
Board of Directors
Minutes – August 14, 2024

A meeting of the Cumberland County Industrial Development Authority was held at 12:00 p.m. at 170 Stover Drive, Carlisle, PA 17015.

BOARD OF DIRECTORS ATTENDANCE:

Kenn Tuckey, Chairman
Parker Kuhns, Vice Chairman
Sarah Battisti, Secretary and Treasurer
Omar Shute, Assistant Secretary & Treasurer (via zoom)
James Ross
George Tyson
Charles Wilson (via zoom)

OTHER ATTENDEES:

Andy Giorgione, Esquire, John Owens, Kevin Benton, CPA,
Janet Anderson, CAEDC (via zoom), Julie Koranda, CAEDC, and Doreen Edwards, CAEDC

CALL THE MEETING TO ORDER

The Chairman welcomed everyone and called the meeting to order.

MINUTES

Kenn requested a motion to approve the minutes.

On a motion by James Ross, seconded by George Tyson, the Board accepted the minutes of the July 10, 2024, meeting. Motion Passed.

SECRETARY'S REPORT

Sarah Battisti indicated that she didn't have any items to report and deferred to Kevin Benton for the Financial Reports.

TREASURER'S REPORT

Kevin Benton updated the Board on the Financial Statements for the period ending July 31, 2024. Kevin reviewed the Balance Sheet and Profit and Loss Statements. A brief discussion was held regarding the outstanding conduit and administrative fees. It was determined by the Board that another past due invoice will be sent and if payment is not received, the next step would be a Warning Letter and possibly future collections.

On a motion by Parker Kuhns, seconded by Omar Shute, the financial statements for the period ending June 30, 2024, were accepted. Passed by majority vote.

Kevin Benton, CPA, reviewed the invoices for June which included services provided by One Law in the amount of \$630.00.

On a motion by Omar Shute, seconded by Parker Kuhns, the Board approved the payment of June invoices. Passed by majority vote.

NEW BUSINESS

Andy Giorgione, solicitor, indicated that the county is suggesting that the IDA post bond to its projects (RACP's) indicating that the IDA (Sub-Grantee) would be responsible for the funds issued towards a project. Andy questioned how this could potentially work as the IDA has no collateral to offer. Andy said that he has contacted several insurance companies, such as Brunswick, CLA, and Gunn Mowery and all have indicated that they don't offer this coverage. Strickler Insurance Company is currently researching on IDA's behalf, and he is awaiting a response. He indicated that he would update the Board as additional information is received.

Andy also indicated that there is a project with the East Pennsboro Ambulance Service [Borrower] to construct a new building at a projected cost of \$1.5 million. East Pennsboro Ambulance has secured financing in the amount of \$990,000 from F&M Trust. The IDA will be responsible for the disbursement of funds and East Pennsboro Ambulance Service has agreed to the \$20,000 in fees, whereby the IDA will receive \$2,500. Kenn and Andy

discussed the possibility of staggering fees. The Board discussed that this has been previously approved for other non-profits.

On a motion by Sarah Battisti, seconded by Parker Kuhns, the Board provided a preliminary approval to move forward and gather additional information on this project.

OLD BUSINESS

Andy Giorgione, CCIDA solicitor, indicated that there is no update on the Summerdale Project at this time. John Owens indicated that the project is receiving good press, and it is closer to completion. One item of concern is the site erosion that occurred because of the storm. A request to extend the project for one additional year is in process.

OPEN DISCUSSION

Kenn Tuckey stated that he wanted to make the Board aware that after reviewing the Bylaws, that a decision to rewrite them was inevitable. Kenn stated that this will be addressed further at the next meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned.