000
Riverfront 47, LP	Main/19th Intersection Upgrades & Road Construction	Allegheny	\$1,500,000
Saint Joseph's University	Community Access Project	Philadelphia	\$500,000
Scenic Rivers YMCA	Safe Access Corridor to Clarion County YMCA	Clarion	\$350,000
Sharon Hill Borough	Chester Pike Bus Shelter Rehab	Delaware	\$315,315
Shoemakersville Borough	Restoration of Main Street Bridge	Berks	\$229,018
Silverdale Borough	Green Street Improvements	Bucks	\$147,444
Springfield Township	West Sproul Road Intersection Improvement Project	Delaware	\$283,136
St. Clair Memorial Hospital	N. Wren Drive Relocation	Allegheny	\$1,250,000
Sugarloaf Township	Old Berwick Road Phase III - - Intersection with SR 93	Luzerne	\$342,424
Summerhill Borough	Connectivity Project	Cambria	\$420,110
Swissvale Borough	Infrastructure Improvements	Allegheny	\$233,779
T & R Properties, Inc.	Cool Valley Development Phase I: Morganza Road and McMurray	Washington	\$852,019
Towamencin Township	SR 0063 (Forty Foot Road) Roadway Improvement Project	Montgomery	\$825,000
Township of Haverford	Darby Road Streetscape Improvements - Phase II	Delaware	\$250,000
Township of Pine	Pearce Mill Road and Warrendale Road Share Use Trail	Allegheny	\$466,669
Turbotville Borough	Church & Pine Streets Project	Northumberland	\$299,476
UPMC Susquehanna	Lock Haven Hospital - Streetscape Improvements	Clinton	\$285,266
Upper Darby Township	Aronimink Station Streetscape Project	Delaware	\$326,632
Upper Darby Township	Drexel Hill/Garrettford Fire Company Sidewalk Rehabilitation	Delaware	\$83,254
Upper Dublin Township	Fort Washington Cross County Trail & Road Diet-Mid Section	Montgomery	\$800,000
Upper Saucon Township	Route 309 and Route 378 Intersection Improvements	Lehigh	\$201,338
Vandergrift Borough	2017 Street Reconstruction	Westmoreland	\$118,000
Villanova University	Lancaster Avenue Pedestrian Promenade North	Delaware	\$1,363,682
Wallenpaupack Area School District	School District Entrance Road Safety Improvement Project	Pike	\$246,210
Warwick Township	Sixth Street Extension – Phase II	Lancaster	\$1,500,000
West Earl Township	Oregon Pike Improvements	Lancaster	\$1,000,000
West View Water Authority	Beaver County Water Treatment Plant Intake Facility Project	Beaver	\$111,377
Westminster College	College Drive Bridge Replacement and Pedestrian Enhancements	Lawrence	\$438,116
Whitemarsh Township	Plymouth-Whitemarsh High School Safe Routes to Schools	Montgomery	\$250,000
Wilkes University	Northampton Street Pedestrian Safety Improvements Project	Luzerne	\$503,288
Worcester Township	Turnpike Sound Barriers	Montgomery	\$1,000,000
Wyoming Borough	Eighth Street Widening & Signal Improvement Project	Luzerne	\$167,995

MONTGOMERY COUNTY LOCAL SHARE ACCOUNT PROGRAM PROJECT RECOMMENDATIONS

Upon motion by Mr. Burke and seconded by Mr. Albright, the Board unanimously approved the following two Montgomery County Local Share Account grants:

<u>Applicant</u>	<u>Project</u>	<u>County</u>	<u>Grant</u>
Redevelopment Authority of the County of Montgomery	Ambler Lakeview Feasibility Study	Montgomery	\$200,000
Norristown Municipal Waste Authority	Phase II - Manhole Rehabilitation Project	Montgomery	\$200,000

TAX INCREMENT FINANCING GUARANTEE PROGRAM RECOMMENDATION

Mr. Dunkelberger briefly outlined a loan request from the Redevelopment Authority of Allegheny County on behalf of JRA Development, Herky Pollack, and Morgan Properties for the Shannon Transit Village TIF project which includes the construction of an 8-story building that will contain residential units and retail space located in Castle Shannon Borough, Allegheny County. The TIF Guarantee, which is not to exceed \$5,000,000, will be used to guarantee debt that will be issued by the Redevelopment Authority of Allegheny County in a principal amount not to exceed \$3,972,589, with a term not to exceed the term of the TIF district.

