



NORTH CENTRAL PENNSYLVANIA REGIONAL PLANNING and DEVELOPMENT COMMISSION

49 Ridgmont Drive, Ridgway, PA 15853

Phone: (814) 773-3162

Fax: (814) 772-7045

North Central Board Meeting Wednesday, August 28, 2024 – 9:30 AM

Members – via Teams

Cliff Clark	Cameron County
Dave Glass	Clearfield County
Jodi Brennan	Clearfield County
Kristy Smith	Clearfield County
Matt Quesenberry	Elk County
Tracy Gerber	Elk County
Jeff Pisarcik	Jefferson County
Carol Duffy	McKean County
Marty Wilder	McKean County
Richard Fry	McKean County
Will Hunt	Potter County
Jill Martin Rend	At-Large BC3@Brockway
Pam Streich	Workforce Solutions for NC PA
Carolyn Newhouse	At-large Bradford Area Alliance

Staff - via Teams

Jim Chorney
Amy Kessler
Ana Slavik
Ed Matts
Chris Perneski
Lisa Oerting
Brent Addleman
Mary Lou Jessop

Guests

Tom Kreiner McKean County

Chair Dave Glass called the meeting to order at 9:30 AM with the pledge to the flag.

QUORUM/INTRODUCTIONS

Roll call was taken and there was a quorum for the meeting.

Purchases

There was one Purchase to be discussed.

Ed reported that the IT Department is requesting permission to renew the Annual Barracuda E-Mail Protection and the Gateway Defense License. This protects against advanced email threats. This also includes the Annual Barracuda Cloud-to-Cloud Backup Service Data Protection for our Office 365 Accounts which is all our employees' emails, Teams and SharePoint. This is backed up every evening.

The total cost is \$6,512.80 and is budgeted for.

Chair Glass called for a motion to approve the renewal of the Annual Barracuda E-Mail Protection and the Gateway Defense License.

Jeff Pisarcik moved to approve the renewal of the Annual Barracuda E-Mail Protection and the Gateway Defense License, seconded by Will Hunt. The motion unanimously passed.

Loans

Gregory Real Estate, LLC, St. Marys, Elk County, has requested loans in the amount of \$67,500 from the Appalachian Regional Commission Act Revolving Loan Fund for 15 years at the rate of 4% for the purchase of real estate. Purchase real estate located 83 Erie Avenue, St. Marys for the purpose of leasing to the operating entity, Dave's Pro Shop. North Central's collateral will be second mortgage on real estate to be acquired, subject to the first mortgage of CNB Bank in the amount of \$67,500, assignment of rents/leases, as well as personal guarantee of the Tony Gregory and the corporate guarantee of Dave's Pro Shop, Inc. Three full-time jobs will be retained within three years. This is approved and is pending receipt of a satisfactory appraisal, which should be coming any day.

Chair Glass called for a motion to approve the loan to Gregory Real Estate LLC, St. Marys, Elk County, contingent on a satisfactory appraisal.

Matt Quesenberry moved to approve the loan to Gregory Real Estate LLC, St. Marys, Elk County, contingent on a satisfactory appraisal, seconded by Kristy Smith. The motion unanimously passed.

Housler Family Eye Care, Inc., St. Marys, Elk County, has requested loans in the amount of \$180,000 from the Appalachian Regional Commission Revolving Loan Fund for 15 years at the rate of 4% and \$50,000 from the USDA Intermediary Relending Program for 15 years at the rate of 4% for permanent real estate financing for building construction. North Central's collateral will be second mortgage on real estate located at 949 S. St. Marys Street, subject to the first mortgage on First Commonwealth Bank in the amount of \$230,000. Six full-time jobs will be retained within three years with three full-time jobs being created within three years.

Chair Glass called for a motion to approve the loans to Housler Family Eye Care, Inc., St. Marys, Elk County.

Will Hunt moved to approve the loans to Housler Family Eye Care, Inc., St. Marys, Elk County, seconded by Tracy Gerber. The motion unanimously passed.

