

FRANKLIN COUNTY REDEVELOPMENT AUTHORITY

REGULAR MEETING – January 28, 2025
Franklin County Area Development Corporation
1900 Wayne Road, Chambersburg, PA 17202
6:00PM

MEMBERS/STAFF PRESENT

John Massimilla, Alec Yohn, Ron Kaczmarek, Mike Hicks, Scott Bert, Mike Ross, (staff) David Mackley (staff), Andrew Benchoff, Esq.

MEMBERS ABSENT

None

GUESTS PRESENT

Marissa Price, GMS Funding Solutions
Sara Stringfellow, GMS Funding Solutions
Michael Kalathas, The Orchards Restaurant

WELCOME

Vice Chairman Hicks called the meeting to order at 6:00PM and welcomed everyone in attendance.

PUBLIC COMMENT

None

MINUTES: Minutes of the meetings from the December 10, 2024, meeting were presented to the Board for review and approval. On a motion by Scott Bert and a second by John Massimilla the minutes were approved as presented. PASSED 3-0. Authority members Alec Yohn and Ron Kaczmarek did not vote on the motion as they were not Authority members until January 1, 2025.

FINANCIAL REPORTS AND INVOICES: Staff presented the Board with a profit and loss and balance sheet from January 1, 2024 through December 31, 2024. The P&L illustrated total income of \$161,872 and expenses of \$115,683. The balance sheet illustrated total liabilities and assets of \$479,913. Staff also presented two invoices for ratification.

1407	FCADC	\$400
1408	Kornfield & Benchoff, LLP	30.00

On a motion by Ron Kaczmarek and a second by Scott Bert, the financial reports and the invoices were unanimously approved, PASSED 5-0.

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BUSINESS

a. Board Reorganization

- **Board Officers:** On a motion by John Massimilla and a second by Ron Kaczmarek the following officers were unanimously approved, PASSED 5-0
 - Michael Hicks – Chairman
 - John Massimilla – Vice Chairman
 - Alec Yohn – Secretary
 - Scott Bert – Treasurer
- **Solicitor Agreement:** A proposal from Andrew Benchoff, Esq. was presented to the Board for review. On a motion by Scott Bert and a second by Alec Yohn, the agreement was unanimously approved as presented, PASSED 5-0.
- **Administrative Agreement:** Staff presented the Board with a proposal from the Franklin County Area Development Corporation (FCADC) to perform administrative duties for the Authority. On a motion by John Massimilla and a second by Ron Kaczmarek, the proposal was unanimously ratified, PASSED 5-0.
- **Authorized Check Signers:** On motion by Ron Kaczmarek and a second by Alec Yohn, Authority members Scott Bert, Mike Hicks, and Executive Director, Mike Ross were unanimously authorized as check signers for Authority banking, PASSED 5-0.

b. Staff Updates – Development Updates

- **2024 Audit-** Staff reported that the audit was completed on January 17th. It is expected that the audit will be reviewed at the March meeting.
- **Manitowoc RACP-\$2.0 Million-**Staff reported that the project is being put on hold until 2026 per the direction of Manitowoc corporate HQ.
- **First Start Partnership Redevelopment Project-** Staff reported that First Start Partnership officials have decided not to proceed with funding from the FCRDA. A second phase of their redevelopment might require FCRDA financial assistance. Staff will continue to monitor the project.

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- **Live and Work at Central \$1 Million RACP-** Staff reported that McKissick Properties was notified of a \$1 Million RACP award for phase 2 of the redevelopment central junior high in downtown Chambersburg. The RDA is serving as the applicant and grantee for the project. Staff will continue to provide what assistance is needed to facilitate the grant.
- **Orchards Restaurant RACP Project and Resolution Consideration:** The Board heard a presentation from officials with GMS Funding Solutions and The Orchards Restaurant regarding a \$1.5 Million RACP grant approval. The Orchards is requesting that the FCRDA pass a resolution agreeing to serve as the RACP applicant and grantee. GMS Funding Solutions will serve as the RACP administrator and project manager. Staff also indicated that the FCRDA levies a 1% fee for agreeing to serve in the applicant and grantee capacity. On a motion by John Massimilla and a second by Ron Kaczmarek the resolution was unanimously approved, PASSED 5-0.

c. Executive Session: Not Required

Remarks: Staff reminded members that it is time to file their annual Statement of Financial Interests with the County and PA Ethics Commission.

Adjournment: On a motion by Ron Kaczmarek and a second by Scott Bert the meeting was adjourned at approximately 6:45PM, PASSED 5-0.

Respectfully submitted,
David Mackley, MPA
RDA Administrative Staff