



A Subsidiary of CAEDC

MEETING MINUTES

The Rec Management Group met on **November 21, 2025**, @ 8:30 a.m.
at 230 S Sporting Hill Rd, Suite 100, Mechanicsburg, PA 17050

ATTENDANCE:

Janet Anderson, Jon Cox, Jill Gaito and David Luo

Excused: Andrew Notarfrancesco,

CAEDC STAFF/OTHERS WHO APPEARED BEFORE THE COMMITTEE:

Greg Welker, Julie Koranda, and Doreen Edwards

CALL TO ORDER

A quorum being present, the meeting was called to order at 8:30 a.m.

PROJECT STATUS UPDATES

Frog Switch Property

The Hazardous Building Materials Survey and Report was reviewed, with discussion focusing on the asbestos identified in the Frog Shop building. Additional updates included the draft environmental report expected in early December, soil testing results, and cost tracking for loan reimbursement. The group also discussed the upcoming site tour for CAEDC Board members on December 3rd and the meeting with County Commissioners scheduled for December 11th.

Kuhn Property Update

An update was provided on the property, including discussion of the signed Purchase Agreement and the potential closing date of September 26, 2026.

Tyco Project

A general update was provided.

On a motion by David Luo, seconded by Jill Gaito, the group approved amending the lease agreement with Rogele Inc. The motion passed.

MINUTES

On a motion by Jill Gaito, seconded by David Luo, the group approved the October 8, 2025, meeting minutes. The motion passed.

FINANCIAL REPORTS

Financial Statements

Julie reported on the financial statements, indicating that there was nothing out of the normal.

On a motion by David Lou, seconded by Jill Gaito, the group approved the Financial Statements for the period ending October 31, 2025. The motion passed.

Cash Position Report

Julie reviewed the group's cash position and indicated that additional funds would be needed to cover expenses.

On a motion by Janet Anderson, seconded by David Luo, the group authorized the transfer of \$5,000 from REC FS to REC Main and then to REC TE. The motion passed.

Invoices:

Group Discussion regarding PP&L. Janet indicated that she would follow up with Dan Gibbs on Kilowatt usage on the property.

On a motion by David Luo, seconded by Janet Anderson, the group approved the payment of invoices as presented. Jill Gaito abstained from the GMS Funding invoice. The motion passed.

EXECUTIVE SESSION

The group entered executive session at 9:06 a.m. to discuss real estate matters. Executive Session was held. Jill Gaito moved to return to regular session at 9:21 a.m. Janet Anderson seconded the motion.

OTHER BUSINESS

On a motion by Janet Anderson, seconded by Jill Gaito, the group ratified the SR Duffie CM Agreement. The motion passed.

ADJOURNMENT

There being no other business, the meeting adjourned.