

BUCKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

December 4, 2025

Agenda

1. Roll Call
2. Public Comment
3. Approval of Minutes of Meeting November 6, 2025 (Attachment #1)
4. Treasurer's Report
 - a. Financial Statements November 6, 2025 (Attachment #2)
 - (Loan Activity Statement on gold paper) n/a
 - b. Payment of Bills – November 6, 2025 (Attachment #3)
5. Executive Director's Report
 1. Approval of 2026 Bucks County Industrial Development Authority Budget
 2. Approval of 2026 Bucks County Industrial Development Authority Fee Schedule
 3. Approval of 2026 Bucks County Industrial Development Authority PIDA Meeting Date Schedule
 4. Approval of the Establishment of a 457 Deferred Compensation Plan with MissionSquare Retirement
 5. Resolution approving the application submission for Central Bucks Athletic Association through the DCED Local Share Account (LSA) Statewide program for \$262,385.66
 6. Resolution approving the application submission for Pennsylvania Biotech Center through the DCED Local Share Account (LSA) Statewide program for \$433,092
 7. Resolution approving the application submission for Delaware Valley University through the DCED Local Share Account (LSA) Statewide program for \$999,879
 8. Resolution approving the application submission for Chal-Britt Regional EMS through the DCED Local Share Account (LSA) Statewide program for \$132,641
 9. Resolution approving the application submission for Friends Boarding Home of Bucks Quarterly Meeting through the DCED Local Share Account (LSA) Statewide program for \$350,600
 10. Resolution approving the application submission for Bucks County Housing Development Corporation through the DCED Local Share Account (LSA) Statewide program for \$91,759
 11. Resolution approving the application submission for Freefall Action Park through the DCED Local Share Account (LSA) Statewide program for \$234,000
 12. Resolution approving the application submission for Council Rock United Soccer Association through the DCED Local Share Account (LSA) Statewide program for \$1,000,000
 13. Approval of Revolving Loan Fund from the New Economy Fund in an amount of \$500,000 to 8 Headley Place LLC for the benefit of Griff & Associates
 14. Approval of Pennsylvania Industrial Development Authority (PIDA) loan project for the benefit of Prato Family Holdings in an amount of \$1,525,000

15. Approval of Pennsylvania Industrial Development Authority (PIDA) loan project for the benefit of Prato Family Holdings in an amount of \$2,500,000
16. Approval of Pennsylvania Industrial Development Authority (PIDA) loan project for the benefit of Pinnacle Vending Group in an amount of \$1,250,000
17. Approval of a tax-exempt financing project for the benefit of River Crossing YMCA in an amount not to exceed \$20,000,000
18. Approval of a tax-exempt financing project for the benefit of McSquizzy Lot 3 LLC in an amount not to exceed \$10,000,000
19. Approval of Draw Request for EDCDI Grant for Quakertown Freight House Project in the amount of \$127,720
20. Approval of a loan extension for the Dublin Town Center loan through the Bucks Guaranteed Revolving Loan Fund
21. Approval of a loan extension for Merlin Biotech from the Bucks Built program through HUD CORE II Revolving Loan Fund
22. Approval of land development plans for approval of additional 40 parking spaces at 670 Louis Drive in Warminster Township, Rod and Reel Estate, LLC
23. Approval of transfer of the ownership of Rod and Reel Estate, LLC from Ilan and Robin Shemesh to Irrevocable Deed of Trust of Robin M. Shemesh FBO Ilan S. Shemesh
24. Approval of grant from HUD CORE II Revolving Loan Fund for the following Bucks Built portfolio companies:
 - Puppy Boot Camp, Inc. in the amount of \$25,000
 - TrekIT Health, Inc. in the amount of \$25,000
 - Applied Technology Partners LLC in the amount of \$25,000
 - Xenon, LLC in the amount of \$25,000

Solicitors Report

- n/a

7. Unfinished Business:
8. Adjournment