

MINUTES
Central and Western Chester County Industrial Development Authority
December 17th, 2025

Today's meeting was held by conference call— Board Members participating were **Michael DeHaven, Joe Rubino, Joe DellaVecchia, and Tom Fillippo Jr.** Staff participating were **Jim Hammond, Gary Smith, Jordan Peek and Lori Pickford.** No members of the public participated

New Business:

- **Next Generation Farm Loan Discussion: Andrew and Aleena Daubert** – Gary Smith and Jordan Peek explained Andrew and Aleena Daubert requested financial assistance to purchase a farm that is currently owned in partnership between Dennis Daubert and Ronald Ray Daubert, Andrew's father and uncle, respectively. The farm includes four parcels and the headquarters is located at 100 Pine Hill Road, Pine Grove PA. The purchase price for the farm is \$2,500,000. The farm will be owned by Andrew and Aleena. An operating entity for farming operations, Windmill Family Farm, LLC, will go into effect as of January 1, 2026. This is a sole member LLC with Andrew owning 100% interest.

A motion to move forward with an inducement resolution at the January 2026 board meeting was made by Joe Rubino and seconded by Tom Fillippo Jr.

Comments of Authority Board Members: Michael DeHaven commented that he was happy the CWCCIDA was expanding their "reach" with this NGFL originating from Schuylkill County, PA.

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