



A Subsidiary of CAEDC

MEETING MINUTES

The Rec Management Group met on **Thursday, April 16, 2026** @ 8:00 a.m.
at 230 S Sporting Hill Rd, Suite 100, Mechanicsburg, PA 17050

ATTENDANCE:

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

CAEDC STAFF/OTHERS WHO APPEARED BEFORE THE COMMITTEE:

Julie Koranda and Greg Welker

CALL TO ORDER

A quorum being present, the meeting was called to order at 8:03 a.m. Technical difficulties with the conference room camera were experienced; audio participation was maintained for all attendees.

MINUTES

On a motion by Janet Anderson, seconded by Andrew Notarfrancesco, the Group approved the minutes of the March 20, 2026, meeting. The motion passed.

PROJECT STATUS UPDATES

FROG SWITCH PROPERTY:

The following update was provided:

- *Abatement & Demolition*
 - Abatement and demolition bids have been received; contracts are fully executed. REC FS awaits demo permit from Carlisle Borough.
 - Abatement is planned to commence within the next week or two. DEP approval for the abatement plan has been received.
- *Financial Reimbursement*
 - The first PA Sites reimbursement request was submitted and approved. Future reimbursement requests are expected to be submitted monthly.
- *RFQ for Development Services*
 - A Request for Qualifications (RFQ) for a Developer has been drafted and shared with the Borough for review. The Borough provided a list of additional developers to include. Approximately 20–25 development companies in the mid-state, greater Pennsylvania, mid-Atlantic, and out-of-state markets will receive the RFQ, which is also available on the Microsite.
- *Phase 2 Environmental Remediation Delineation*
 - Volpe (environmental consultant) is scheduled to return to the site in May to conduct final sampling. Upon completion of sampling, BL will finalize the remediation plan and submit it to DEP for approval.

The group also discussed the upcoming PA Sites Loan closing, right-to-know requests, and potential demolition event.

KUHN PROPERTY UPDATE

- No material updates. The prospective purchaser/developer continues due diligence.

TYCO PROPERTY – Woda Cooper Development

- Woda Cooper continues due diligence and is working toward closing, targeted for September–November of this year.

FINANCIALS & APPROVAL TO PAY INVOICES

Financial Statements

Julie reported on the financial statements and current cash position as of March 18th.

On a motion by Andrew Notarfrancesco, seconded by Janet Anderson, the Group accepted the financial statements ending March 31, 2026. The motion passed.

Cash Position and Reimbursement

Julie provided an update on the Group's cash position. She also stated that the line of credit extension has been approved.

Invoice Payment Authorization

The Group reviewed the invoices provided in their meeting packets (spreadsheet).

On a motion by David Luo, seconded by Andrew Notarfrancesco, the Group authorized payment of current payable invoices within available cash and credit, and to defer remaining invoices pending receipt of the extended line of credit proceeds and PA Sites reimbursement. The motion passed.

OLD BUSINESS

Ratification of Email Approval – Rose Print Shop

On a motion by Janet Anderson, seconded by David Luo, the Group ratified the prior email approval for an agreement with Rose Print Shop for signage at the Frog Switch project site. The motion passed.

NEW BUSINESS

No new business was raised.

EXECUTIVE SESSION

The Group entered Executive Session at 8:30 a.m. to discuss a legal matter regarding the status of the supplemental engagement with BL Companies for additional environmental services. The meeting was reconvened at 8:53 a.m., and the following actions were taken:

On a motion by David Luo, seconded by Andrew Notarfrancesco, the Group authorized the Solicitor to review the BL Additional Service Agreement #3 ("ASA#3") related to additional environmental services and provide recommendations. The motion passed.

On a motion by Andrew Notarfrancesco, seconded by David Luo, the Group authorized the execution of BL's ASA#3 upon satisfactory review by the Solicitor. The motion passed.

ADJOURNMENT

On a motion by Janet Anderson, seconded by David Luo, the meeting was adjourned.