Upon motion by Mr. Karp and seconded by Mr. Burke, the Board unanimously approved the TIF Guarantee requested by the Redevelopment Authority of Allegheny County.

ADJOURNMENT

Chairman Davin thanked the Board for their participation and attendance. He stated that the next meeting would be held on January 23, 2018 and wished everyone Happy Holidays. 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 11:10 A.M.

DATE: June 22, 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

**Pittston Township
Casey Dental Expansion
(Luzerne County)**

**Approved: 07/01/2016
\$150,000 (Grant)**

Requested Change: On July 1, 2016, the CFA Board approved a \$150,000 LSA – Luzerne County grant for Pittston Township, on behalf of Casey Dental Institute, to assist with an expansion of the Casey Dental facility. The Casey Dental facility was built in 2014, currently employs 10 dentists and more than 50 employees, and is home to general, special needs, orthodontic, and pediatric dentistry. The project was approved for construction, engineering, and administrative costs associated with the Phase I construction of a 10,000 sf addition to house a surgery center and special needs clinic expected to create at least 10 full-time jobs. These facilities represent a service that is underrepresented and greatly needed in the region. Casey Dental requested \$350,000 of LSA funds toward the \$1.9 million total project cost.

Pittston Township, on behalf of Casey Dental, is requesting the scope of work to be modified due to an award less than requested. The modified scope of work will include the site preparation work, engineering, and administrative costs associated with the two phases of construction. Approval of this request will allow LSA funds to be deployed in a more timely fashion and assist with initial costs of the large construction project.

Recommendation: Approval.

DATE: June 22, 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

MCIDA Approved: 06/01/2017
DEPG Associates – Smithfield Gateway \$950,000 (Grant)
(Monroe County)

Requested Change: On July 1, 2017, the CFA Board approved a \$950,000 LSA – Monroe County grant for Monroe County Industrial Development Authority (MCIDA), on behalf of DEPG Mosier Associates, LP (DEPG), for the Smithfield Gateway project located on the SR 209 and SR 447 corridor in Smithfield Township, Monroe County. DEPG will construct a variety of high quality retail, restaurant, office, and medical spaces in the mixed-use development. Funds were approved for construction and administrative costs associated with the more than \$3.7 million bypass road construction.

MCIDA, on behalf of DEPG, is requesting a change in the scope of work to include construction, engineering, and administrative costs associated with improvements to SR 209 and 447. The Bypass (Loop) Road originally approved will still be completed as part of the overall project, but PennDOT has dictated a more immediate need for highway improvements to be the off-site road improvements along SR 209 and 447. The improvements will convert a section of SR 209 and 447 and expand it from a two-lane road to a five-lane road with a left-hand turn lane. The total project cost for these improvements is almost \$3.2 million. DEPG has received more than \$2 million in PennDOT MTF funding and will be contributing \$166,771 toward this portion of the overall development project.

Recommendation: Approval.

DATE: June 13, 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

Pocono Mountains Industries, Inc. (PMI)
Pocono Mountains Corporate Center West
(Monroe County)

Approved: 05/25/2005
\$6,816,457 (Loan)
\$2,886,427 (Grant)

Requested Change: On May 25, 2005, the CFA Board approved a Business in Our Sites (BOS) grant and loan to Pocono Mountains Industries, Inc. (PMI) for the development of Pocono Mountains Corporate Center –West, a 369-acre site located in Coolbaugh Township, Monroe County. BOS funds were used for site preparation work including the construction of roads and streets; water and sewer; storm sewer system; erosion control; natural gas line and engineering costs associated with the design and construction. The infrastructure work is complete and all funds have been disbursed.

PMI has been marketing the site to manufacturing, industrial and distribution companies. However, economic conditions have negatively affected real estate sales in Monroe County and PMI's operations. PMI is dependent on land sales and program fees for its existence and keeping the business park marketable. PMI provides site maintenance, storm water controls, emergency access, etc., at its own expense. Recently, it was necessary to breach the Lynchwood Dam located in the business park at a cost of \$50,000.

The site is being marketed by both PMI and their partners at Arcadia Properties. Even though there has been an increase in prospect activity during the first quarter of 2017, sales have not materialized as expected.

While most BOS loans approved by the CFA have a 20 year term, PMI requested and was approved for a 10 year term not anticipating the economic downturn that occurred. Therefore, PMI is requesting a five year extension to the BOS loan term which currently matures May 25, 2017.

Current Collateral: Second lien mortgage on 369 acres located in Coolbaugh Township, Monroe County, subordinate only to a first lien mortgage in the amount of \$6,800,000 in favor of PNC Bank.

