

**FRANKLIN COUNTY REDEVELOPMENT AUTHORITY**

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

**MEMBERS/STAFF PRESENT**

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

**MEMBERS ABSENT**

Mike Hicks

**GUESTS PRESENT**

None

**WELCOME**

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

**PUBLIC COMMENT**

None

**MINUTES:** Minutes of the meetings from the September 23, 2025, meeting were presented to the Board for review and approval. On a motion by Ron Kaczmarek and a second by Scott Bert 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 October 28, 2025. The balance sheet illustrated total assets of \$498,128. Staff also presented one invoice for ratification.

1425	FCADC	\$1,000
1426	Kornfield and Benchhoff, LLP	\$139.50

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:** Staff reported that the project is tabled while legal language and a developer agreement is finalized by TMCA legal counsel.

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

**i. Ratification of Waynesboro Borough ISRP contract with ARM**

**Group:** Staff presented the Board with a draft contract with ARM Group for the Waynesboro ISRP project. The Borough solicitor identified several items that he would like to be changed in the contract. Staff asked the Board to authorize that Mike Ross be authorized to execute the contract once the legal language is clarified. On a motion by Scott Bert and a second by Ron Kaczmarek it was unanimously approved to authorize Ross to execute the contract when the language is settled, PASSED 4-0.

**c. 2026 Draft Budget:** Staff presented a 2026 draft operating budget. The budget illustrates proposed revenue of \$139,034 and expenses of \$95,559 and net revenue of \$43,475. On a motion by Alec Yohn and a second by Ron Kaczmarek, the budget was unanimously approved as presented, PASSED 4-0.

**d. Executive Session:** Not Required

**Remarks:** Mike Ross advised that Luminst Community Development contacted him regarding FCRDA assistance with the acquisition of the Blue Heron Event Center property in Greencastle. The property will be demolished and Luminst will construct a multi-unit senior living facility.

**Adjournment:** On a motion by Alec Yohn and a second by Scott Bert, the meeting was adjourned at approximately 6:45PM, PASSED 4-0.

Respectfully submitted,  
David Mackley, MPA  
RDA Administrative Staff