
Board of Directors
Minutes – February 12, 2025

The Cumberland County Industrial Development Authority met at noon at 230 South Sporting Hill Rd, Mechanicsburg, PA 17050 or Via Zoom.

BOARD OF DIRECTORS ATTENDANCE:

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

OTHER ATTENDEES:

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

CALL THE MEETING TO ORDER

The Chairman welcomed everyone and called the meeting to order.

SECRETARY'S REPORT

Kenn requested a motion to approve the minutes.

On a motion by James Ross, seconded by Omar Shute, the Board accepted the January 8, 2025, 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 January 2025 Financial Statements. Kevin reviewed the balance summary and reconciliation summaries, which are provided to the board in advance of the meeting.

On a motion by Sarah Battisti, seconded by Omar Shute, the Board accepted the January 2025 financial statements. Motion Passed.

Kevin Benton reviewed the January invoices totaling \$6,665 for One Law, LLC, and Hamilton & Musser, PC for one-half of the progress billing for the 2024 Audit.

On a motion by James Ross, seconded by George Tyson, the Board approved the January invoices. Motion Passed.

NEW BUSINESS

- A. Greg Welker updated the Board on the 5 RACP Application Agreements. They are Pacifica Mechanicsburg, LLC, Shippensburg University, Capital Hotels Investment Group, Cumberland-Perry Area Career and Technical Center, and Messiah Lifeways. Greg stated that the Application Agreements between CCIDA and the Developer which outlines the scope of work and also the applicant's agreement to pay a non-refundable one-time fee of 1% of the awarded RACP funds and an annual administration fee of \$1,000 in exchange for CAEDC and the IDA to act as the representative between the projects and state. Greg explained that the Application Agreement is in essence a template and has not changed, except for listing himself as the contact.

On a motion by Sarah Battisti, seconded by Omar Shute, the Board approved the RACP Application Agreements as presented. Motion Passed.

- B. The CAEDC / CCIDA Administration Agreement was tabled. The matter will be brought before the Board at March's meeting.

OLD BUSINESS**A. Summerdale Discussion:**

John Owens reported there are no new developments on the property. He updated the Board on the potential of installing concrete sidewalks due to erosion problems.

B. Municap Agreement:

Jon Cox provided background on the Carlisle TIF project, which started in 2017 with F&M Trust as the lender. The project faced initial delays but has since ramped up, with a hotel completed in 2023 generating significant tax increment revenue. The deal included a debt service reserve fund and a coverage ratio covenant. Due to slower-than-expected revenue accumulation, the deal was restructured at the end of year 5, extending the interest-only period. Principal payments are set to increase in the coming years. Jon explained the challenges faced in administering the Tax Increment Financing (TIF) project in Cumberland County, highlighting the difficulties in collecting and remitting tax increment revenues, particularly due to the steep learning curve of the involved taxing bodies. Administering the TIF has also been vastly complicated by the multiple subdivisions, increasing the initially enrolled property to over 200 parcels. Jon mentioned the need for more frequent remittances to the trustee, which was not being met. Jon explained that is why a professional services firm, Municap, was hired. Municap administers the TIF and is paid from TIF revenues or by the developer as the guarantor, not by the IDA. Jon also raised the need for better education and engagement with other taxing bodies involved in TIFs. Jon emphasized that having an administrator will ensure smooth operations.

C. CCIDA / CAEDC Active RACP Projects and Status

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

D. Select Capital RACP Discussion

Greg discussed a request from Select Capital to waive the 1% fee for their project. The project is currently being handled by Delta Development Group. The project involves a multimodal transportation fund grant through Lower Allen Township. The Board raised concerns about the potential impact on the IDA's revenue if the fee is waived, suggesting that if it's waived for one client, others may also request it. The Board agreed that the 1% fee is reasonable and should be maintained.

Adjournment

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