Collateral Value: \$30,000,000

Staff Recommendation: Approval of the following loan modifications:

1. Maturity date extended 5 years from May 25, 2017 to May 25, 2022.
2. Borrower shall provide quarterly reports outlining the activity at Pocono Mountains Corporate Center West

DATE: June 15, 2017
SUBJECT: Special Request – CFA Board Meeting December 6, 2016
TO: Scott Dunkelberger
Executive Director
FROM: Ryan Emerson
Director, CFA Programs Division

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. Subsequent to approval, the County of Armstrong submitted a special request to change the scope of work to replace the refrigeration system and the concrete floor of the ice arena, which was approved at the December 6, 2016 CFA Board meeting.

The Armstrong County Commissioners are now requesting to change the scope of the project back to the original scope of work and add an official's locker room. The County determined that replacing the refrigeration system and concrete floor of the ice arena is too expensive without additional grant funding. The revised scope of work will now be the addition of a multi-purpose room, a women's locker room, a corridor for pool access, an outdoor plaza, replacing the HVAC unit and adding an official's locker room. The total project cost is \$324,190.

Staff Recommendation: Approval

DATE: August 21, 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

**Avoca Borough
Community Center & Recreational Improvements
(Luzerne County)**

**Approved: 03/29/2017
\$350,000 (Grant)**

Requested Change: On March 29, 2017, the CFA Board approved a \$350,000 LSA – Luzerne County grant for Avoca Borough to rehabilitate Avoca Community Center, township baseball field, and tennis courts; replace the score board at the Avoca Community Center; and complete wall repairs in the areas surrounding the athletic fields along Plane Street Park Alley and Plane Street Park Grove.

Avoca Borough is requesting to expand the scope of work to include ADA improvements to the Queen of the Apostles Community Center and the West Side Social Club, considered the only viable locations in each ward to hold public events. The West Side Social Club is currently used as a polling place in the 1st Ward and the Queen of the Apostles Community Center is the proposed site for the new 2nd Ward polling location. In addition to serving as polling locations, both sites are available for other community events. The proposed improvements will ensure compliance with Luzerne County Voter Services requirements. The original project scope will be completed, but the length of wall repairs will be reduced to accommodate the costs of ADA improvements at the polling locations.

Recommendation: Approval with grant condition stating: "No Commonwealth funds will be used for religious purposes or to support religious activities. Avoca Borough, and its sub-grantees, provide services and programs that are open to all, regardless of race, creed, color or religious preference."

DATE: August 21, 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

**City of Wilkes-Barre
CSC Outpatient Clinic Project
(Luzerne County)**

**Approved: 07/08/2015
\$100,000 (Grant)**

Requested Change: On July 8, 2015, the CFA Board approved a \$100,000 LSA – Luzerne County grant for the City of Wilkes-Barre, on behalf of the Children’s Service Center of Wyoming Valley (CSC), to construct a new outpatient clinic in the city. The \$1 million request to the CFA board was to construct the over 11,000 sf outpatient clinic addition, renovate the existing 10,000 sf of clinic space, and prepare the parking lot. Due to an award significantly less than requested, the scope of work was reduced to focus on the parking lot construction and site preparation activities for the building.

CSC has been successful in raising funds for the project including an in-kind donation that will cover the cost of the approved infrastructure/site preparation costs. Since the original application, CSC has identified a need for additional parking to support the new clinic. The City of Wilkes-Barre, on behalf of CSC, is requesting a change in the scope of work to the acquisition of property located at 371 South Franklin Street in the City of Wilkes-Barre to address the additional parking needs, engineering and furnishing costs associated with the new building, and grant administration costs.

Recommendation: Approval.

DATE: August 22, 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

Nazareth Borough
Harold V. Knecht American Legion Post 415 Building
(Northampton County)

Approved: 07/01/2016
\$45,000 (Grant)

Requested Change: On July 1, 2016, the CFA Board approved a \$45,000 LSA – Monroe County grant for Nazareth Borough, on behalf of the Harold V. Knecht American Legion Post 415, to modernize the American Legion building with renovations to the interior and a building addition. Funds were approved for construction and administrative costs to complete improvements to include the construction of an insulated building addition with all electrical and HVAC systems, install new flooring tiles and exhaust fans, improve lighting, and build out a storage closet.

