



A Subsidiary of CAEDC

MEETING MINUTES

The Rec Management Group met on **February 20, 2026** @ 8:30 a.m.
at 230 S Sporting Hill Rd, Suite 100, Mechanicsburg, PA 17050

ATTENDANCE:

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

CAEDC STAFF/OTHERS WHO APPEARED BEFORE THE COMMITTEE:

Commissioners: Jean Foschi and Gary Eichelberger
Kirk Stoner, Julie Koranda, Greg Welker, 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

Andrew stated that an agreement is in place with an auto parts retailer and are currently in the due diligence cycle.

Tyco Project

Andrew reported the following:

- A Purchase and Sales Agreement with Woda Cooper has been signed.
- Woda Cooper is currently in the design phase and will be holding their first public meeting.
- Project details: 42-unit tax credit affordable housing development (Woda Cooper) plus 8 for-sale first-time homebuyer townhomes (Tri-County) = 50 total new affordable housing units.

Frog Switch Property:

Jill Gaito updated the REC Management Group on the Environmental Site Assessment, Brownfield Revolving Loan Fund, Demolition RFP, Abatement concerns raised by Contractors, and Demolition Permit.

Other Updates:

- Isolate Transformer Proposal has been received from IBabel to open the air switch to isolate the transformer and pull two low-voltage fuses. The purpose is to reduce phantom electrical usage/leakage at the site and lower the electric bill. PP&L authorization has been confirmed.

On a motion by Jon Cox, seconded by Janet Anderson, the Group authorized the IBabel Isolate Transformer Proposal for \$2,560. The motion passed.

- Site Sign Update: Final rendering for the site sign for PA Sites was distributed. No feedback received; fabrication has been authorized.
- Jill presented a factual memo summarizing REC's process and engagement history. The board noted that REC has held at least 6 meetings with borough officials over 3 years, conducted site tours, and received letters of support.

On a motion by Jon Cox, seconded by Janet Anderson, the REC Management Group authorized staff to draft and refine a press release based on Jill's memo, for posting to the microsite and media distribution. The motion passed.

Mandatory Public Meeting (Act II / DCED Grant)

A public meeting will be required as a condition of the DCED remediation grant, focusing on the Alternatives of Brownfields Cleanup (Act II process). The public meeting is expected in April.

The Group discussed loan closing documents.

On a motion by Jon Cox, seconded by Jill Gaito, the Group authorized the appropriate officers, Janet Anderson, to sign loan/grant documents and take necessary actions to obtain required property insurance on the office building. The motion passed.

MINUTES

On a motion by Jon Cox, seconded by David Luo, the group approved the minutes of the January 16, 2026, meeting. The motion passed.

FINANCIALS & APPROVAL TO PAY INVOICES

Financial Statements

Julie reported on the financial statements and cash position:

- REC Main and REC Tyco accounts are in good standing.
- Frog Switch account has a shortfall; the BL invoice (reimbursable through LSA) has been submitted and will reduce the shortfall.
- PA Sites grant reimbursement request in progress: approximately \$50,000–\$60,000 in eligible reimbursement plus closing costs to be submitted the following week.

On a motion by Jon Cox, seconded by Jill Gaito, the group accepted the financial statements ending January 31, 2026. The motion passed.

Invoices

The Group reviewed the invoices provided in their meeting packets.

On a motion by Jon Cox, seconded by Jill Gaito, the Group approved all invoices submitted, except for SR Duffie, BL Companies, and GMS, pending LSA reimbursement. The motion passed.

OLD BUSINESS

Amended and Restated Operating Agreement

On a motion by Jon Cox, seconded by David Luo, the Group tabled any action on the Amended and Restated Operating Agreement. The motion passed.

NEW BUSINESS

On a motion by Jon Cox, seconded by Jill Gaito, the Group ratified the approved Line of Credit increase from \$250,000 to up to \$500,000 (previously voted via email). The motion passed.

ADJOURNMENT

Andrew moved adjournment of the meeting at 9:28 a.m.