

FRANKLIN COUNTY REDEVELOPMENT AUTHORITY

REGULAR MEETING – August 5, 2025
Franklin County Area Development Corporation
1900 Wayne Road, Chambersburg, PA 17202
6:00PM

MEMBERS/STAFF PRESENT

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

MEMBERS ABSENT

Mike Hicks

GUESTS PRESENT

Catya Bookhamer, Tuscarora Managed Care Alliance (TMCA)

WELCOME

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

PUBLIC COMMENT

None

MINUTES: Minutes of the meetings from the May 27, 2025, meeting were presented to the Board for review and approval. On a motion by Alec Yohn and a second by Ron Kaczmarek the minutes were approved as presented. PASSED 4-0.

FINANCIAL REPORTS AND INVOICES: Staff presented the Board with a profit and loss and balance sheet from January 1, 2025 through July 31, 2025. The balance sheet illustrated total liabilities and Staff also presented five invoices for ratification.

1417	FCADC	\$1,000
1418	Kornfield and Benchoff	\$325.50
1419	Kornfield and Benchoff	\$325.50
1420	Kornfield and Benchoff	\$341.00
1421	Kornfield and Benchoff	\$186.00

On a motion by Alec Yohn and a second by Ron Kaczmarek, the financial reports and the invoices were unanimously approved, PASSED 4-0.

BUSINESS

- a. **Tuscarora Managed Care Alliance (TMCA) and RDA Partnership:** Catya Bookhamer with TMCA attended the meeting to discuss a potential partnership with the RDA. TMCA is proposing that the RDA partner on the renovation of three residential units into housing for individuals who are eligible for Medicaid benefits.

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The RDA would serve as the “clerk of the works” on the renovation of the units, with Luminest Community Development, serving as the developer. Under the TMCA program, a third party is required to inspect the renovations and certify payments. This would be the role of the RDA. The RDA would receive a set payment and administrative fee for their services. After some additional discussion, staff was directed to meet with Luminest officials regarding the program and report back at the August 26th meeting.

b. Borough of Waynesboro Industrial Sites Reuse Program (ISRP) Funding Application

- **Authorization to Solicit Professional Services:** Staff presented a listing of potential vendors and a draft solicitation request for the ISRP project in Waynesboro. On a motion by Alec Yohn and a second by Ron Kaczmarek, the vendor list and solicitation was approved, PASSED 3-0. Citing a conflict, Scott Bert abstained from the vote.
- **Ratification of MOA with Borough of Waynesboro:** Staff presented a draft MOA between the RDA and the Borough of Waynesboro pertaining to the ISRP. Staff encouraged the Board to ratify the MOA with the condition that the RDA be reimbursed for its legal expenses incurred as a result of sponsoring the ISRP application. On a motion by Alec Yohn and a second by Ron Kaczmarek, the MOA was ratified with the condition that legal fees be reimbursed, PASSED 3-0. Citing a conflict, Scott Bert abstained from the vote.

c. Capital Theatre

- **Request to Continue principal and interest payments-10 years:** Staff presented a request from the Capital Theatre to extend its RDA for an additional 10-years at the same terms and conditions of the current note. The current note carries a 10-year balloon payment that would come due in May 2026. On a motion by Alec Yohn and a second by Scott Bert, the request was unanimously approved, PASSED 4-0.

d. Staff Updates: Not Required

e. Executive Session: Not Required

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Remarks: Staff suggested that the RDA again consider the acquisition of real estate for the purpose of renovating and leasing it as a hard asset for the RDA. It was suggested to follow the judicial sales and upset tax sales for a potential acquisition.

Adjournment: On a motion by Alec Yohn and a second by Scott Bert, the meeting was adjourned at approximately 6:50PM, PASSED 4-0.

Respectfully submitted,
David Mackley, MPA
RDA Administrative Staff