The project costs came in under estimates and Nazareth Borough has chosen to absorb administrative costs internally leaving a grant balance of approximately \$16,600. Nazareth Borough, on behalf of the American Legion, is requesting an expansion in the scope of work to include engineering/architectural costs and additional construction costs for improvements to the building's exterior. The exterior improvements include the purchase and installation of vinyl siding and shutters, covering window frames, and aluminum face boards on the gables. Approval of this request will allow for full use of the awarded funds.

Recommendation: Approval.

DATE: August 21, 2007

SUBJECT: Special Request – CFA Board Meeting September 12, 2017

TO: Scott Dunkelberger
Executive Director

FROM: Lynne Ruby
Director, Grants Division

SPECIAL REQUESTS – BOARD ACTION REQUIRED

**The Waterfront Development Company
Riverside Drive and Trail Project
(Lehigh County)**

**Approved: July 1, 2016
Approved Amount: \$1,000,000**

Requested Change:

On July 1, 2016, the CFA Board approved a \$1,000,000 Multimodal Transportation Fund Program grant to The Waterfront Development Company (Waterfront) for the construction of .6 miles of Riverside Drive and Trail parallel to the Lehigh River and the future 26 acre, mixed-use Waterfront Complex. The approved application was originally submitted for 2015 MTF funding, but the 2015 MTF awards determination was delayed for eight months, and Waterfront had to begin their project prior to approval. In addition, Waterfront was also the recipient of a PennDOT MTF award in the amount of \$2,280,000 for the same project and has advised that RACP awards will also be part of their funding.

In order to maximize their use of awarded state funding, and due to the fact that much of the activity originally approved had to begin prior to CFA approval, Waterfront has had to phase their overall \$10 million transportation improvement project and is requesting that the CFA permit a revised scope of work. Instead of the MTF funds being used toward construction only of .6 miles of Riverside Drive and Trail, Waterfront is requesting that the \$1,000,000 MTF award be used toward a phased total project cost of \$1,426,200, which will include the required relocation of a sewer main, streetscaping, engineering and other miscellaneous utility relocations, easement acquisitions, permits and fees, all of which were not begun prior to CFA grant approval on July 1, 2016.

Staff Recommendation: Approval

DATE: August 23, 2017
SUBJECT: Special Request – CFA Board Meeting
TO: Scott Dunkelberger
Executive Director
FROM: Lynne Ruby
Director, CFA Programs Division

SPECIAL REQUESTS – BOARD ACTION REQUIRED

**City of Lancaster
Citywide Transportation Improvements
(Lancaster County)**

**Approved: 7/1/2016
Approved Amount: \$992,618**

Requested Change: On July 1, 2016, the CFA Board approved a \$992,618 Multimodal Transportation Fund grant to the City of Lancaster for citywide transportation improvements. The approved improvements included the design of the relocation of the Armstrong Pedestrian Bridge, boulevard lighting on 11 collective blocks along West King Street and Manor Street, and the construction of bike lanes on South Duke Street, Chesapeake Street, Broad Street, Hershey Avenue, and West Chestnut Street as well as on-road bike lanes connecting the Northeast Greenway Trail to the city. The project would have enabled more connectivity throughout the downtown and create more bike-friendly roads.

The City of Lancaster is requesting a change of scope to remove the construction of bike lanes on South Duke Street, Chesapeake Street, and the bike lanes connecting the Northeast Greenway Trail to the downtown.

The new project will still consist of the boulevard lighting on West King Street and Manor Street and the design of the relocation of the Armstrong Pedestrian Bridge. The bike lanes on Broad Street, Hershey Avenue, and West Chestnut Street will also remain part of the project with the addition of bike lanes on multiple streets in the core of the city. The proposed project is part of a larger citywide project which aims to construct over 10 miles of bike lanes throughout the downtown.

The new total project cost will increase to \$1,443,412.

Staff Recommendation: Approval

DATE: October 23, 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

Redevelopment Authority of Allegheny County **Approved:** 07/01/2016
Project #15 – Etna Riverfront Park Flyover Project **\$250,000 (Grant)**
(Local Project #16-GEDF-038)

Requested Change: On July 1, 2017, the CFA Board approved a \$3,324,602 GEDTF grant to the Redevelopment Authority of Allegheny County (RAAC) which includes a \$250,000 sub-grant to Etna Economic Development Corporation (EEDC) for the Etna Riverfront Park Flyover project. Funding was expected to assist in the construction of a flyover ramp to create access to the Etna Riverfront Park. Since the time of approval, the status of the railroad crossing at the site of the proposed project has been officially changed from private to public. As such, Etna is no longer required to construct the flyover across the railroad tracks at this location. The status change of the railroad crossing dramatically reduces costs associated with the park and surrounding trail area as well as positively impacts future maintenance costs.

