

MINUTES CCIDA  
April 16th, 2025

The following CCIDA Board Members participated in the meeting in person: **Lou Kupperman, Susan Springsteen, Roger Huggins, and Neal Fisher.** Kathi Cozzone attended via phone. Rep. Williams, David Moser and Michael DeHaven submitted proxies. Solicitor **Helen Esbenshade** also participated in person. Staff participating in person: **Gary Smith, Michael Grigalonis, Jim Hammond, Michelle Hadley, Kate Baganski, Jordan Peek.** Staff participating by phone: **Lori Pickford.** Member of the public attending: Daniel L. Niehls, CPA – Principal, Chris Fratinardo, CPA – Manager, Maillie and Gary Gimbert, VP of Stewardship, Natural Lands.

**Minutes of March 19th, 2025, Meeting:** A motion to approve the minutes as they appear in the board packet was made by Sue Springsteen and seconded by Roger Huggins; the motion carried unanimously.

**Treasurer's Report for February 2025:** Jim Hammond provided a review of the Treasurer's Report as presented in the board packet. A motion to approve the Treasurer's Report as presented was made by Sue Springsteen and seconded by Lou Kupperman; the motion was carried unanimously.

**Action Items:**

**Audit Report:** Chris Fratinardo, CPA – Manager, Maillie reported that there were no significant changes to the accounting procedures or transactions in 2024. It was a clean report. A motion to approve the draft Audit report was made by **Lou Kupperman** and seconded by Sue Springsteen; the motion carried unanimously.

**RACP – Natural Lands:** Gary Gimbert, VP of Stewardship, Natural Lands made a presentation. He explained that Natural Lands is a highly visited preserve in West Bradford Township. He explained that a bridge on the property needs to be replaced rather than repaired. Property management is considering a "Pedestrian Only" bridge – allowing only light vehicles i.e. golf carts, and grass mowing machines to access it. Construction is scheduled for 2026. He is asking for \$500,000. A motion to approve was made by **Lou Kupperman** and seconded by Sue Springsteen; the motion carried unanimously.

**NGFL – Daniel and Rachel Fisher –** Jordan Peek presented this loan stating that the TEFRA Hearing will have to take place "after the fact" due to a discrepancy on the address of the two parcels. She explained that this is a traditional farm loan – being a transaction between parents to children. The property is a dairy farm which also includes tobacco crops and general crops for feeding animals. A motion to approve was made by Lou Kupperman and seconded by Sue Springsteen; the motion carried unanimously.

**CCEDC 2025 Hall of Fame Sponsorship:** Michael Grigalonis reported that CCEDC's 2025 Hall of Fame Award event would be held on May 28<sup>th</sup>, 2025, at Longwood Gardens. He also reported that this year's honoree is Paul Redman, President and CEO of Longwood Gardens. He invited all CCIDA Board members to attend the event. He also asked the Board to approve a Sapphire Sponsorship (\$2,000) which is the same level of sponsorship the Board has approved in years past. A motion to approve was made by **Lou Kupperman** and seconded by Sue Springsteen; the motion carried unanimously.

**New Business:**

- a. **I2n Update** – Sue Springsteen reported that the prep sessions for “The Road to Lion Cage” program is going very well. There were at least seven legitimate companies founded by women who participated. She also report that an “Angel Ventures” group is being convened. Right now a “Framework” for the group is being developed.
- b. **2<sup>nd</sup> Century Alliance Update** – Sue Springsteen reported that their 10 Year Anniversary Celebration is scheduled for May 16<sup>th</sup>. Two tickets to the event have been assigned to Sue Springsteen and Darlene Jenkins Walls of CCEDC’s staff.
- c. **West Chester University** - new student housing discussion – Lou Kupperman explained having read an article recently on West Chester University’s student housing issue. Mike Grigalonis said he spoke with Pat Scott, of Obermayer Rebmann Maxwell & Hoppel LLP who explained that the University may be planning to finance additional housing themselves, not through University Student Housing entity.
- d. **Combined Meeting with C&WCCIDA discussion** – Lou Kupperman tabled this discussion until the May or June 2025 Board Meeting.

With no further business, Lou Kupperman made a motion to adjourn; Susan Springsteen seconded the motion, and the motion was carried unanimously.

Respectfully Submitted,

Lori Pickford