

**MINUTES**  
**HERMITAGE COMMUNITY & ECONOMIC DEVELOPMENT COMMISSION**  
**MAY 3, 2007**

The Hermitage Community & Economic Development Commission held a regular meeting May 3, 2007 at the Hermitage Municipal Building, Conference Room #302, Hermitage, PA.

CEDC Members Attending: Rex Knisley                      Members Absent: None  
George Kraynak  
Bob Cucitrone  
John Holliday  
Angela Palumbo (arrived 7:31 a.m.)  
Tony Pagliaroli  
Tony Zucco

Commissioner Representative: Bill Moder (arrived 7:32 a.m.)

Others in Attendance: Gary Gulla  
Gary Hinkson (arrived 7:35)  
Lynn Brest  
Jeremy Coxe  
Amy Gargiulo  
Ian Garfoli (arrived 7:33 a.m.)  
Marcia Hirschmann  
Joe Pinchot

**I. CALL TO ORDER**

Rex Knisley called the meeting to order at 7:30 a.m.

**II. APPROVAL OF MINUTES**

The minutes were reviewed from the April 12, 2007 Regular Meeting. Tony Zucco moved to accept the minutes for April. Bob Cucitrone seconded the motion. All members approved.

**III. BUSINESS MEETING**

**A. Community & Economic Development and RLF Reports – March**

The Revolving Loan Fund Repayment Reports were reviewed for March. All payments were current. For March the RLF program balance was \$265,077.77. Total available for loans based on projected repayments through the end of the year was \$316,298.21 (minus \$200,000 for Information Resource Technology, Inc.). The CDBG program income balance was \$24,914.53. The Landscape and Façade Improvement program balance was \$185,954.78. The total available for loans based on projected repayments through the end of the year was \$201,150.29.

George Kraynak moved to accept the RLF reports. John Holliday seconded the motion. All members approved.

Tony Zucco questioned the status of the trails at LindenPointe. Ian Garfoli said that the contractor is making progress. They are getting ready to pave the base course on the front section near Route 18 and have been pouring sidewalks. He thought it may be another couple of weeks before everything is complete.

Gary Gulla added that the City received a grant from DCED that will pay for site amenities such as signage, benches, and trash receptacles which be installed in the next month or so.

Gary Hinkson updated the HCEDC on the Athletic Field Complex Project. He stated that the Commissioners awarded a contract to EPD (Environmental Planning & Design) to do a site analysis of the Stull and Hanson properties and they will make a recommendation through the Recreation Facilities Advisory Committee on a site for the complex. A recommendation is anticipated 4-6 weeks after the contract is fully executed. Construction should begin in 2008 and the facility should be ready to use in 2009.

**B. Landscape & Façade Improvement Program Loan**

**- Weir-Freed Hermitage, LLC (NE corner State St./Dutch Lane)**

The finance committee reviewed a Landscape and Façade Improvement Program application from Robert Freed for his property located on the northeast corner of Dutch Lane and East State Street. Project costs for improvements to the building façade, parking lot, lighting, soffit, doors, windows, awnings and privacy fence total \$25,350, but the loan request is for \$19,700.

The committee received financial statements on the LLC from the holding company which posted a profit and adequate cash flow. They also have the personal guarantee of the owner. Cash flow was based on the present tenants, but it was noted that Splitstone Entertainment will be moving to a new location and Enterprise Rental will be replaced by Healthlink Services. The finance committee was in favor of approving the loan and recommended approval.

George Kraynak stated that the improvements would make it more attractive to a new tenant. Bob Cucitrone stated that he knows Robert Freed personally and believes he would be good on the loan.

The project does not include sidewalks. The City has received funding through the MPO to do improvements to the intersection and the design is not complete.

John Holliday moved to recommend approval of the loan to Weir-Freed Hermitage, LLC for \$19,700. Bob Cucitrone seconded the motion. All members approved.

John Holliday asked if a sign could be posted saying the project was funded by the Landscape & Façade Improvement Program. Gary Hinkson said it was a good idea, but they would have to look at the City ordinance to see how it could work.

John Holliday moved to adjourn the meeting. Tony Zucco seconded the motion. All members approved and the meeting adjourned at 7:49 a.m.

Respectfully Submitted,

Amy Gargiulo  
Recording Secretary

Draft as of 5/8/07  
Pending Approval 6/7/07