Allegheny Mountain Fitness, LLC/Allegheny Mountain Wellness LLC, Coudersport, Potter County, has requested a loan in the amount of \$75,000 from the EDA CARES Act Revolving Loan Fund for 10 years at the rate of 4% for the purchase of assets of an existing fitness center, including real estate and equipment as well as the purchase of new equipment. This is for the purchase of assets of Powerhouse on Main, including real estate for \$120,000 and gym/fitness equipment for \$55,000. The project also includes the purchase of a new chiropractic table for \$7,000. Allegheny Mountain Wellness LLC will relocate chiropractic practice from 181 Rte. 6 West to this location and will lease

space from Allegheny Mountain Fitness, LLC North Central's collateral is second lien on all business assets of Allegheny Mountain Fitness, LLC and Allegheny Mountain Wellness LLC and second mortgage on the real estate located at 125 N Main Street, Coudersport, Potter County, subject to the first lien in the amount of \$27,000 and first mortgage in the amount of \$120,000 of C&N Bank. One full-time job will be retained within three years and two full-time jobs will be created within three years.

Chair Glass called for a motion to approve the Allegheny Mountain Fitness, LLC and Allegheny Mountain Wellness LLC, Coudersport, Potter County.

Will Hunt approved the loan to Allegheny Mountain Fitness, LLC and Allegheny Mountain Wellness LLC, Coudersport, Potter County, seconded by Pam Streich. The motion passed unanimously.

GOOD OF THE ORDER

Several months ago, we were approached by Aiden Bobik who is currently attending Chatham University in Pittsburgh, about doing an internship through AmeriCorps. This would be a contractual agreement with AmeriCorps where we would be paying \$30,000 to bring this young man on for about 1700 hours for the year, with AmeriCorps matching the other portion of the cost for his services.

He would be doing community and economic development primarily through Amy's department. We have gone through the process of getting permission from our funding source to make sure this type of arrangement would be okay, and we received approval from them.

The reason for the delay in bringing this to the Board is the individual we were working with at AmeriCorps had some health issues and those filling in for him just got back to us regarding questions we had with the contractual agreement. Those issues were resolved, and they would like to get started in September prior to our board meeting.

Therefore, we would like permission from the Board to sign this agreement with AmeriCorps to begin the process of getting Aiden on board.

When asked what his goals would be relative to North Central, it would be an opportunity for him to work with the Community Capacity Program, as Elise who was heading that accepted another position and left North Central, to provide some of the services she was providing.

We are also going to use him to do a lot of the analysis and working with our CEDS team on projects that get fleshed out from the CEDS. He will also be available to help our communities in pulling historic data and national data summarizing that data for anything you are working on. He will be working with our ARC POWER ARISE and Inspire programs to hold educational outreach workshops and helping communities take advantage of those funding programs.

As AmeriCorps is a national organization, there are other Aidens across the nation being put in similar organizations like ours. Part of his program will be monthly interactions with that national group of peers where he'll be able to leverage what he's doing here and benchmark against other

areas and take ideas that they're working on and basically facilitate different new ideas that we can bring to our area based on the conversations of 200,000 similar employees.

Matt added that Aiden worked at the County last year as an intern and did excellent work so whatever North Central gets out of him will be a high-quality product and he supports our bringing him on.

When he reached out to us and said he had worked at the County last year, Amy reached out to Tracy and Fritz and asked questions. Tracy added she worked with Aiden as he was at the county when they started working on their Comp Plan and he jumped right in to help with anything he could, and highly recommends him as a very reliable worker.

With no other discussion or comments, Chair Glass called for a motion to approve the agreement with AmeriCorps, subject to approval and review by our solicitor.

Jeff moved to approve the motion to approve the agreement with AmeriCorps, subject to approval and review by our solicitor, seconded by Kristy Smith. The motion passed unanimously.

Jim thanked the Board for the last-minute approval of his.

The next meeting will be Wednesday, September 25, in person and virtual.

The meeting adjourned at 10:00 AM.

Respectfully submitted,

Joseph K. Haines
Secretary/Treasurer