



**Commonwealth Financing Authority**  
Harrisburg PA, 17120

**Board Meeting Minutes**

**October 6, 2010**

The Commonwealth Financing Authority (CFA) held a Special Board Meeting on October 6, 2010 in Conference Room 4-West of the Keystone Building, 400 North Street, Harrisburg, PA after giving proper notice pursuant to the Act of July 3, 1986 (the "Sunshine Act"). Chairman Burke was present. Members Phil Condron, Michael Karp, Barbara McNees, Gerald J. Pappert, the Honorable Steven Kaplan, and Steven Kniley designee of the Honorable Mary Soderberg participated via teleconference.

The following DCED staff members were present: Scott Dunkelberger, Brian Eckert, and Shereé Fagan.

The following members of the public participated via teleconference: David Atkinson, Randy Albright, Lisa Taglang, Tim Rodrigo, Peggy Montgomery, Cathy Washburn, Dave Washburn, and LeRoy Kline.

Chairman Burke called the meeting to order at 2:05 p.m. without the presence of Mr. Karp.

Mr. Dunkelberger presented an Alternative and Clean Energy project for the Board's consideration. Delta Commerce Park Developers, LLC is requesting an Alternative and Clean Energy Program loan for the construction of a high performance commercial office building. On a motion by Mr. Condron and seconded by Ms. McNees, all members of the Board present voted in favor of approval of a loan in the amount of \$5,000,000 for Delta Commerce Park Developers, LLC.

Mr. Pappert excused himself from the special meeting.

Lisa Taglang announced that Tim Rodrigo joined via teleconference and excused herself from the special meeting.

Mr. Karp joined via teleconference.

Mr. Karp requested further information with respect to the appraisal and personal guarantee for the recommended project. Mr. Dunkelberger confirmed the receipt of August 2010 personal financial statements for both partners. After lengthy discussions regarding project details provided to the Board, Mr. Dunkelberger agreed to get an appraisal from the developer by November 16, 2010. Upon a favorable vote from Mr. Karp, a loan in the amount of \$5,000,000 for Delta Commerce Park Developers, LLC was unanimously approved.

Mr. Dunkelberger announced that the approval of the special requests recently sent via email were pending Mr. Karp's approval. Mr. Karp verbally approved the special requests.

There being no further business to come before the Board, the meeting was adjourned at 2:44 p.m.