

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

---

Today's meeting was held via 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 and Lori Pickford.** No members of the public were in attendance.

**Minutes of August 20th, 2025, Meeting:** Tom Fillippo Jr. made the motion to approve the Minutes as presented; the motion was seconded by Joe Rubino and carried unanimously.

**Treasurers Report for August 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 Chuck Swope. The motion to approve carried unanimously.

**Action Items:**

**Note Modification – Malvern Prep:** Helen Esbshade addressed a Loan Modification, provided to her by counsel for TD Bank. She reminded the Board of its approval of a Loan Modification at last month's meeting. Since then, she was contacted by the Bank's counsel that the amortization schedule and therefore text of the approved modification was in error. The Bank sought approval of the corrected modification.

A motion to approve the Amended and Restated Note as amended and presented, was made by Joe DellaVecchia and was seconded by Tom Fillippo, Jr. The motion to approve carried unanimously.

**New Business:**

**Meet and Greet with CCIDA–** Michael DeHaven reported that he spoke with Lou Kupperman, Chairman of CCIDA, who suggested that the CWCCIDA Board attend the upcoming 2025 Holiday Luncheon sponsored by the CCIDA in December 2025 as an opportunity to meet one another rather than a "combined" monthly meeting.

**Comments of Authority Board Members:**

**CWCCIDA Re-Branding:** Michael DeHaven suggested scheduling a brainstorming session between him, Gary Smith and Michael Grigalonis to clarify and differentiate activities of the CWCCIDA and the CCIDA. He also asked Helen Esbshade to facilitate a meeting with the West Sadsbury Township Chairman, Mark Thompson to get input on the re-branding of the Authority.

**Loan Participations:** Michal DeHaven suggested that the Board get a loan

participations report at our October 15<sup>th</sup> meeting.

**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