

Board of Directors Meeting Minutes
May 13, 2026

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

BOARD OF DIRECTORS' ATTENDANCE:

Kenn Tuckey, Parker Kuhns, John Murphy, James Ross, George Tyson, and Charles Wilson (via TEAMS)
Excused: Sarah Battisti

OTHER ATTENDEES:

Michael Pykosh and Kevin Benton
CAEDC: Greg Welker, Alyssa Smith, and Doreen Edwards
Janet Anderson and Julie Koranda (via TEAMS)

CALL THE MEETING TO ORDER

The Chairman confirmed a quorum, and the meeting was called to order at 12:04 p.m.

SECRETARY'S REPORT

Meeting Minutes

On a motion by James Ross, seconded by John Murphy, the Board approved the April 8, 2026, meeting minutes. The motion passed with no objections or abstentions.

TREASURERS REPORT

Financial Statements

Kevin Benton, Accountant, presented the financial reports for the period ending May 31, 2026. He reported on May's activity, including payments for legal fees, CAEDC Admin Fees, and insurance payments.

On a motion by Parker Kuhns, seconded by James Ross, the Board accepted the financial statements for the period ending May 31, 2026. The motion passed with no objections or abstentions.

Invoices for Payment

The Board approved the invoices presented for approval:

On a motion by John Murphy, seconded by James Ross/Charles Wilson, the Board approved the payment of invoices as presented. The motion passed with no objections or abstentions.

OLD BUSINESS

Summerdale Update:

Solicitor Michael Pykosh provided the Board with an update on the current status of the Summerdale development. Mr. Pykosh reported that, based on communications with Andy Giorgione, the property owner continues to negotiate refinancing arrangements with the lending institution. He further advised that Lot #8 is currently under contract, and a prospective buyer has been identified for the remaining four (4) lots.

Active RACP Projects and Status:

Alyssa Smith updated the Board on any action that occurred during May 2026.

NEW BUSINESS

Directors and Officers Insurance

Kenn Tuckey reported that the Directors and Officers Insurance policy was renewed in May and had been distributed to the Board for information and review. James Ross noted that the policy provides excellent coverage. Mr. Tuckey requested that the Board authorize payment of the Directors and Officers Insurance premium to Cincinnati Insurance Company.

On a motion by John Murphy, seconded by James Ross, the Board approved the Directors and Officers Insurance premium as presented. The motion passed with no objections or abstentions.

TIF-Administrative Expense Fund Requisition No. 2 [2026]

On a motion by Parker Kuhns, seconded by John Murphy, the Board approved the Administrative Expense Fund Requisition, authorizing payment of the Municipal invoice. The motion passed with no objections or abstentions.

EXECUTIVE SESSION

An executive session was called at 12:19 p.m. to discuss a potential litigation matter (200 First Street Associates).

The Board reconvened in open session at 12:45 p.m. It was noted that no action was taken as a result of the executive session.

ADJOURNMENT

On a motion by James Ross, seconded by John Murphy, the meeting was adjourned at 12:46 p.m.