

**WESTMORELAND COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

**MINUTES OF THE REORGANIZATION MEETING
Tuesday, January 21, 2025**

1. The meeting opened with role call and those attending were:

Bruce J. Corna	Jennifer Miele
Daniel Howard, Jr.	Vicki Ridenour
John Kline	Edward Sobota
Tony Pauly	Tom Sochacki

Also in attendance were the Solicitor, James J. Conte, and Rebecca S. Lewis.

2. **Election of Officers.**

The Solicitor, James J. Conte, at the request of the Board, presided as Chairman, pro tem, for the sole and exclusive purpose of accepting nominations for and election of officers.

a. Mr. Conte invited nominations for the office of Chairman. Upon motion by Ed Sobota, second by Tony Pauly, the nomination of Bruce J. Corna for Chairman was unanimously approved. There being no other nominations for the office of Chairman, Bruce J. Corna was unanimously elected to office of Chairman with an 8-0 vote.

b. Mr. Conte invited nominations for the office of Vice Chairman. Upon motion by Tom Sochacki, second by John Kline, the nomination of Daniel Howard, Jr., for Vice Chairman was unanimously approved. There being no other nominations for the office of Vice Chairman, Daniel Howard, Jr., was unanimously elected to office of Vice Chairman with an 8-0 vote.

c. Mr. Conte invited nominations for the office of Secretary. Upon motion by Ed Sobota, second by Tom Sochacki, the nomination of Anton Pauly for Secretary was unanimously approved. There being no other nominations for the office of Secretary, Anton Pauly was unanimously elected to office of Secretary with an 8-0 vote.

d. Mr. Conte invited nominations for the office of Treasurer. Upon motion by John Kline, second by Jen Miele, the nomination of Victoria Ridenour for Treasurer was unanimously approved. There being no other nominations for the office of Treasurer, Victoria Ridenour was unanimously elected to office of Treasurer with an 8-0 vote.

e. Mr. Conte invited nominations for the office of Assistant Treasurer. Upon motion by Tom Sochacki, second by Vikki Ridenour, the nomination of Edward Sobota for Assistant Treasurer was unanimously approved. There being no other nominations for the office of Assistant Treasurer, Edward Sobota was unanimously elected to office of Assistant Treasurer with an 8-0 vote.

f. Mr. Conte asked for a motion for the appointment of Rebecca Lewis as Assistant Secretary. The motion made by Ed Sobota, second by Dan Howard, to appoint Rebecca Lewis as Assistant Secretary was unanimously approved.

Immediately thereafter, Mr. Corna assumed the Chair and presided over the balance of the Reorganizational Meeting.

3. **Schedule of Meetings for 2025.** Today's meeting and all other meetings for the year 2025 were advertised in the Tribune Review on December 14, 2024. A copy of the proof of advertising was attached to the Agenda as Exhibit A. Tony Pauly moved to approve, ratify and confirm the meeting dates for 2025 as advertised in the Tribune Review on December 14, 2024, second by Ed Sobota; approved unanimously by 8-0 vote.

4. **Minutes.** The minutes of the meeting held November 18, 2024, were reviewed by all members in attendance. Tom Sochacki moved for approval of the minutes and waiving formal reading, second by Vikki Ridenour; approved unanimously by 8-0 vote.

5. **Report of Treasurer.** An outline of the balance in the checking account was attached to the Agenda indicating that there was a balance on hand on November 18, 2024, of \$6,670.81; no deposits; and three (3) disbursements, being checks payable to Hempfield Mini Storage (\$253.76) for file storage; Cincinnati Insurance Company (\$525.00); and Trib Total Media to publish the 2025 meeting notice (\$214.00); and that the current balance as of January 21, 2025, and the date of this meeting is \$5,678.05. John Kline moved for approval of the Report of Treasurer, second by Tom Sochacki; approved unanimously by 8-0 vote.

