



A Subsidiary of CAEDC

MEETING MINUTES

The Rec Management Group met on **Friday, May 15, 2026** @ 8:30 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 GROUP:

Julie Koranda, Greg Welker, and Doreen Edwards

CALL TO ORDER

A quorum being present, the meeting was called to order at 8:36 a.m.

PROJECT STATUS UPDATES

FROG SWITCH PROPERTY:

The following updates were provided:

- The power substation on High Street was terminated on May 12th. All electric utilities to the site have been capped and shut off.
- Discussions regarding sewer and water capping procedures are ongoing.
- Weekly on-site safety meetings are being held every Monday. Safety performance and contractor conduct remain strong.
- Hazardous material clearances obtained for: Silo, Building 5 (Maintenance), Building 20 (Pattern Storage), Building 3 (Office), Building 2 (Frog Shop), and Building 1 (Foundry), with the transient roof in the process of being removed. Building 3, the transient roof remains.
- Foundry sand (regulated by DEP) remains the last major item pending.
- DEP has approved the abatement plan. Abatement and demolition bids have been received, and contracts are fully executed.
- The demo permit from Carlisle Borough has not been received to date.
- Multiple security breaches have occurred on the property despite significant fencing.
- FSA met with the conservation district on May 6, with an introduction to the site, and base mapping is scheduled to move forward. Drawing submissions should be available the first week of June and will be submitted to DCED.

North Middleton Township – 4-acre parcel

Site clearing on the 4-acre parcel was completed approximately two weeks ago.

Opportunity Zone (OZ) Designation

The group discussed a call from GMS funding regarding the reopening of the Opportunity Zone designations throughout the Commonwealth. Frog Switch has a strong potential to qualify. If a favorable determination is received, REC MG may need to re-engage its lobbying firm (RNI) to pursue formal government outreach.

Rails to Trails

A walkthrough and tour with Rails to Trails is scheduled for May 20th. All members are welcome to attend. Topics will include the office building and the trail, as well as the status of Rails to Trails' negotiations with Norfolk Southern.

KUHN AND TYCO PROJECT UPDATE

Both projects remain status quo. No additional conversations with partner developers. Both are continuing in their due diligence phase.

COMMUNICATION PROTOCOL

Janet requested that all REC MG members copy relevant staff on emails received from project partners or consultants, including title insurance correspondence and date confirmations on all projects. Information not copied to staff is not captured in the project file.

MINUTES

On a motion by Jon Cox, seconded by Janet Anderson, the Group approved the minutes of the April 8, 2026, meeting. The motion passed.

FINANCIALS & APPROVAL TO PAY INVOICES

Financial Statements

Julie presented the financial statements, noting they are largely status quo. She remarked that Kevin Benton, Accountant, added a new line item on the combined balance sheet under Frog Switch to reflect the PA Sites Loan balance, allowing ongoing tracking of remaining available funds.

On a motion by Jon Cox, seconded by David Luo, the Group accepted the financial statements ending April 30, 2026. The motion passed.

Cash Position and Reimbursement

Julie presented an updated cash position spreadsheet with the following key points.

- Bank account balances are current as of the end of April. Balances are monitored closely within a day or two of each meeting.
- REC Main and Rec Tyco accounts have sufficient funds to cover current month obligations.
- Frog Switch account has a projected shortfall for the current month, due primarily to two BL invoices (funded by LSA pass-through, not included in the net shortfall calculation).
- A draw on the line of credit was made to pay the legal invoices of McNees, Wallace, and Nurick.

Reimbursement Update — Acquisition Cost Pullback

Julie remarked that the state indicated that closing costs included in the first reimbursement request must be removed. Julie stated that Greg and Sarah (GMS) are working on amending the project scope to recoup the closing costs. The state has indicated this will be reviewed carefully. A second reimbursement request has been submitted. Julie also stated that the Line of Credit extension has been approved. The Group discussed the administrative costs cap of 5% (including legal) under the grant/loan agreement.

Invoice Payment Authorization

The Group reviewed the invoices provided in their meeting packets.

On a motion by Jon Cox, seconded by David Luo, the Group authorized payment of all invoices listed on the spreadsheet, ratified approval of invoices submitted by email, and authorized a draw on the line of credit as necessary to cover any shortfall. The motion passed.

Finanta (Community First Fund) – Line of Credit

Julie Koranda reported that the previously approved payment to Finanta (Community First Fund) for the line of credit increase could not be completed by check; the system required a credit card payment. In order to process the payment, Janet used her personal credit card to complete the transaction.

On a motion by Jon Cox, seconded by David Luo, the Group authorized the reimbursement to Janet and authorized her to execute the corresponding check. Janet Anderson abstained from the vote. The motion passed.

EXECUTIVE SESSION

No Executive Session was held.

ADJOURNMENT

There being no additional business, the meeting was adjourned at 9:01 a.m.