

FRANKLIN COUNTY REDEVELOPMENT AUTHORITY

REGULAR MEETING – December 9, 2025
Franklin County Area Development Corporation
1900 Wayne Road, Chambersburg, PA 17202
6:00PM

MEMBERS/STAFF PRESENT

Ron Kaczmarek, John Massimilla, Alec Yohn, David Mackley (staff)

MEMBERS ABSENT

Mike Hicks, Scott Bert

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 meeting from the October 28, 2025 meeting were presented to the Board for review and approval. On a motion by Ron Kaczmarek and a second by Alec Yohn the minutes were approved as presented. PASSED 3-0.

FINANCIAL REPORTS AND INVOICES: Staff presented the Board with a profit and loss and balance sheet from January 1, 2025 through December 8, 2025. The balance sheet illustrated total assets of \$493,832. Staff also presented three invoices for ratification.

1427	ARM Group	\$3,500
1428	Kornfield and Benchoff, LLP	\$310
1429	Kornfield and Benchoff, LLP	\$434

On a motion by Alec Yohn and a second by Ron Kaczmarek, the financial reports and the invoices were unanimously approved, PASSED 3-0.

BUSINESS

- a. **Tuscarora Managed Care Alliance (TMCA) and RDA Partnership:** Staff presented the final contract to the Board for ratification. On a motion by AJ Yohn and a second by Ron Kaczmarek, the ratification was unanimously ratified, PASSED 3-0.

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- b. Borough of Waynesboro Industrial Sites Reuse Program (ISRP):** Staff advised that the ISRP application was approved by DCED and a contract is being drafted. The initial Phase 1 analysis began today (December 9).
- c. 2026 Meeting Dates:** Staff presented the 2026 amended meeting dates for ratification. Staff suggested moving the January 2026 reorganizational meeting date from the 27th to the 13th. The purpose for changing the date is to seat a full Board immediately after the County Commissioners approve either the reappointment of Scott Bert or a new member. On a motion by Ron Kaczmarek and a second by Alec Yohn the amended 2026 meeting dates were approved, PASSED 3-0.
- d. Staff Updates-Development Updates:**
 - **Live Work and Learn at Central RACP Consultant:** Staff has advised that a third-party consultant for the project has been appointed by the Office of Budget. The consultant is ECON Partners. An initial project pre-conference meeting will be scheduled for January or February.
- e. Executive Session:** Not Required

Remarks: Staff advised that at the January meeting a resolution rescinding the Orchard’s Entertainment Expansion RACP grant will need to be executed by the Authority. The project is not moving forward therefore the grant is not needed.

Adjournment: On a motion by Alec Yohn and a second by Ron Kaczmarek, the meeting was adjourned at approximately 6:20PM, PASSED 3-0.

Respectfully submitted,
David Mackley, MPA
RDA Administrative Staff