KENN TUCKEY, CHAIRMAN
GEORGE TYSON-VICE-CHAIRMAN
SARAH BATTISTI, TREASURER
JAMES ROSS, SECRETARY
JOHN MURPHY, ASST. SECRETARY AND TREASURER
PERRY HEATH, DIRECTOR
CHARLES WILSON, DIRECTOR

CUMBERLAND COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

230 S. Sporting Hill Road, Suite 100
Mechanicsburg, PA 17050
(717) 240-7181

170 Stover Drive
Carlisle, PA 17015

Board of Directors Meeting Minutes
October 14, 2026

Attendance
Board Members
Kenn Tuckey, James Ross, John Murphy, Perry Heath, Sarah Battisti and George Tyson

Others / Staff Present:
Kevin Benton, Michael Pykosh, Stacy Tussey, Julie Koranda, Greg Welker, Alyssa Smith and Janet Anderson
Excused: Charles Wilson

CALL TO ORDER
With a quorum present, the meeting was called to order at 12:00 PM.

SECRETARY'S REPORT
On a motion by James Ross, seconded by John Murphy, the Board approved the September 9, 2026, meeting minutes. Motion passed unanimously.

TREASURER'S REPORT
Kevin presented the financial statements.

On a motion to accept the September financial statements, by Sarah Battisti, seconded by John Murphy. The motion passed.

Payment of Invoices
The Board reviewed three bills for payment approval:
- Legal fees for the prior month
- CAEDC Administrative Quarterly Fee
- CAEDC Conduit Fees

On a motion by Sarah Battisti, seconded by John Murphy, the Board approved the payment of all invoices. The motion passed.

OLD BUSINESS
Summerdale Project
- The townhome builder continues to pursue Lot 8 in East Pennsboro Township. The project will require the builder to go through the conditional use process, followed by an amendment to the master plan.
- A collision repair company is conducting a test fit on Lots 3 and 4.
- Other sites continue to receive inquiries, but there is nothing significant to report currently.

Active RACP Projects
Alyssa Smith updated the Board on the status of active RACP projects.

Bank Signing Authority
As of 10/14 John Murphy has been in contact with Mid Penn Bank, I'm (Stacy) still waiting for further directions from S&T/Mid Penn.

NEW BUSINESS

A. Action Requested: Ratify Christian School Association of Greater Harrisburg; RACP Application Agreement.

   On a motion by George Tyson seconded by Sarah Battisti, the Board approved to ratify the application agreement. All in favor, motion passed.

B. Action Requested: Ratify Cedar Run Park; RACP Grant Agreement.

   On a motion by Sarah Battisti, seconded by John Murphy, the Board approves ratifying the RACP agreement for Cedar Park run. All in favor, motion passed.

C. Action Requested: Ratify Pacifica Mechanicsburg LLC and Carlisle Retail LLC; RACP Cooperation Agreement

   On a motion by John Murphy, seconded by Sarah Basttisti, the Board approves ratifying the Cooperation agreement for Pacifica Mechanicsburg LLC and Carlisle Retail LLC. All in favor, motion passed.

D. Action Requested: Ratify and sign Messiah Lifeways; RACP Cooperation Agreement

   On a motion by George Tyson seconded by John Murphy the Board approved ratifying the application agreement for Messiah Lifeway. All in favor, motion passed.

E. Action Requested: Resolution approval for Next Gen Famers Loan Application

   On a motion by James Ross, seconded by Sarah Battisti, the Board approves moving forward with the loan application. All in favor, motion passed.

F. Information Update-RACP Projects; Cooperation Agreements-Greg Welker

G. Request to have CAEDC manage the RFP for NSA South Gate Traffic Study-Greg Welker

   On a motion by Sarah Battisti, seconded by Perry Heath, the Board approves to move forward to the agreement coming back next month. All in favor, motions passed.

EXECUTIVE SESSION

There was no executive session held.

ADJOURNMENT

On a motion by John Murphy, seconded by Sarah Battisti, the meeting was adjourned at 12:21 PM.