



PENN

INDUSTRIAL DEVELOPMENT AUTHORITY

8:30 A.M., Wednesday, April 22, 2025 Meeting Minutes

Board Members Present:

Tom Kifolo, Chairman
Joe Eisenhauer, Vice-Chairman
Seth Obetz, Treasurer
Jennifer Tulonen, Secretary, Assistant Treasurer

Others in Attendance:

Daniella Tristaino, EDC Finance
Sean Fredericks, Barley Snyder
Mark Hiester, Assistant Secretary

Call to Order- 8:30 A.M. Eisenhauer, Kifolo is remote.

Public Comment - Guest Recognition: Daniella.

Approval of Minutes – March 26, 2025 Meeting - The minutes were approved through a motion by Obetz seconded by Tulonen 4 to 0.

Treasurer's Report - After Obetz reviewed the report, it was approved on a motion by Kifolo seconded by Tulonen 4 to 0. All annual administrative fees have been received for the year.

A motion by Kifolo seconded by Obetz to sign the DCED audit report was approved 4 to 0.

A motion by Obetz seconded by Tulonen to transfer the bank account funds to the money market fund except for \$5,000 was approved 4 to 0; \$5,000 are to be kept in the bank account.

Loan Modification

After Fredericks reviewed the terms, a motion by Kifolo seconded by Tulonen was approved 4 to 0 to approve the Loan Modification Agreement for Christian B. and Sara B. Riehl.

TEFRA Hearing, Elmer E. and Sarah S. Fisher

After Tristaino reviewed the project Resolution 2025-10 was approved through a motion by Obetz seconded by Kifolo 4 to 0.

TEFRA Hearing, Christ B. and Lavina E. Stoltzfus

After Tristaino reviewed the project Resolution 2025-11 was approved through a motion by Kifolo seconded by Obetz 4 to 0.

TEFRA Hearing, Aaron S. Fisher Jr. and Annie F. Fisher

After Tristaino reviewed the project Resolution 2025-12 was approved through a motion by Obetz seconded by Tulonen 4 to 0.

TEFRA Hearing, Curvin R. and Elaine L. Zimmerman

After Tristaino reviewed the project Resolution 2025-13 was approved through a motion by Kifolo seconded by Obetz 4 to 0.



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TEFRA Hearing, Curvin R. and Elaine L. Zimmerman

After Tristaino reviewed the project Resolution 2025-14 was approved through a motion by Obetz seconded by Kifolo 4 to 0.

TEFRA Hearing, Levi G. and Rachel F. Fisher

After Tristaino reviewed the project Resolution 2025-15 was approved through a motion by Kifolo seconded by Obetz 4 to 0.

Renumber Resolution 2025-07 to 2025-07A Abram B. and Susie B. Stoltzfus

A motion by Kifolo seconded by Obetz to change this resolution number was approved 4 to 0.

General Project Updates – The Fairmont Homes project in Farmersville may be ready soon. A Student Lodging rooftop solar project may be arriving by the Fall.

Adjournment – at 8:55 A.M. Eisenhower adjourned the meeting.

Next Meeting: 8:30 A.M., May 27, 2025.

Respectfully Submitted, Mark Hiester, Assistant Secretary