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**Board of Directors**  
**Minutes – October 9, 2024**

A meeting of the Cumberland County Industrial Development Authority was held at noon at 170 Stover Drive, Carlisle, PA 17015.

**BOARD OF DIRECTORS ATTENDANCE:**

Kenn Tuckey, Chairman, Sarah Battisti, Secretary and Treasurer, Omar Shute, Assistant Secretary & Treasurer, James Ross, George Tyson, and Charles Wilson

**EXCUSED:**

Parker Kuhns, Vice Chairman

**OTHER ATTENDEES:**

Andy Giorgione, Esquire, John Owens, Kevin Benton, CPA

**CAEDC:** Janet Anderson, Greg Welker, Romina Altez-Nunez and Doreen Edwards

**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 Omar Shute, seconded by George Tyson, the Board accepted the September 11, 2024, meeting minutes. Motion Passed.

**SECRETARY'S REPORT**

Sarah Battisti indicated that there is no secretary's report.

**TREASURER'S REPORT**

Kevin Benton, CPA updated the Board on the September 2024 Financial Statements.

On a motion by Omar Shute, seconded by George Tyson, the Board accepted the September 2024 financial statements. Motion Passed.

Kevin stated that \$23,000 was collected and noted as receivable. These funds were from the collection of past-due administrative fees. Kevin Benton reviewed the September invoices submitted for payment, including general services provided by One Law for \$924.25, and \$31.50 for review of Summerdale documents.

On a motion by George Tyson, seconded by Charles Wilson, the Board approved September invoices for \$955.75. Motion Passed.

Sarah inquired as to the status of the administrative fee collection. Doreen updated the Board indicating that \$59,000 of the \$87,500 owed has been paid. After several attempts to collect the debt, a final warning letter was recently sent to Caprice BSM, LLC, Mayapple Golf, and Rider Musser Development, LLC. An additional two-week period was allotted to allow these organizations the opportunity to pay the invoices. At the Board's discretion, legal action may be necessary.

**NEW BUSINESS**

Andy Giorgione updated the Board on the MuniCap Agreement stating it's related to the Carlisle TIF approved years ago. Bond counsel recently raised some concerns regarding the calculation and oversight of the taxes. All parties agreed to allow MuniCap to assess the tax calculations and ensure taxing bodies are calculating the taxes appropriately. Sarah inquired if the IDA is simply the conduit and not involved in any oversight or how these taxes are calculated. Andy confirmed that the IDA is not involved in the taxing process or any negative exposure.

On a motion by George Tyson, seconded by Omar Shute, the Board approved and executed the MuniCap Agreement. Motion Passed.

Kenn inquired if the IDA is required by law to post the meeting minutes, which Andy confirmed. Andy stated that the minutes would be reviewed and approved by the board before posting to the website.

Andy encouraged members to closely review the minutes to ensure they represent what is discussed during each meeting. After a brief discussion, the board agreed to post 2024 approved meeting minutes. <https://cumberlandbusiness.com/about-us/industrial-development-authority>

### **OLD BUSINESS**

Summerdale Discussion: (John Owens & Andy Giorgione)

- Wawa is set to open in November, but no firm date has been determined
- The roadway contract has been signed
- Roadway anticipated completion in two weeks, followed by inspections
- Release of Penn Dot Hold Back (30% of \$3,000,000)
- Additional interest on Lots 6 and 7

Greg Welker updated the Board on all Active IDA RACP projects.

### **ADJOURNMENT**

There being no further business, on a motion by George Tyson, seconded by Omar Shute, the meeting was adjourned.