

MINUTES
Central and Western Chester County Industrial Development Authority
January 15, 2025

Today's meeting was in person and by conference call— Board Member participating in person was **Joe Rubino**. Members participating in the conference call were **Michael DeHaven, Joe DellaVecchia, Tom Fillippo Jr** and **Chuck Swope**. Solicitor, **Helen Esbshade**, also participated in person. The staff participating were **Jim Hammond, Michelle Hadley, Lori Pickford, Michael Grigalonis, Jordan Peek** and **Gary Smith**.

Minutes of December 18th, 2024 Meeting: 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 December 2024: Jim Hammond provided a detailed review of the Treasurer's Report as presented in the board packet. A motion to approve the Treasurer's Report as presented was made by Joe DellaVecchia and was seconded by Tom Fillippo Jr. The motion to approve carried unanimously.

Action Items:

Next Generation Farmer Loans TEFRA hearing and project approvals:

Travis J. and Janessa F. Musser: Travis and Janessa Musser are purchasing 90 acres from Travis's parents, Glenn and Karen Musser, for dairy and crop farming. The project cost is \$1,500,000. The amount of IDA Financing is \$667,500. The project location is 931 Meckville Road, Fredericksburg, PA 17026, Berks County. The Bank of record is Ephrata National Bank. A motion to approve was made by Joe Rubino and seconded by Tom Fillippo Jr. The motion to approve carried unanimously. No members of the general public attended.

Lucas DeTurk: Lucas DeTurk is purchasing approximately 134 acres of land from his grandfather, John Schrack, for the purpose of crop farming and poultry farming. The Project Cost is \$1,000,000. The Amount of IDA Financing is \$500,000. The Location of the Project is 84 Phillips Lane, Mohrsville, PA 19541 in Berks County. The Bank of record is Ephrata National Bank. A motion to approve was made by Joe Rubino and seconded by Joe DellaVecchia. The motion to approve carried unanimously. No members of the general public attended.

Board Vacancies:

Jason Dempsey candidate: Joe Rubino spoke briefly about the qualifications of Jason Dempsey as a candidate to fill the five-year Board seat of Spence Andress. After a short discussion among members ensued, Mike DeHaven suggested Mr. Dempsey be the Board's recommendation to the West Sadsbury Board. A motion to approve was made by Joe Rubino and seconded by Joe DellaVecchia. The motion to approve carried unanimously.

Grove Stewart candidate: Tom Fillippo spoke briefly about the qualifications of Grove Stewart as a candidate to fill the partially expired board seat left vacant by the death of Jim Landis. After a short discussion among members ensued, Mike DeHaven suggested the Board table the consideration of Mr. Stewart until the February 2025 meeting.

Board Comments:

A discussion took place about declaring Spence Andress a non-voting “Director Emeritus” to the CWCCIDA Board for his 20+ years of dedication to the Board as Chairman. This title means that Mr. Andress will be invited to participate in Board meetings and the delineation will be memorialized on CWCCIDA letterhead where Board members are listed.

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

Respectfully Submitted,

Lori Pickford