

Central and Western Chester County Industrial Development Authority
January 21st, 2026

Today's meeting was held by conference call— Board Members participating were **Michael DeHaven, Joe Rubino, Joe DellaVecchia, Tom Fillippo Jr., and Chuck Swope**. Solicitor, **Helen Esbshade**, also participated. Staff participating were **Mike Grigalonis, Jim Hammond, Gary Smith, Michelle Hadley, Lori Pickford, Jordan Peek** and **Leslie Rylke**. Members of the public on the call were **Martin Cerullo, solicitor to the Schuylkill County Industrial Development Authority and Mark Minning**, Economic Development Manager for Schuylkill Economic Development Corporation and **Frank Zukas**, CEO of Schuylkill Economic Development Corporation. Staff and the Solicitor were present at the CCEDC offices. No other members of the general public attended.

Minutes of November 19th and December 17th Meetings: Joe Rubino made the motion to approve the Minutes as presented; the motion was seconded by Tom Fillippo Jr. and carried unanimously.

Treasurers Report for November and December 2025: Jim Hammond provided a detailed review of the Treasurer's Reports as presented in the board packet. A motion to approve the two Treasurer's Reports as presented was made by Joe DellaVecchia and was seconded by Tom Fillippo Jr. The motion to approve carried unanimously.

Audit Proposal: Jim Hammond reported that Bliss & Co. offered a three-year audit proposal for the Authority. Joe Rubino made the motion to approve the three-year proposal; the motion was seconded by Tom Fillippo Jr. and carried unanimously.

Action Item:

TEFRA Hearing and Approval Resolution: Gary Smith reported that Andrew W. and Aleena N. Daubert requested financing from the Authority under the next generation farm loan program in the amount of \$666,700 to acquire, from his father, 158 acres of agricultural land for the purpose of dairy farming, located at 100 Pine Hill Road, Pine Grove PA 17963, in Schuylkill County. Other than representatives from Schuylkill County named above, no members of the public, interested in the project, appeared. Joe Rubino made the motion to approve the project; the motion was seconded by Tom Fillippo Jr. and carried unanimously.

New Business:

CDFI Certification Discussion: Gary Smith reported that CCEDC has successfully received CDFI Certification. This designation formally recognizes the organization as a Community Development Financial Institution and supports its mission to expand access to capital and economic development resources, particularly within underserved and distressed communities.

Marketing/Branding Discussion: Leslie Rylke reported that she has been in touch with Miller Design Works to get an estimated cost for creating a CWCCIDA website. The site's design could be mirrored after the CCIDA website -- already created by Miller Design -- which could save significant design costs. A website, once online, would eliminate the need and costs associated with the legal requirement of advertising meetings in newspapers. This could be a significant savings for the Authority over time. The Board expressed interest in moving forward with design of a website.

Discussion About Board Meetings: Michael DeHaven opened a discussion about having meetings either by conference call or by Zoom. He explained that some Board Members have difficulty making in person meetings because they live outside the Exton area. It was decided that all meetings moving forward would be by Zoom / conference call unless there are projects where it is best to have in-person presence of presenters or the Board.

Comments of Authority Board Members: (None)

Motion to Adjourn: A motion to adjourn was made by Tom Fillippo, Jr and seconded by Joe Rubino. With no further business, the meeting adjourned.

Respectfully Submitted,
Lori Pickford