CORRY REDEVELOPMENT AUTHORITY BOARD MEETING
MINUTES OF PUBLIC MEETING
June 9, 2026

BOARD MEMBERS PRESENT:
Kristy Elchynski, Dave Dearborn, David Knapp**,** Brad Allen, Bob Grice

BOARD MEMBERS ABSENT:
None

OTHERS PRESENT:
Bob Williams, Paul Carney, Krista Arnold, Shellie Zaczkiewicz, Nicole Lambert, Paul Bressan, (Focus CFO), Mary Kushner (Senator Hutchinson's Office), Trey Barbour

CALL TO ORDER:
Chair Kristy Elchynski called the regular meeting to order at 10:59 AM.

ANNOUNCEMENTS:
The announcement that the meeting was being recorded was made by Kristy Elchynski.

PUBLIC COMMENT:
There was no public comment.

APPROVAL OF MINUTES:
The minutes of the **May 12, 2026** regular meeting were presented for Board approval. Kristy Elchynski asked for comments or corrections. **On a motion** by Bob Grice and seconded by David Knapp, the minutes were unanimously approved as presented.

An addendum dated **May 27, 2026** was presented for the sale of Sciota Village to Rob and Carrie Lowther which the Board unanimously approved in an email vote. **On a motion** by Dave Dearborn and seconded by Bob Grice, the addendum was unanimously approved as presented.

FINANCIAL REPORT
Shellie Zaczkiewicz provided the financial standing report to the Board.

Balance Sheet
Checking/Savings = $1,542,797.17
Total Assets = $12,354,300.81
Total Current Liabilities = $420,692.18
Total Equity = $11,933,608.63

Profits & Loss
Total Income Year to Date = $431,307.13
Total Expenses Year to Date = $407,136.21
Net Ordinary Income = $24,170.92 – The original reported profit of $6,158.33 was corrected during the meeting.

Total Liabilities & Equity = $12,354,300.80

Loan Funds
RDA EZ Loan Fund holds $625,289.20
UC UZ Loan Fund holds $175,618.60
Corry Microloan holds $8,354.82

Investment Portfolio ($2.7 M Invested)				
	April	April Gain	May	May Gain
Restricted Fund	$2,556,822.51	$82.86	$2,560,960.15	$4,137.64
Unrestricted Fund	$215,159.93	10,366.23	$222,184.79	$7,024.86

Without any further questions, Board Chair, Kristy Elchynski, announced that the financial report was received and filed into the minutes with the correction of the net income.

FACILITIES' REPORT
Executive Director, Bob Williams, gave the report on the RDA facilities provided by Mike Christensen.
*All tenants at 1 Plastics are now on their own meter.
*Mike and Jeremy put the remaining banners up. Bob gave kudos to Nicole Lambert for her work on getting the banners mapped and on the website.
*The lot behind Village Friends has been cleaned up.
*Mike and Jeremy have been working at one of the empty offices at Enterprise Place to get it ready for a tenant who will be moving in.
*Most of the mowing has been contracted out. Mike and Jeremy continue to mow a few of the properties.
*There is a plan to begin some outside painting.

HOUSING DIRECTOR'S REPORT
Housing Director Krista Arnold provided the following updates on the housing initiatives:
*Whole Home – Currently there are 9 open contracts with 4 more going out for bid. 21 projects have been completed and 7 more are expected to be completed before the end of the year. Krista is searching for more grants to replace Whole Homes.
*Act 137 – The informal applicant list is up to 51.
*EOOH – The county is continuing to review the one application. There has been no movement.

EXECUTIVE DIRECTOR'S REPORT
Bob updated the Board on operational matters:
*We have already given out over $1M in loans so far this year.
*Several people have met with Bob about expansion projects.
*Bob has shown the vacant building at 130 Enterprise Road.
*He is looking into what it would cost to build a 60,000 square foot building. The need is there.

UNFINISHED BUSINESS

There is no unfinished business to discuss at this time.

NEW BUSINESS

Pivotal Q&A – Concord School
Trey Barbour, Senior Vice President of Development from Pivotal was hand to give a presentation and answer questions the Board had on the Concord School project. Pivotal is a developer as well as the property manager whose focus is on affordable and workforce housing.
Some of the topics touched on were:
*No subsidy or vouchers
*Must be income qualified with a background check – 60% of area median income
*One, two, and three bedrooms
*Several amenities including on site social services as needed
*$16 M project adding to the tax base
*Community input
*Explanation of the tax credits, PA and Federal regulations
*Q & A

The Regular Meeting was adjourned to an Executive Session at 11:28 AM for the purpose of legal, loans, and real estate.

The Regular Meeting resumed at 12:45 PM.

CIBA Loan - Asbestos Remediation
During Executive Session, the Board discussed the removal of asbestos at the former Concord School building. Krista Arnold presented the bid tracker which included three (3) bids. The bids were from AEGIS, AGX, Inc. and Michael Baker International. The low bid was from AGX, Inc. in the amount of $4,500 for 100 samples and $15.00 per sample if any need to be taken above the 100 samples. Because this is a CIBA property, they would need a loan from the RDA. The RDA would be incurring this cost in the end. **On a motion** by Dave Dearborn and seconded by Bob Grice, AGX, Inc was unanimously chosen for the asbestos testing and for the RDA to loan CIBA the money.

Adjournment
With no other business to discuss, **a motion** to adjourn was made by Dave Dearborn and seconded by Brad Allen. The meeting was adjourned at 2:00 PM.