



A Subsidiary of CAEDC

MEETING MINUTES

The Rec Management Group met on **January 16, 2026**, @ 8:30 a.m.
at 230 S Sporting Hill Rd, Suite 100, Mechanicsburg, PA 17050

ATTENDANCE:

Andrew Notarfrancesco, Janet Anderson, Jon Cox, Jill Gaito, and David Luo

CAEDC STAFF/OTHERS WHO APPEARED BEFORE THE MANAGEMENT GROUP:

Commissioner Kelly Neiderer
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

Kuhn Property

- Purchase and sale agreement in place with an auto parts retail store
- Buyer currently in due diligence phase
- Site investigations and engineering work are ongoing

Tyco Property

- Conference call was held this week with Woda Cooper, Tri-County Housing, and Gary Linker
- Woda Cooper will send a letter to Carlisle Borough regarding the land development plan and off-site improvements
- TPD transportation impact study (completed fall 2024) concluded no off-site improvements needed based on their plan
- Woda Cooper sent the transportation study to Jeff Bergston (Borough Transportation Director), requesting a meeting
- *Project Status:*
 - Woda Cooper awarded low-income housing tax credits (one of 30 recipients, fall 2025)
 - Projected closing: Fall 2026
 - FSA/Justin Doty handling engineering
 - Project includes for-purchase, first-time homebuyer townhomes developed by Gary Linker/Tri-County Housing
 - Nearly 50 dwelling units total
 - \$500,000 in funding received to date (including FAR funding)
 - Seeking additional funding to close the gap
- *Site Security Issues:*
 - Borough cited REC for idling trucks on site
 - Temporary concrete barriers were installed
 - Seeking to rent permanent jersey barriers
 - No trespassing signs are posted; enforcement needs to be requested

Frog Switch Property

- *Demolition RFP Update:*
 - Don Sokoloski (Project Manager) is assembling the demo RFP
 - Schedule adjusted to February 15, 2026 (previously end of January)
 - Phase 2 summary received from BL Companies

- *RFP Scope:*
 - Full abatement from slabs up (not removing slabs or foundations)
 - Includes: asbestos, any hazardous materials, lead paint, and miscellaneous debris
 - Separate breakout pricing for demolition of structures
 - Large buildings are priced separately due to significant scrap value potential
 - Smaller structures broken into smaller packages for local Cumberland County contractors
 - Pits to be filled with stone (not foundry sand) for safety
- *Developer RFP*
 - Will follow demolition RFP in sequence
 - Timeline adjusted slightly due to demo RFP delay
- *Demolition Permit*
 - A rejection letter was received from Carlisle Borough on Monday
 - 10 business day timeframe to respond (deadline: next Friday)
 - McNees Law is preparing appeal to Borough Board of Appeals
 - 30-day process to challenge demolition ordinance validity

On a motion by Jill Gaito, seconded by Jon Cox, the group authorized McNees Law to file an appeal with the Borough Board of Appeals regarding the demolition permit rejection. The motion passed.

On a motion by Jon Cox, seconded by Jill Gaito, the group authorized McNees Law to file a declaratory judgment action on the Demo Ordinance within 30 days as necessary. The motion passed.

- *Phase 2 Environmental Report Summary*
 Jill Gaito provided background on the report, reported on Hazardous building materials survey findings, soil investigation findings (geophysical survey, contamination analysis, and metals in the soil). Jill also stated that the Environmental covenant prevents groundwater use on-site (public water required).
- *Remediation Funding:*
 - \$750,000 committed from DCED EPA remediation funding
 - BL companies must write a work plan summarizing remediation
 - Total allocated funding: \$1.5 million

REC Management Group also discussed the landfill delineation, indicating that it may be incorrect (too far east). BL Companies is researching the correct delineation. Other vacant properties were discussed.

MINUTES

On a motion by David Luo, seconded by Janet Anderson, the group approved the minutes of the November 21, 2025, meeting. The motion passed.

FINANCIAL REPORTS

Financial Statements

Julie reported on the financial statements and cash position:

On a motion by Jill Gaito, seconded by David Luo, the group accepted the Financial Statements for the period ending December 31, 2025. The motion passed.

The group discussed the current financial and grant reimbursement status.

Invoices

Invoices provided in advance of the meeting totaled \$57,000, plus two additional invoices received on January 16th, 2026, were also reviewed.

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

On a motion by Jill Gaito, seconded by David Luo, the group authorized drawing \$53,000 from the Finanta Line of Credit. The motion passed.

Jon Cox authorized staff (Janet Anderson and/or Julie Koranda) to contact Finanta (formerly Community First) to request an increase to the Line of Credit.

NEW BUSINESS

The Group discussed amending the REC Management Operating Agreement.

PA Sites Grant Signage Requirement

On a motion by Jon Cox, seconded by David Luo, the group approved the purchase of a post-mounted sign. The sign will be displayed when the grant agreement is signed or when grant drawdown authorization is received. The motion passed.

ADJOURNMENT

On a motion by Jon Cox, seconded by Jill Gaito, the meeting was adjourned at 10:30 a.m.