6. **Report of Solicitor.**

a. **Reappointment/appointment.** To date, there has been no communication from the Westmoreland County Commissioners on the re-appointment of Daniel Howard, Jr., and Edward Sobota.

b. **Elections and Appointments.**

i. Mr. Corna called for a motion to appoint the bank depository. A motion was made by John Kline to appoint Commercial Bank & Trust of PA; second by Tony Pauly. There being no other recommendations, the appointment of Commercial Bank & Trust of PA, designation of signatories and required forms of resolutions, was unanimously approved by 8-0 vote.

ii. Mr. Corna called for a motion to approve corporate authorization resolution designating the Chairman, Treasurer, Assistant Treasurer, and Assistant Secretary as authorized signatories for the powers described [(1),(2),(3),(4),(5)] with 2 signatures required. A motion was made by Tony Pauly; second by John Kline; and was approved unanimously by 8-0 vote.

iii. Mr. Corna called for a motion to appoint the auditor. A motion was made by Ed Sobota to appoint Horner, Wible & Terek, P.C.; second by Tom Sochacki. There being no other recommendations, the appointment of Horner, Wible & Terek, P.C., was approved unanimously by 8-0 vote.

iv. Mr. Corna called for confirmation of the appointment of James J. Conte, Esquire, as Solicitor. A motion was made by John Kline to confirm the appointment of James J. Conte as Solicitor; second by Vikki Ridenour; and was approved unanimously by 8-0 vote.

v. Mr. Corna asked for a motion to appoint bond counsel and Tony Pauly made a motion to appoint James H. Webster of Clark Hill, PLC; second by Tom Sochacki. The appointment of James H. Webster as bond counsel was unanimously approved by 8-0 vote.

vi. Insurance and/or Bond carrier. Mr. Corna advised that the current carrier is The Cincinnati Insurance Company. Upon motion of Ed Sobota and second by Tom Sochacki, The Cincinnati Insurance Company was unanimously approved by 8-0 vote to continue as the insurer and bond carrier for Westmoreland County Industrial Development Authority.

c. **Yearly Conflict of Interest Resolution** – A copy of the Yearly Conflict of Interest Resolution was circulated with the packet of information provided to all Authority members. Upon motion of Tony Pauly, second by John Kline, the Yearly Conflict of Interest Resolution was unanimously approved by 8-0 vote. Each of the Authority members in attendance signed off on the Yearly Conflict of Interest Resolution.

d. **Yearly Suspected Misconduct and Dishonesty Resolution** – A copy of the Yearly Suspected Misconduct and Dishonesty Resolution was circulated with the packet of information provided to all the Authority members. Upon motion of Vikki Ridenour, second by Jen Miele, the Yearly Suspected Misconduct and Dishonesty Resolution was unanimously approved by 8-0 vote. Each of the Authority members in attendance executed the Yearly Suspected Misconduct and Dishonesty Resolution.

e. **Ratification Motion** – Upon motion of Tony Pauly, second by Ed Sobota, a motion to approve, ratify and confirm all decisions and actions of the Board, Solicitor, Bond Counsel and Auditors for the year 2024, was unanimously approved, vote 8-0.

7. **Report of Assistant Secretary.**

a. A Statement of Financial Interest/Ethics Statement was circulated to each of the Authority members with the Agenda and packet of information. It was requested that each of the Authority members complete the Statement of Financial Interest/Ethics Statement. The Statement is required to be submitted to the Westmoreland County Commissioners' Office by May 1, 2024. Statement of Financial Interest/Ethics Statements were completed and received at the meeting from Bruce Corna, Dan Howard, John Kline, Jennifer Miele, Tony Pauly, Victoria Ridenour, Edward Sobota, and Thomas Sochacki. James Conte and Rebecca Lewis will provide a completed statement prior to forwarding to the Westmoreland County Commissioners' Office.

b. Annual Post-Issuance Compliance Fee statements for the year 2024 were sent to the following: Adelphoi USA, Inc.; CSE Corporation/Chattan Highland Group, LLC; EA Fischione; Excelsa Health; and Redstone Presbyterian SeniorCare; for a total of \$1,250.00.

c. Annual Post-Issuance Certificates for the year ending 2024 were sent to the following: Adelphoi USA, Inc.; CSE Corporation/Chattan Highland Group, LLC; EA Fischione; Excela Health; and Redstone Presbyterian SeniorCare.

8. **New Business.**

There was no new business.

9. **Adjournment.**

Upon motion by Tom Sochacki, seconded by Ed Sobota, a motion to adjourn was unanimously approved. Adjournment occurred at 3:45 pm.

Respectfully submitted,

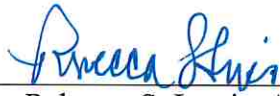


Rebecca S. Lewis
Assistant Secretary

CERTIFICATION OF AUTHORITY

I hereby certify that the attached is a true and correct copy of the Minutes of the Westmoreland County Industrial Development Authority for its regular meeting held on Tuesday, January 21, 2025.

WESTMORELAND COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY

By: 
Rebecca S. Lewis, Assistant Secretary