

**FRANKLIN COUNTY REDEVELOPMENT AUTHORITY**

**REGULAR MEETING – August 27, 2019**  
**Franklin County Area Development Corporation**  
**1900 Wayne Road, Chambersburg, PA 17202**  
**6:00 PM**

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**MEMBERS/STAFF PRESENT**

Patrick Fleagle, Jeff Shank, John Massimilla, Mike Hicks, Mike Ross, (Staff), David Mackley (Staff), Andrew Benchoff, (Solicitor)

**MEMBERS ABSENT**

Mike Connor

**GUESTS PRESENT**

None

**WELCOME**

Chairman Fleagle called the meeting to order at approximately 6:05 PM and welcomed everyone in attendance.

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

The minutes from the meeting of May 28<sup>th</sup>, 2019 were distributed to the Board for review. On a motion by John Massimilla and a second by Jeff Shank the minutes were unanimously approved as presented, PASSED 4-0.

**FINANCIAL REPORT January 1, 2019-August 27, 2019**

Staff provided the Board with a profit and loss and balance sheet detailing account activity from January 1, 2019 to August 27, 2019. Additionally, several invoices were presented for ratification.

- FCADC \$600 (3-months of administrative fees)
- Kornfield & Benchoff, LLP \$156 (Solicitor Fees)
- Selective Insurance \$628 (Employee Theft annual premium)

On a motion by Jeff Shank and a second by John Massimilla the invoices were unanimously approved as presented, PASSED 4-0. Additionally, on a motion by Mike Hicks and a second by Jeff Shank the financial reports were unanimously approved, PASSED 4-0.

**Business**

- a.) **Leg Up Farm RACP:** Staff advised that Leg Up Farm expects to issue bidding documents for their project in early September with a 30-day deadline for a response, with site work activities to begin in late fall.

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**b.) Waynesboro Residential Blighted Properties:** Staff presented the Board with a potential redevelopment project in the Borough of Waynesboro. The project entailed the municipal sale of an abandoned residential property on W. 4<sup>th</sup> St. Staff provided scenarios for acquiring, razing, and selling the vacant lot, or building a single-family home and selling it. Minimum bids of \$25,000 are required. Staff also advised that there are also delinquent property taxes of roughly \$10,000 that would need to be paid in addition to purchase price. After some discussion, the Board decided to take no action on the proposal.

**c.) Executive Session:** None Required

**Remarks:** A lengthy discussion took place regarding the role of the FCRDA and how best to work with private developers. The Board desires that any partnership with a private developer must result in a property being returned to the tax roles of local taxing bodies. Concern was expressed that if the Authority took ownership of property that said property would be tax exempt. An approach could be for the Authority to acquire real estate and rehab and then sell to a private party.

**Adjournment:** On a motion by John Massimilla and a second by Jeff Shank the meeting was adjourned at approximately 7:00 PM.

Respectfully submitted,  
David Mackley, MPA  
RDA Administrative Staff