



A Subsidiary of CAEDC

MEETING MINUTES

The Rec Management Group met on **Friday, August 28th, 2026** @ 8:30 AM at 230 S Sporting Hill Rd, Suite 100, Mechanicsburg, PA 17050

ATTENDANCE:

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

CAEDC STAFF/OTHERS WHO APPEARED BEFORE THE GROUP:

Don Sokoloski – SR Duffie, Commissioner Kelly Neiderer,
Julie Koranda, Greg Welker, and Stacy Tussey

CALL TO ORDER

A quorum being present, the meeting was called to order at 8:32 AM.

PROJECT STATUS UPDATES

FROG SWITCH PROPERTY

Don provided an update on demolition activities, reporting that the foundry building demolition is progressing with block wall removal being done piece by piece along the street. The demolition is expected to be completed by mid-November, followed by cleanup and sand removal. For the office building, Don estimated costs around \$175,000 for weatherproofing and hazardous material abatement

LSA Discussion

- Discussion on applying for LSA and Category 4 funding to stabilize the building.
- Greg confirming the Category 4 deadline is September 30th and statewide deadline is November 30th. Stabilization includes windows, doors, HVAC systems, and interior demo.
- Greg will contact Sara about funding options.

Developer Proposal

Discussed the two developer proposals:

Triple Crown Corporation's plan for approximately 200 residential units and 50,000 square feet of retail space.

Equity Partners' proposal which included retail, medical and affordable housing.

TYCO & KUHN PROPERTY UPDATES

- Tyco buyers are progressing with borough.
- Auto Part site is near closing, targeted for mid-September.

Lemoyne Middle School

- Chris Rice's office has filed the dissolution paperwork for REC, LMS, LLC.

MINUTES

On a motion by Jon Cox, seconded by David Luo, the Group approved the minutes of the July 17th, 2026, meeting. The motion passed.

FINANCIALS & APPROVAL TO PAY INVOICES

Financial Statements

Financial statements for the period ending July 31, 2026, were presented.

On a motion by Jon Cox, seconded by Janet Anderson, the Group accepted the financial statements for the period ending July 31, 2026. The motion passed.

Cash Position, Invoices, and Reimbursement

Julie Koranda presented the cash position across all three entities. The Group discussed the disbursement of funds.

On a motion by Jon Cox, seconded by Janet Anderson, the Group approved to draw on the Line of Credit in the amount of \$15,000 to fund payments. The motion passed.

Reimbursements and New Invoices –

Tyco account: owes approximately \$17,009; most time-sensitive item is a \$120 PPL bill (covered by cash on hand); remaining balance to be paid once reimbursement funds arrive.

On a motion by Jon Cox, seconded by David Luo. Motion passed.

Frog Switch:

- Current bank balance is approximately \$19,700 after recent checks clear.
- Invoice due dates were extended from 30 to 60 days for contractor invoices (per prior direction from Andrew).
- Recommendation: pay all "new" August invoices (carrying costs / non-contractor payments) REC Main loan/PA Sites closing cost reimbursement, PPL bill, lawn care (Brantner), and banking interest payment -totaling approximately \$9,856.96, leaving roughly \$9,800 remaining in the account.

On a motion by Jon Cox, seconded by Janet Anderson to pay \$9,856.96 out of the existing fund.

Remaining older invoices are to be paid in chronological (oldest-to-newest) order as reimbursements are received:

On a motion by Jon Cox, seconded by David Luo.

OLD BUSINESS

NEW BUSINESS

- A. Action requested: Review/approve resolution removing/adding signer to PNC Bank Accounts:

On a motion by Jon Cox, seconded by Janet Anderson, group approved updating the bank accounts. Motion passed.

- B. Action Requested:

- a. Ratify the email approving the funds needed for ISRP closing.

On a motion by Janet Anderson, seconded by David Luo, motion passed.

- b. Ratify the email approving the payment of quarterly water bill (REC/FS)

On a motion Janet Anderson, seconded by Jon Cox, motion passed.

- c. Ratify the email requesting increase limit for FS ASA #2 from \$20,000 to \$50,000

On a motion by David Luo, seconded by Janet Anderson, motion passed.

- C. Requested authorization for officers to sign NPDES permit documents

On a motion by Jon Cox, seconded by Janet Anderson, motion passed

EXECUTIVE SESSION

No Executive Session was held.

ADJOURNMENT

On a motion by Andrew Notarfrancesco, seconded by David Luo, the meeting was adjourned at 9:32 AM.