

**FRANKLIN COUNTY REDEVELOPMENT AUTHORITY**

**REGULAR MEETING – February 24, 2026**  
**Franklin County Area Development Corporation**  
**1900 Wayne Road, Chambersburg, PA 17202**  
**6:00PM**

**MEMBERS/STAFF PRESENT**

Ron Kaczmarek, Alec Yohn, Scott Bert, Nathan Shoemaker, Mike Ross (Staff), David Mackley (staff), Andrew Benchoff, Solicitor

**MEMBERS ABSENT**

John Massimilla

**GUESTS PRESENT**

None

**WELCOME**

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

**PUBLIC COMMENT**

None

**MINUTES:** Minutes of the meeting from the January 13, 2026 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, 2026 through February 24, 2026. The balance sheet illustrated total assets of \$489,690. Staff also presented multiple invoices for ratification.

1431	ARM Group, LLC	\$3,500
1432	ARM Group, LLC	\$8,000
1433	SEK CPAs and Advisors	\$3,343
1434	ARM Group, LLC	\$3,326.50
1435	Habitat for Humanity of Franklin County	\$33,034.25

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

**BUSINESS**

**a. Staff Updates-Development Updates:**

- **Waynesboro ISRP Project-** Staff provided an update on the ongoing Waynesboro ISRP project. The Phase 1 analysis has been completed and a work plan for a Phase 2 is in development. Staff

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participates in monthly project calls. Additionally, the first request for disbursement has been submitted to DCED.

- **Live, Work and Learn at Central RACP Update:** The RACP entrance meeting has been completed. Plans are to bid the project in March, start construction in June, and complete in November.
- **TMCA Update-**Staff is working Luminesst Community Development and Solicitor Benchoff on drafting legal documents pertaining to the TMCA and RDA rehabilitation project.
- **Habitat for Humanity Impact Grant Disbursement:** On a motion by Ron Kaczmarek and a second by Nathan Shoemaker, the final Impact Grant disbursement of \$33,034.25 was approved. PASSED 4-0.
- **Luminesst Community Development-4<sup>th</sup>** Addendum to Promissory Note, on a motion by Ron Kaczmarek and a second by Scott Bert, the 4<sup>th</sup> Addendum to the Promissory note, extending interest only payment for an additional 24-months, was unanimously approved, PASSED 4-0. A second request to approved a shared first mortgage with the Franklin County Area Development Corporation (FCADC) was tabled pending a formal request from the FCADC.
- **Mainstreet Waynesboro, Inc. – 7<sup>th</sup>** Addendum to the Promissory Note. On a motion by Scott Bert, and a second by Ron Kaczmarek, the addendum was unanimously approved, PASSED 4-0.
- **Before and After Photos**
  1. Highland Avenue, Waynesboro
  2. 21 E Main Street, Waynesboro

**b. Executive Session:** Not Required

**Remarks:** Staff reminded the Board that Statements of Financial Interest submissions are now due. The 2025 Audit is also well underway and is expected to be completed in March.

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**Adjournment:** On a motion by Scott Bert and a second by Ron Kaczmarek, the meeting was adjourned at approximately 7:15PM, PASSED 4-0.

Respectfully submitted,  
David Mackley, MPA  
RDA Administrative Staff