

Board of Directors Meeting Minutes October 8, 2025

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

BOARD OF DIRECTORS' ATTENDANCE:

Kenn Tuckey, Parker Kuhns, Sarah Battisti, John Murphy, James Ross, and Charles Wilson

Excused: George Tyson

OTHER ATTENDEES:

Michael Pykosh, Kevin Benton, and John Owens

CAEDC: Greg Welker and Doreen Edwards

CALL THE MEETING TO ORDER

The Chairman confirmed a quorum, and the meeting was called to order at 12:00 p.m.

SECRETARY'S REPORT

On a motion by James Ross, seconded by John Murphy, the Board approved the meeting minutes from September 10, 2025, as presented. The motion passed with no objections or abstentions.

TREASURERS REPORT

Financial Statement

Kevin reviewed the Profit and Loss Statement for September. He conducted a review of fees billed, conduit fees billed and paid, legal fees, interest expenses, and total income for the month.

On a motion by John Murphy, seconded by James Ross, the Board accepted the financial statements for the period ending September 30, 2025. The motion passed with no objections or abstentions.

Invoices for Payment

Kevin presented the invoices for payment, which included legal fees (DPM), CAEDC Administrative fees, and conduit fees payable to CAEDC for Messiah Lifeways for \$1,666.67.

Kevin discussed the outstanding and uncollected RACP conduit and administration fees. If payments are not received, collection letters from DPM are approved.

On a motion by James Ross, seconded by Parker Kuhns, the Board approved the payments as follows:

- DPM Legal fees(\$770)
- CAEDC invoices (Quarter 4 of 2024-\$3,750)
- CAEDC invoice for 1/3 RACP Conduit Fee (\$1,667)

The motion passed with no objections or abstentions.

OLD BUSINESS

Summerdale:

John Owens noted that the owner had not provided an official update. Informal conversations with Andy Giorgione suggested two projects may be moving forward—an auto deal pending confirmation and a residential housing project.

Active RACP Projects and Status:

In Alyssa Smith's absence, Greg Welker provided updates on active RACP projects, as follows:

Projects Moving Forward:

- Army Heritage Center Project: Bid awarded last month; moving forward
- Cumberland Perry Area Career and Tech Center: Documentation provided to Econ Partners; project management proposal being submitted to OB by deadline

Projects at Risk:

- Capitol Hotels and Investment Group (former Shippensburg location):
- Received RACP award last fall
- They have not provided additional information for the project management proposal (PMP) submission

- Multiple contact attempts (phone, email) were unsuccessful
- There is no confidence that the project will move forward
- Deadline to submit expires end of this month; may be removed from list

Other Project Update:

- Total Applications Statewide: 831
- Cumberland County Applications: 16 projects requesting \$41.3 million total
- 2017 Itemizations: Two itemizations from 2017 with \$7.5 million remaining to be prioritized for deployment to preserve itemizations with longer shelf life
- Expiration: 2017 itemizations set to expire in 2027
- Strategy: Prioritize deploying \$7.5 million from older itemizations; above that amount, prioritize IDA itemizations as awards are determined

NEW RACP Projects

Current Status:

- Opened August 29th
- Application deadline - September 23rd
- Applications received to date: 2
- Expected applications by deadline: 4 total (2 more due this afternoon; confirmed contact with one applicant this morning)

Submitted Applications:

- Mechanicsburg Fire Department (Cumberland County)

Expected Applications:

- Tri-County Housing in Carlisle - Letort Townhomes (8 townhomes)
- Market Street Development - Restaurant in Camp Hill (former Float Spa location)
- Former Coakley's Restaurant – (Several storefronts and apartments upstairs)
- South Middleton School District – (Demo and construction of new fieldhouse and 2 concession stands)

NEW BUSINESS

Jones Harvesting

Chairman Kenn Tuckey recused himself due to company involvement with project.

Michael Pykosh, Solicitor, presented an overview of a fee agreement with Jones Harvesting. The CCIDA would serve as a bond conduit, with no recourse on a \$16 million loan from F&M Trust in the form of tax-free bonds or/loan. Jones Harvesting will pay Legal Fees, and CCIDA will collect the 1% conduit fee. All collateral is secured through Jones Harvesting via mortgage and other means. The CCIDA has no liability for the loan, loan fees, or legal fees under any circumstances.

Project Background:

- Digester processes food waste and animal manure
- Generates energy sold back to power companies
- Produces gas sold to gas companies
- Creates bedding for the cattle industry

Jones family: Long-established Newville area farming operation, approximately 15,000 acres farmed in Perry County and the central Pennsylvania area, six brothers involved (two primary active operators), multiple business operations, including two meat markets

- Estimated savings from bond structure: Excess of \$1 million over the term of the loan
- Total project cost: \$16.5 million

Legal Safeguards:

- Fee agreement modified to clarify that the Authority has no responsibility for legal fees
- All collateral secured by Jones Harvesting property and assets

Next Steps:

- Execute fee agreement with Eckart Seamans (Bond Counsel) - dated September 22, 2025
- Draft Authority agreement with Jones for 1% conduit fee
- Bond counsel to draft loan documents
- Public hearing required (standard process)
- Presentation to County Commissioners (standard process)
- Appraisals and assessments to be completed

On a motion by James Ross, seconded by Charles Wilson, the Board authorized the Vice Chair to execute the Fee Agreement with Jones Harvesting. The motion passed. Kenn Tuckey abstained.

James Ross requested that the Board enter into an Executive Session. An Executive Session was called at 12:28 p.m. to discuss real estate matters and potential litigation.

Executive session concluded at 12:41 p.m.

ADJOURNMENT

There being no further business, John Murphy motioned, seconded by James Ross, to adjourn the meeting at 12:42 p.m.