CUMBERLAND COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

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Board of Directors Meeting Minutes
June 17, 2026

Attendance
Board Members
Kenn Tuckey, James Ross, Parker Kuhns, John Murphy, George Tyson, Charles Wilson
Excused: Sarah Battisti

Others / Staff Present:
Kevin Benton, Mike Pykosh, Doreen Edwards, Alyssa Smith, and Greg Welker

CALL TO ORDER
With a quorum present, the meeting was called to order at 12:07 p.m.

SECRETARY'S REPORT
On a motion by James Ross, seconded by John Murphy, the Board approved the May 14, 2026, meeting minutes. The motion passed.

RATIFY RESOLUTIONS
The Chair informed the Board that he and James Ross would be executing previously approved resolutions that had remained unsigned on file, so that fully executed copies would exist for the record. The resolutions include specific language describing the execution of the documents.

On a motion by Parker Kuhns, seconded by George Tyson, the Board ratified Resolutions and authorized the Chairman and Secretary of the Board to sign Resolutions as follows: Resolutions included are Resolution 2023 (TIF – Trustee to transfer funds for payment - $7,500), Resolution No. 4-2022(a) – RACP Allenberry Resort; Resolution No. 1-2021- RACP FOWST; Resolution 2021 – Revenue Bonds – Central Penn College Project; and Resolution No. 5-2020 – Multi-Modal Transportation Grant, WoodMark Project. The motion passed.

TREASURERS REPORT
The Board reviewed the financial report, including auditor hours, legal counsel expenses, insurance expenses, and a small amount of interest expense on the line of credit. The Board discussed total expenses for the month.

On a motion by Parker Kuhns, seconded by John Murphy, the Board accepted the May Financial Statements as presented. The motion passed.

- *Payment of Invoices*

Staff noted that administrative fee invoices are being prepared and will be mailed out at the end of the month. The Board agreed that notice would be given to each recipient in advance of the invoices being sent.

The Board reviewed two bills for payment approval:
- Legal fees for the prior month
- Column Software (formerly billed under "The Sentinel"), ad related to the change in meeting date.
- A check-printing charge for additional bank checks is automatically withdrawn from the MidPenn Bank account.

On a motion by John Murphy, seconded by James Ross, the Board approved the payment of invoices as presented. The motion passed.

OLD BUSINESS

Summerdale Project

Mike Pykosh provided a written and verbal update regarding interest in the Summerdale lots. He indicated Andy Giorgione stated Adam Brennan had previously been interested in the property and was close to a signed deal, but Burkentine Homes has since re-entered the picture and signed an agreement to purchase Lot 8. Burkentine Homes is in the process of preparing a sketch plan and requesting a zoning amendment, which is expected to be presented at a Pennsboro Township meeting.

Separately, an auto collision and repair company is looking at Lots 3 and/or 4, either individually or together, and another party has expressed interest in purchasing the entire project. No agreement is in place on either front.

Mr. Pykosh also reported that the developer believes they have reached a deal with Commonwealth National Bank to extend the current loan, after earlier discussions about refinancing did not proceed.

The developer has paid to complete the required path work on the site and has notified the conservation district; it is unclear whether an inspection has yet occurred. There was discussion regarding whether the conservation district or the township is responsible for approving the path improvements, and it was noted that these improvements (along with related exterior work reviewed by PennDOT) must be completed before certain grant funds can be released.

Greg Welker reported that approximately $500,000 remains to be drawn down on the project, with approximately $400,000 drawn to date. Staff is working with Shauna to gather remaining information on the project's status. It was confirmed that the remaining draw relates to reimbursement for work already completed and paid for.

Active RACP Projects

Alyssa Smith updated the Board on the status of active RACP projects. She noted that the CCIDA is still awaiting verbal confirmation on RACP (Redevelopment Assistance Capital Program) awards from last year's applications; no approvals have been announced yet.

NEW BUSINESS

Auditor Contract

The Board discussed that the current auditor's three-year contract has expired. The Board had previously discussed putting the engagement out to bid. Kevin Benton noted that the pool of firms performing governmental audits, including those with the required experience, continues to shrink, making the search more challenging.

The Board agreed to discuss the matter further at the next meeting before deciding whether to put the audit engagement out for bid. If the Board proceeds, staff will compile a list of firms to solicit next month, allowing approximately one month for responses, with the process concluding around August.

Board Vacancy

The Board briefly discussed the ongoing search to fill the Board vacancy. A couple of names have been identified, and recommendations have been submitted; the matter is now in the Commissioners' hands for consideration.

CAEDC Fee/Agreement Review

Kenn requested a meeting with Mike Pykosh, Sarah Battisti, and CAEDC staff to discuss the administrative agreement and related items with CAEDC, and to report back to the Board with findings.

EXECUTIVE SESSION
The Board called for an executive session at 12:17 p.m. to discuss potential litigation. The Board returned to regular session at 12:33 p.m., indicating no action was taken.

ADJOURNMENT
On a motion by James Ross, seconded by John Murphy, the meeting was adjourned.