RAAC, on behalf of EEDC, is requesting a change in the scope of work. EEDC is proposing to use the funding for engineering and architectural design of the Etna Riverfront Park.

Recommendation: Approval.

DATE: October 11, 2017
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director, Commonwealth Financing Authority
FROM: Lynne Ruby
Director, Grants Division

SPECIAL REQUEST – BOARD ACTION REQUIRED

Duquesne University **Approved:** 7/1/2016 – \$150,000
 Approved: 12/6/2016 – \$200,000
 Total Approved: \$350,000

Requested Change: On July 1, 2016 and December 6, 2016, the CFA Board approved Multimodal Transportation Fund Program grants totaling \$350,000 for sidewalk construction and pedestrian and streetscape improvements on Forbes Avenue in the City of Pittsburgh, Allegheny County. The total project cost at time of approval was \$627,207. Duquesne University is requesting an expansion of scope to include sidewalk construction and pedestrian and streetscape improvements along two intersecting streets, Boyd Street and Shingiss Street. The new total project cost is \$484,505.

Recommendation: Approval

DATE: October 24, 2017
SUBJECT: Special Request – CFA Board
TO: Scott Dunkelberger
Executive Director
FROM: Lynne Ruby
Director, Grants Division

SPECIAL REQUEST – BOARD ACTION REQUIRED

**Indiana County Commissioners
Multimodal Corridor and Roadway Improvements**

Approved: 7/1/2016
Approved Amount: \$980,000

Requested Change: On July 1, 2016 the CFA Board approved a \$980,000 Multimodal Transportation Fund (MTF) grant to Indiana County Commissioners for the construction of a multimodal corridor through Indiana Borough and White Township and road improvements to support the Corporate Campus Business Park in Burrell Township, Indiana County. MTF funds were approved for administrative costs, engineering and acquisition of land to support the construction of a multimodal corridor to link the Hoodlebug Trail, Indiana University of Pennsylvania (IUP) campus, downtown Indiana, and White Township and improvements to Corporate Campus Drive and a small section of Cornell Road at the Corporate Campus Business Park. The approved total project cost is \$2,966,520. No MTF grant funds have been disbursed to date.

The Indiana County Commissioners are now requesting to change the scope of work by removing the proposed work at Corporate Campus Drive and Cornell Road and instead include improvements to roads throughout Indiana County, including Indiana and Ernest Boroughs and Center, Burrell, Brush Valley, Washington, Young, and Blairsville Townships. In addition, the Commissioners wish to use MTF grant funds for the construction of the multimodal corridor trail which will link the Hoodlebug Trail to IUP and downtown Indiana. The original approved budget included Federal CMAQ funds for trail construction, however, due to timing delays those funds were rescinded. The Commissioners re-evaluated the multi-modal corridor work and made some minor changes since acquisition of land is no longer an option. The revised total project cost is \$1,400,000.

Recommendation: Approval

DATE: October 5, 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

**BPA II, Ltd.
Bridgeside Point II
(Allegheny County)**

**Approved: 8/2/2007
\$7,250,000 (Loan)**

Requested Change:

On August 2, 2007, the CFA Board approved a \$7,250,000 Building PA loan to BPA II, Ltd., for the construction of Bridgeside Point II, a five-story office and bio-technology research building located in the Pittsburgh Technology Center on Second Avenue in the City of Pittsburgh, Allegheny County. Bridgeside Point II consists of 158,000 sq. ft., of which approximately two-thirds is developed as wet-lab space for biotechnology research, and one-third as conventional Class-A office space. The project was completed in October 2007.

Currently, 99% of Bridgeside Point II is leased to a single-tenant, the University of Pittsburgh which expires in September 2019. The University must provide BPA II, Ltd. with written notice of their intent to renew the lease by September 2018. BPA II, Ltd. is in current discussions with the University of Pittsburgh and firmly believes the University will renew their lease for another ten-year term as they have invested over \$10,000,000 in a large vivarium on the ground floor that is an essential core research facility for the University of Pittsburgh's School of Medicine.

The Building PA loan has a maturity date of October 25, 2017 that requires a \$6,123,270.37 balloon payment. BPA II, Ltd. is requesting to continue making scheduled monthly principal and interest payments and extend the maturity date one year to October 25, 2018 with a balloon payment at that time. The extension will allow BPA II, Ltd. to refinance the property with the new 10-year lease commitment. The mutual goal is to work with the University of Pittsburgh again to develop and build Bridgeside Point III, a 140,000 sq. ft. research facility that will also be located within the Pittsburgh Technology Center.

