



COLLEGE  
TOWNSHIP  
INDUSTRIAL  
DEVELOPMENT  
AUTHORITY

**College Township  
Industrial Development Authority  
Reorganization Meeting Minutes  
Wednesday, January 21, 2026 4:00 PM  
1481 E. College Ave, State College PA 16801**

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**ATTENDED BY**

**AUTHORITY MEMBERS:**

Ray Liddick, Jr., Chair  
Vanessa Sherman, Vice Chair  
Katy Colby, Secretary  
Benson Lichtig, Assistant Secretary  
Anthony Fragola, Treasurer  
Lamartine Hood, Assistant Treasurer  
John Peterson  
Ray Forziat

**ADDITIONAL ATTENDEES:**

Keri Kenepp, CT Director of Community/Economic Development  
Gretchen Brandt, CT Council Liaison  
Jeff Stover, Solicitor  
Katy VanAmburg, Assistant Township Secretary

**CALL TO ORDER:**

Ms. Keri Kenepp, CT Director of Community and Economic Development, called the Reorganization Meeting of the College Township Industrial Development Authority (CTIDA) to order at 4:05 PM.

**REORGANIZATION BUSINESS:**

Ms. Kenepp presented nominations for the 2026 Officers, by slate:

**RO-1 Nomination of 2026 Officers, by slate:**

Ray Liddick, Jr., Chair  
Vanessa Sherman, Vice Chair  
Anthony Fragola, Treasurer  
Katy Colby, Secretary  
Lam Hood, Assistant Treasurer  
Benson Lichtig, Assistant Secretary

Ms. Kenepp called for a motion to approve the slate of 2026 Officers as presented.

**Mr. Forziat moved to approve the slate of Officers for 2026 as presented.**

**Mr. Peterson seconded the motion.**

**Motion carried unanimously.**

The gavel was turned over to Chair Liddick for the remainder of the meeting.

**RO-2 Committee Member Assignments for 2026, by slate:**

**Finance Committee – R. Forziat, Chair; A. Fragola; V. Sherman; Vacant**

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**Loan Committee** – A. Fragola, Chair; B. Lichtig; R. Forziat; Vacant  
**Marketing Committee** –R. Liddick, Jr., Chair; L. Hood; K. Colby; Vacant  
**Governance Committee** –R. Liddick, Jr.; A. Fragola; R. Forziat; Vacant

Mr. Liddick, Jr. called for a motion on the presented slate of Committee Member Assignments.

**Mr. Lichtig moved to approve the Committee Member Assignments for 2026 as presented.**  
**Mr. Hood seconded the motion.**  
**Motion carried unanimously.**

#### **CONSENT AGENDA**

- CA-1** Reappointment of Solicitor for 2026: Jeffrey Stover, Esq. of Stover McGlaughlin
- CA-2** Reappointment of Auditor for 2026: Fiore, Fedeli, Snyder, Carothers, LLP
- CA-3** Reappointment of Right-To-Know Officer for 2026: Adam T. Brumbaugh
- CA-4** Setting of mileage reimbursement rate at federal IRS rate
- CA-5** Approval of Authorization for Disposition of Records (R-26-01)

**Mr. Forziat moved to approve the Consent Agenda as presented.**  
**Mr. Hood seconded the motion.**  
**Motion carried unanimously.**

#### **ADJOURNMENT**

**Mr. Forziat made a motion to adjourn.**  
**Mr. Fragola seconded the motion.**

Chair Liddick called the Reorganization Meeting adjourned at 4:08 PM.

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**College Township Industrial Development  
Authority  
Regular Board Meeting Minutes  
Wednesday, January 21, 2026 4:00 PM**

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**ATTENDED BY  
AUTHORITY MEMBERS:**

Ray Liddick, Jr., Chair  
Vanessa Sherman, Vice Chair  
Katy Colby, Secretary  
Benson Lichtig, Assistant Secretary  
Anthony Fragola, Treasurer  
Lamartine Hood, Assistant Treasurer  
John Peterson  
Ray Forziat

**ADDITIONAL ATTENDEES:**

Keri Kenepp, CT Director of Community/Economic Development  
Gretchen Brandt, CT Council Liaison  
Jeff Stover, Solicitor  
Katy VanAmburg, Assistant Township Secretary

**CALL TO ORDER:**

Mr. Ray Liddick, Jr., CTIDA Chair, called to order the January 21, 2026 College Township Industrial Development Authority (CTIDA) Regular Meeting at 4:09 PM.

Chair Liddick offered his appreciation to Mr. Forziat for serving as CTIDA Chair during 2025, and for assisting him in preparation to take over as Chair in 2026.

Mr. Peterson informed the Authority members of his resignation from the CTIDA effective January 31, 2026. He noted work and family commitments have increased, leaving him unable to dedicate additional time to the Authority. He thanked the Authority members and Staff for their continued commitment to the work of the Authority and of the Township, and for their support during his tenure.

*Mr. Peterson left the meeting at 4:14 PM.*

**EXECUTIVE DIRECTOR REPORT**

Ms. Kenepp provided a written Executive Director's Report for January 2026.

Ms. Kenepp stated she started her new position as CT Director of Community and Economic Development on January 5, 2026. She noted the Governance Committee worked on recommendations for part-time Administrative contracted services. She stated there were no client updates, and all client financials for the end of 2025 will be reported out by the end of the first quarter of 2026.

Ms. Kenepp reported she was approached again about serving as a pass-through entity for a PA Sites grant for the revitalization of the Nittany Mall property. She noted this matter will be included as part of the February meeting agenda. Lastly, she reminded the Authority members about the Focus Central PA Industrial Development Forum being held in March.

