Call to Order

Mr. Steck called the meeting to order at 12:08 p.m.

Members Included

Matt Steck, Chairman; Patricia Kuharic, Secretary; Karen Smeltz, Treasurer and Catherine Wilsbach (via telephone)

Also present were: George Connor, Executive Director; Mark Stewart, Solicitor; Autumn Gruzlewski, Financial Coordinator; Allison Trostle, Administrative Assistant; Kimberly Stank and Allison Burke, Zelenkofske Axelrod, LLC.

Absent

None.

Public Participation

None.

Acceptance of Minutes

A motion was made to accept the minutes of the July 18, 2019 minutes as presented.

Motion: Mr. Steck
Second: Ms. Kuharic

Motion passed: 4 – 0, none absent

Acceptance of Financials

A motion was made to accept the financials for April 2019 thru July 2019 as presented.

Motion: Ms. Kuharic
Second: Ms. Smeltz

Allison Burke and Kimberly Stank of Zelenkofske Axelrod, LLC were present to provide information regarding the fiscal year 2018 audit. A “clean audit” was reported. Discussion was had.

A motion was made to accept the audit as presented.

Motion: Ms. Smeltz
Second: Ms. Kuharic

Motion passed 4 – 0, none absent

A motion was made to recess the IDA meeting at 12:25 p.m. to allow for the review of the EDC audit.
Motion: Mr. Steck  
Second: Ms. Smeltz

Motion passed 4 – 0, none absent

The IDA resumed at 12:46 p.m.

Solicitors Report & Action Items

None.

New Business

Old Business

Solar Farm Update: 
Monroe County contacted the office regarding the solar farm, as they too are interested in building and managing one of their own. Mr. Connor will be attending a walkthrough with Commissioner Haste, Bill Napokoski and Monroe County officials. The revenue check was received from PPL for generation in 2018. The increase in kilowatt hours is not yet reflecting

Gaming Program Update: 
There have been approximately 120 pre-application meetings and five applications have been received so far. Applications are due September 3, 2019. The IDA has submitted a gaming grant request for debt service relief of the solar farm.

Veterans Building Update: 
Director of Facility Maintenance, Edgar Cohen, contacted Mr. Connor regarding the replacement of the fresh air unit in the penthouse. Discussion was had.

A motion was made to approve the quote from G.R. Sponaugle as presented.

Motion: Mr. Steck  
Second: Ms. Smeltz

Motion passed 4 – 0, none absent

Staff is encouraged to meet to discuss potential real estate matters.

DCIB: 
The newest projects are moving forward toward closing, which should occur sometime in October.

A motion was made to resolve into Executive Session from 1:00 p.m. to 1:12 p.m. to discuss Real Estate matters.
<table>
<thead>
<tr>
<th><strong>Correspondence/Miscellaneous Items</strong></th>
<th>Ms. Smeltz stated that she was notified that her term will be expiring at the end of 2019. She wishes to continue her role as Treasurer on the Board. Discussion was had regarding the vacancy that remains.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Board Comments:</strong></td>
<td>None.</td>
</tr>
<tr>
<td><strong>Adjournment</strong></td>
<td>A motion was made to adjourn the meeting at 12:56 p.m.</td>
</tr>
<tr>
<td><strong>Motion:</strong></td>
<td>Ms. Wilsbach</td>
</tr>
<tr>
<td><strong>Second:</strong></td>
<td>Ms. Smeltz</td>
</tr>
</tbody>
</table>

*Motion passed 4 – 0, none absent*