



A Subsidiary of CAEDC

MEETING MINUTES

The Rec Management Group met on **Friday, September 18, 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, Julie Koranda, Greg Welker, and Stacy Tussey
Public: Frank Castrina

CALL TO ORDER

A quorum being present, the meeting was called to order at 8:33 AM.

PROJECT STATUS UPDATES

FROG SWITCH PROPERTY

- Demolition is complete, the last of the buildings has been brought down to grade, and the site is now in the cleanup phase.
- Sand removal is set to begin next week. Estimated duration is at least two weeks. Minimal interference with road traffic is expected.
- The landfill has tested and approved the material for acceptance.

TYCO & KUHN PROPERTY UPDATES

- On Wednesday, 9/16, O'Reilly's exercised their extension option for an additional 30 days on their approval period for Kuhn. The approval deadline is now extended to 10/16.
- The Management group anticipates closing on the Kuhn property within the next one to two months.

MINUTES

On a motion by Carol Kilko, seconded by Janet Anderson, the Group approved the minutes of the August 28, 2026, meeting. The motion passed.

FINANCIALS

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

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

Cash Position, Invoices, and Reimbursements

Julie Koranda presented the cash position across all three entities, with bank balances as of September 16, 2026. Cash timing depends on three pending reimbursements from DCED (PA Sites Loan #1 and #2, and RLF #1), which are expected by the end of September. Once they are received, previously approved invoices will be paid in the order approved at the previous meeting, followed by this month's new invoices.

On a motion by Jon Cox, seconded by David Luo, the Group accepted the cash position report. The motion passed.

Rec Main

Sufficient funds. The only activity is line of credit charges, which are paid automatically. No action is needed.

Tyco

Tyco is currently short. This will be resolved when Tyco receives the \$17,000 payment due from the REC FS, LLC, approved last month, which depends on receipt of PA Sites Loan Reimbursement #1.

On a motion by David Luo, seconded by Carol Kilko, the Group approved payment of Tyco invoices as funds become available. The motion passed.

REC Frog Switch Project

After the three reimbursements are received and previously approved invoices are paid, approximately \$59,000 will remain. This balance will cover the new September invoices, except FR Beinke Pay Applications #4 and #5, which will be included in the next reimbursement request.

On a motion by Jon Cox, seconded by David Luo, the Group approved payment of all new September invoices, totaling approximately \$46,964.30, from the remaining balance, once PA Sites Loan Reimbursements #1 and #2 and RLF Reimbursement #1 are received and previously approved invoices have been paid. The motion passed.

On a motion by Janet Anderson, seconded by Andrew Notarfrancesco, the Group approved payment of FR Beinke Pay Applications #4 and #5 upon receipt of the DCED reimbursement. The motion passed.

OLD BUSINESS

N/A

NEW BUSINESS

A. Action requested: Developer's Recommendation

- The management group voted to move forward with negotiations on an LOI with development partners.
- The group discussed including specific requirements in the LOI, including references to PA Sites and zoning requirements, and emphasized the importance of setting clear milestone dates, particularly a six-month timeline to settlement.

On a motion by Jon Cox, seconded by Janet Anderson, the Group approved proceeding with negotiation of an LOI. The motion passed.

B. Action Requested: Ratify payment for FS NPDES permit.

On a motion by Janet Anderson, seconded by Jon Cox, the Group ratified payment for the Frog Switch NPDES permit. The 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 9:40 AM.