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## **COUNCIL LIAISON'S REPORT**

Mr. Liddick, Jr. offered his appreciation to Ms. Susan Trainor for serving as former Council Liaison, and introduced Ms. Gretchen Brandt as the new Council Liaison. Ms. Brandt offered a brief introduction, and noted she served twelve (12) years on the State College Area School District (SCASD) School Board as well as School Board Liaison to the Centre Region Council of Governments (COG).

Ms. Brandt reported that Council held their Reorganization meeting and a Regular meeting on January 5, 2026, and offered updates from those meetings.

Council reviewed and approved a rezoning request for 5.824 acres to accommodate the new PAM Health inpatient rehabilitation hospital, determined the corresponding Development of Regional Impact (DRI) had merit, and approved the corresponding Subdivision Plan with conditions. Council also approved Ms. Kenepp's appointment to her new position of Director of Community and Economic Development. Lastly, Ms. Brandt stated Council will meet jointly with Planning Commission on January 28, 2026 to continue their review and development of hybrid Form Based Code (FBC) in the Dale Summit Area (DSA).

## **ITEMS OF RECORD**

**IR-1** CTIDA Directory

**IR-2** CTIDA Committee Assignments

No questions presented about the *Items of Record*.

## **SECRETARY'S REPORT**

Ms. Colby, Secretary, provided the Secretary's Report.

**SR-1** December 17, 2025 Regular Meeting Minutes

**Ms. Sherman made a motion to approve the December 17, 2025 Regular Meeting minutes.**

**Mr. Forziat seconded the motion.**

**Motion carried unanimously.**

**SR-2** Statements of Financial Interest Forms – Due May 1, 2026

Ms. Kenepp reminded the Authority members that the State Ethics form should be completed for year 2025.

## **TREASURER'S REPORT**

Mr. Fragola, Treasurer, provided a written Treasurer's Report for the month of December 2025.

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CTIDA Assets As of December 31, 2025		December 31, 2025
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Truist		627,159.34
Kish Bank Money Market		266,928.77
Northwest (JSSB) Money Market		159,268.30
PLGIT Prime		637,079.35
<b>Total Current Assets</b>		<b>1,690,435.76</b>
<b>Other Assets</b>		
Wells Fargo - A/C Value (MoS)		-
M&T Investments - A/C Value		529,697.95
Participation Interest - Dominight		74,601.54
Participation Interest - Actuated Med		-
Participation Interest - Xact Metal		324,743.97
Participation Interest - Abington Eq		-
Direct Loan - Actuated Medical		-
Direct Loan - Actuated Medical		114,798.19
Direct Loan - Tasty K		46,689.67
Direct Loan - X-Hab 3D		-
Direct Loan - West Arete		113,733.66
Part Loan Income Receivable		11,488.00
Direct Loans Interest Receivable		3,015.37
<b>Total Other Assets</b>		<b>1,218,768.35</b>
<b>TOTAL ASSETS</b>		<b>2,909,204.11</b>

**Mr. Forziat made a motion to approve the Treasurer’s Report as presented.**

**Mr. Hood seconded the motion.**

**Motion carried unanimously.**

**TR-2 2025 Audit Engagement Letter**

Mr. Fragola stated the 2025 Audit Engagement Letter from Fiore Fedeli Snyder Carothers, LLP outlines auditing services for the Authority for years ending December 31, 2025 and 2024. He noted the CTIDA is in year three (3) of a five (5) year contract with them, and their fees have already been approved.

**Mr. Forziat made a motion to approve the 2025 Audit Engagement Letter from Fiore Fedeli Snyder Carothers, LLP as presented.**

**Ms. Sherman seconded the motion.**

**Motion carried unanimously.**

**OLD BUSINESS**

**OB-1 2026 Executive Director Contracted Services**

*Chair Liddick recessed the Regular Meeting at 4:28 PM to convene into an Executive Session to discuss a personnel matter. The Regular Meeting was called back to order at 5:03 PM.*

The consensus of the Authority is to move forward with seeking a part-time Economic Development Specialist for contracted services to the Authority for 25 hours per week.

**NEW BUSINESS**      No *New Business* items on the Agenda.

### **LOAN COMMITTEE REPORT**

Mr. Fragola stated the Loan Committee did not meet in January.

### **MARKETING COMMITTEE REPORT**

Mr. Liddick, Jr., stated the Marketing Committee did not meet in January. He offered congratulations to Ms. Kenepf for being named one of PA Business Central's Top 100 People in 2026 and noted a press release will be prepared announcing her achievement.

### **FINANCE COMMITTEE REPORT**

Mr. Forziat stated the Finance Committee did not meet in January.

**FC-1**      Resolution R-26-02 CTIDA Investment Policy

**The Finance Committee made a motion to approve Resolution R-26-02 CTIDA Investment Policy as presented.  
Motion carried unanimously.**

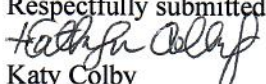
### **GOVERNANCE COMMITTEE REPORT** (Committee notes were provided to Authority members for review)

Ms. Kenepf stated the Governance Committee met on January 6, 2026. The Committee discussed and made recommendations for contracted services from the Township, and discussed the Executive Director's annual review. Mr. Liddick, Jr. noted the annual review was submitted to the Township Manager and the Evaluation Form for the annual review will need to be revised in 2026.

**INFORMATIVES**      No *Informatives* brought forward.

### **ADJOURNMENT**

Chair Liddick adjourned the January 21, 2026, College Township Industrial Development Authority Regular Meeting at 5:16 PM.

Respectfully submitted,  
  
Katy Colby  
CTIDA Secretary

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