

MINUTES
Central and Western Chester County Industrial Development Authority
July 16th, 2025

Today's meeting was held via conference call– Board Members participating were **Joe Rubino, Joe DellaVecchia, Tom Fillippo Jr., and Michael DeHaven**. Solicitor, **Helen Esbenshade**, also participated. Staff participating were **Mike Grigalonis, Jim Hammond, Gary Smith, Jordan Peek and Lori Pickford**. No members of the public were in attendance.

Minutes of May 12th, 2025, 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 May 2025: Jim Hamond 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 Joe Rubino. The motion to approve carried unanimously.

Treasurers Report for June 2025: 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 Rubino and was seconded by Joe DellaVecchia. The motion to approve carried unanimously.

Action Items:

Loan Modification – Eberly, Eric and Laura: Jordan Peek and Gary Smith presented a Next Generation Farm Loan Modification, explaining that the borrowers, Eric and Laura Eberly, with regard to financing the property located in South Heidelberg Township, Berks County, and West Cocalico Township, Lancaster County, PA, are requesting that the Authority and the Bank (Ephrata National Bank) amend the original note to revise the interest rate and payment schedule set forth in 2010. The original maximum principal amount of the Note was \$250,000. Joe Rubino asked what the loan balance was. Jordan Peek reported that it was currently unknown. Joe Rubino asked if all future loan modifications presented to the Authority please provide a loan balance in the project description. He also asked for clarification of "Section C" of the Resolution regarding prepayment premium. A motion to approve the Loan Modification request as presented was made by Joe Rubino and was seconded by Joe DellaVecchia. The motion to approve carried unanimously.

New Business:

Combined Meeting with CCIDA – Michael DeHaven suggested that the Authority plan a combined meeting with the CCIDA in the Fall, perhaps October or November. Mike would like the meeting to be in person, where CWCCIDA Board Members would meet with CCIDA Board Members at 8:30 am (thirty minutes prior to the 9 am start time of the regular CCIDA meeting).

Comments of Authority Board Members and staff:

Rebranding the CWCCIDA: Gary Smith suggested the Authority consider "rebranding" or "renaming" itself to better reflect that the Authority's reach is regional, not limited to just central and western counties in Pennsylvania. Michael DeHaven suggested that a meeting be

set between he, Gary Smith, Mike Grigalonis and Jordan Peek to further discuss this suggestion. He also asked that this topic be put on the August meeting agenda.

New, Future Projects: Michale DeHaven asked if there were any pending future projects scheduled to be brought before the Authority. Mike Grigalonis reported that he was aware of an upcoming project with Malvern Preparatory School in either August or September, 2025.

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

Respectfully Submitted,
Lori Pickfor16th