Collateral:

Third mortgage lien on BPA II, Ltd.'s leasehold interest in a tract of land consisting of 1.7 acres subordinate to \$28,500,000 first mortgage in favor of First National Bank and a \$3,000,000 second mortgage in favor of Strategic Investment Fund.

Collateral Value:

\$48,800,000 "Market Value"

Staff Recommendation:

Approval of the extension of maturity date to October 25, 2018

DATE: November 7, 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

**East Bangor Borough
North Broad Street Storm Water Remediation
(Northampton County)**

**Approved: 07/01/2016
\$400,000 (Grant)**

Requested Change: On July 1, 2016, the CFA Board approved a \$400,000 LSA – Monroe County grant for East Bangor Borough for the replacement of a storm water management system to manage storm water runoff and eliminate damaging erosive conditions and sedimentation leading to pollution in the East Bangor Dam. The project includes the installation of curbing and ADA compliant sidewalks, 400 linear feet of storm sewer piping, storm sewer inlets, and manholes. The applicant requested \$618,160 and due to the reduced award of \$400,000 the scope of work was reduced to include an area along North Broad Street from the railroad crossing to Weidman Avenue totaling approximately 400 linear feet.

The borough has completed a site survey, preliminary storm sewer inspection, and an initial conceptual engineering design. Additional constructability constraints have been expressed by the Water/Sewer Treatment Contractor and PennDOT. The information gathered in this process has determined that the current plan is not viable and requires an alternative approach.

The borough is requesting an amended scope of work to address the originally proposed 1,300 linear feet of storm sewer system along North Broad Street and the intersection with West Central Avenue utilizing cured in place trenchless methods. This method of addressing the storm sewer rehabilitation is considered a viable alternative that will reestablish the structural integrity of the existing system and provide the 50-year design life similar to traditional methods.

Grant funds will be used for construction, infrastructure, engineering, purchase of materials, purchase and installation of related equipment, and administrative costs.

Recommendation: Approval.

DATE: November 7, 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

**City of Wilkes-Barre
CSC Outpatient Clinic Project
(Luzerne County)**

**Approved: 07/01/2016
\$249,465 (Grant)**

Requested Change: On July 1, 2016, the CFA Board approved a \$246,465 LSA – Luzerne County grant for the City of Wilkes-Barre, on behalf of the Children’s Service Center of Wyoming Valley (CSC), to construct a new outpatient clinic in the city. The request to the CFA board was to construct the over 11,000 sf outpatient clinic addition and renovate the existing 10,000 sf of clinic space. A previous award of \$100,000 was also to be used for infrastructure and site preparation activities at the building. The board is currently considering a Special Request to change the scope of work for that grant as well.

Since the original application, CSC has identified a need for additional parking to support the new clinic. The City of Wilkes-Barre, on behalf of CSC, is requesting a change in the scope of work to include site preparation, paving, and landscaping at three additional lots on its property to provide for adequate parking. Funds will also be used to support administrative costs associated with the grant.

Recommendation: Approval.

DATE: November 7, 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

**Pringle Borough
Swoyersville Ambulance Association Building
(Luzerne County)**

**Approved: 03/29/2017
\$40,000 (Grant)**

Requested Change: On March 29, 2017, the CFA Board approved a \$40,000 LSA – Luzerne County grant for Pringle Borough, on behalf of the Swoyersville Ambulance Association, to purchase a building in Swoyersville Borough for the purposes of housing vehicles and holding events and activities. The request to the CFA board was in the amount of \$180,000 and the subsequent award was \$40,000. Since the time of application and award, the Ambulance Association has struggled significantly with finances and will no longer be able to move forward with the purchase and renovation of the anticipated building.

Pringle Borough is requesting a change in the scope of work to directly benefit Pringle Borough through renovations to the municipal building. A recent review from the Luzerne County Election Bureau indicated deficiency in compliance with the Americans with Disabilities Act at the only polling place within the borough – the Pringle Borough Municipal Building. Grant funds will be used to update the existing handicap ramp, modify the entrance from the ramp into the voting area, and renovate the parking lot to meet current ADA standards. Several additional improvements within the voting area to include removal, renovation, or replacement of protruding objects will also be completed.

The requested change in scope of work results in funds being used for infrastructure, construction, engineering, and administrative costs.

Recommendation: Approval.