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**Board of Directors**  
**Minutes – January 8, 2025**

The Cumberland County Industrial Development Authority met at noon at 170 Stover Drive, Carlisle, PA 17015.

**BOARD OF DIRECTORS ATTENDANCE:**

T= participation via teleconference, P= in-person participation

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

**OTHER ATTENDEES:**

Andy Giorgione, Esquire, ONE Law, LLC (p), John Owens (t), Kevin Benton, CPA (p)  
**CAEDC:** Janet Anderson (t), Julie Koranda (t) Greg Welker (p) and Doreen Edwards (p)

**CALL THE MEETING TO ORDER**

The Chairman welcomed everyone and called the meeting to order.

**REORGANIZATION – Election of Officers**

Kenn Tuckey indicated that the only item to cover under the Reorganization is the election of officers. He called for nominations.

**George Tyson made the following nominations:**

Kenn Tuckey, Chairman  
Parker Kuhns, Vice Chairman  
James Ross, Secretary  
Sarah Battisti, Treasurer  
George Tyson, Assistant Secretary and Treasurer

On a motion by Parker Kuhns, seconded by Sarah Battisti, the Board accepted the nominations as presented by George Tyson. Motion Passed

Kenn stated that Sarah and Omar's terms have expired, however, they will continue to serve on the Board until replaced or reappointed by the County. Sarah has indicated her willingness to continue serving on the Board and she has been recommended for reappointment to the Cumberland County Commissioners. The appointments to the Board are handled by way of an application process via the County Commissioner's Office.

**SECRETARY'S REPORT**

Kenn requested a motion to approve the minutes.

On a motion by James Ross, seconded by George Tyson, the Board accepted the December 11, 2024, meeting minutes. Motion Passed.

There were no other items to report under the secretary's report.

**TREASURERS REPORT**

Kevin Benton, CPA updated the Board on the December 2024 Financial Statements. Kevin reviewed the balance summary and reconciliation summaries, which are provided to the board in advance of the meeting. Kevin stated that during December, an outflow of \$840 to cover legal fees, advertising, and a line of credit payment.

On a motion by Sarah Battisti, seconded by James Ross, the Board accepted the December 2024 financial statements. Motion Passed.

Kevin Benton reviewed the December invoices totaling \$724 for One Law, LLC.

On a motion by George Tyson, seconded by Parker Kuhns, the Board approved the December invoices. Motion Passed.

**NEW BUSINESS***Statement of Financial Interest:*

Kenn stated that forms were disbursed to those board members in attendance and indicated that Doreen would send copies to those who were not present. Kenn stated that the due date is May 1 but the sooner they are completed and turned in the better.

*Administrative Agreement between CAEDC/CCIDA:*

Kenn stated that the agreement is being worked on but there are still items that require discussion with Janet and legal counsel. Kenn stated that he wanted to update the Board that it's a work in progress.

**OLD BUSINESS***Summerdale Discussion:*

John Owens indicated that the grand opening for Wawa was very successful, and he thanked everyone for their participation. John indicated that the WaWa is non-stop busy. An update on the apartments and the house on the property was provided by George Tyson.

*CCIDA / CAEDC Contract Status Projects:*

Greg Welker updated the Board on the current status of all RACP projects (individual project detail provided), as well as upcoming meetings about the projects.

Greg brought to the Board's attention a recent request for the Cedar Run Business Park RACP. Gettysburg Road Investors, LLC & Select Capital Commercial Properties, Inc. received a \$1 million RACP for the Cedar Run Business Park project in Lower Allen Township. The primary itemization was 9297 (CAEDC). The alternative itemization was 10841 (CCIDA). Greg stated that Select Capital requested consideration to authorize Lower Allen Twp to be the Grantee. For the past several years Select Capital has worked directly with Lower Allen on this project. Together, they were also successful in receiving a CFA Multimodal grant for intersection and access improvements to the Cedar Run Business Park. The timing of these two grants needs to be coordinated. Additionally, Greg stated that Lower Allen is working directly with Select Capital through the Land Development and Permitting Process. Greg said that he would provide more details at the next meeting. Greg stated that Lower Allen Township reached out to the Office of the Budget (OOB), and they've indicated if they secure a letter from the current Grantee authorizing the change, OOB will allow it.

Greg updated the Board with the CAEDC-awarded RACP projects.

There being no further business, on a motion by Parker Kuhns, seconded by Sarah Battisti, the meeting was adjourned.