



SEDA-COG JOINT RAIL AUTHORITY MEETING MINUTES

Wednesday, April 8, 2026

Union County Government Center, Lewisburg, PA

12:30 p.m.

AUTHORITY MEMBERS PRESENT

Terry Brown, Montour County
Russ Graham, Centre County
Scott Harvey, Lycoming County
Bob Hormell, Northumberland County (via teleconference)
Lisa Hoover, Northumberland County (via teleconference)
Rick Jenkins, Columbia County (via teleconference)
Brent Jones, Clinton County (via teleconference)
Michael Krentzman, Mifflin County
Dave Park, Snyder County
Rob Postal, Mifflin County (via teleconference)
David Schultz, Lycoming County
Jeff Snyder, Clinton County
Jennifer Wakeman, Montour County
Eric Winslow, Union County (via teleconference)

JRA OPERATOR

Jeb Stotter, President & CEO
Diana Williams, Treasurer/Controller
Zac Mahaffey, Director of Maintenance of Way

GUESTS

John Ashbridge, Carload Express
Erik Bergenthal, Carload Express Legal Counsel (via teleconference)
Emily Mrochko, Lycoming County Planning and Community Development (via teleconference)
Lance Mabus, Danville Area School District

JRA LEGAL COUNSEL

Jenn Bauer, Esq., McQuaide Blasko
John Bee, Esq., McQuaide Blasko
Tom Schrack, Esq., McQuaide Blasko

JRA CONSULTING PROFESSIONALS

Stephen Lendway, Operating Agreement Consultant
Sam Jannotti, Jannotti Rail Consulting, Inc.
Jason Shura, PE, Stiffler-McGraw (via teleconference)

JRA STAFF

Steven Beattie, Executive Director
Tina Heintzelman, Program Assistant
Kyle Postupack, Property & Maintenance of Way Manager

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Call to Order

The Chairman called the meeting to order at 12:31 p.m.

Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

Welcome – Chairman’s Statements

The Chairman stated that the use of audio or video recording devices at the public meeting is permitted. The Authority does not require pre-registration for recording purposes; however, any individual intending to record all or any part of the meeting must notify the Chairman or the Executive Director in advance of such recording. If the Authority recesses to Executive Session, no recording of that session shall be permitted.

Chairman Harvey said Jeff Sheaffer is the new Board member representing Snyder County. He was unable to attend the meeting, but was part of the new Board member orientation and plans to be in attendance for the May 2026 meeting.

Public Forum

The Chairman asked if there is any public comment to come before the Board.

ADMINISTRATIVE ITEMS

Approval of the March 13, 2026, JRA Special Meeting Minutes

Mr. Krentzman made a motion for the Board to approve the March 13, 2026, SEDA-COG Joint Rail Authority Special Meeting Minutes; Mr. Snyder seconded the motion; motion carried.

Treasurer’s Report

Ms. Wakeman presented the new-format Treasurer’s Report for March, as well as the JRA’s Loan Summary, Money Market Account Financial Statement, the PIB Loan Financial Statement, the JRA’s detailed accounting associated with the operating fees paid by the Operator, the LOA Capital Contribution Liabilities and the purported Stormwater Charges imposed in Williamsport. Ms. Wakeman said the JRA’s Loan Summary, and the reports on the PIB loan and Money Market Account will not be presented separately in the future. They will be part of the new Balance Sheet.

Mr. Graham made a motion for the Board to accept the Treasurer’s Report for the month of March 2026; Mr. Schultz seconded the motion; motion carried.

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Payment of the Bills; March 1 to March 31, 2026

Ms. Wakeman said the March Payment of Bills report for the April check run is on page 21 of the packet.

Ms. Wakeman made a motion for the Board to approve the April check run for the March 2026 Payment of Bills; Mr. Park seconded the motion; motion carried.

Staff Report and Events Calendar

Mr. Beattie summarized the status of various construction projects and calendar highlights.

Operator Status Report

A copy of the Operator's Report was provided to Board members via email and copies were provided to Board members at the meeting.

OLD BUSINESS

Bridge Engineer's Report

Mr. Shura reviewed the Bridge Engineer's Report provided in the meeting packet.

- Plans for the Danville Area School District (DASD) Water Line Replacement Project were submitted by KCI with engineer review comments provided. A virtual meeting with the DASD was held on April 2 to discuss required revisions.
- Plans for the Northumberland County Bridge 73 Project have been submitted with engineer review comments provided.
- NBER bridge inspection field work is approximately 60% complete with report preparation in progress.
- Substantial completion punchlist meeting for the NBER Bridge 33.65 project was held on April 7.
- Work on the NBER Bridge 10.98 project is expected to restart later in April or early May.
- The PUC meeting for the Continental Boulevard grade crossing replacement project was held on April 1. The project is expected to be let later this year.

NEW BUSINESS

PA DCED Multimodal Transportation Fund Program Grant Agreement

PA DCED has awarded the JRA a \$404,818 Multimodal Grant for the Route 54 grade crossing replacement project on the NSHR in Danville Borough. The total opinioned construction cost for

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the project is approximately \$626,293. The agreement was executed on March 3, 2026, by the Board Chairman, due to time constraints in executing the agreement.

Mr. Graham made a motion to ratify the PA DCED Multimodal Transportation Fund Program Grant Agreement; Mr. Brown seconded the motion; motion carried.

Change Order No. 1 NBER Bridges; Contract 2025-05

Contract 2025-05 is the RTAP 24 Nittany & Bald Eagle Railroad (NBER) Bridge Preservation Group 2 Project. The original contract price is \$911,072.85. A contract increase of \$19,589.04 is necessary due to cost associated with removal of unsuitable subgrade material under the reinforced concrete pipe and replacement with AASHTO No. 1 Coarse Aggregate wrapped in geotextile, Class 4, Type A. The Change Order will increase the contract price to \$930,661.89.

Mr. Schultz made a motion to approve Change Order No. 1 for Contract 2025-05 in the amount of \$19,589.04; Mr. Krentzman seconded the motion; motion carried.

REPORTS FROM COMMITTEES

Property Management Committee

1a. Verizon Pennsylvania LLC License Agreement #03-217.0 (NBER – Bellefonte)

Verizon contacted JRA staff about constructing a new overhead fiber wire over the NBER – Bellefonte Branch adjacent to the Railroad Street rail grade crossing DOT #843 019V, no less than 27'-6" from top of rail in the Borough of Bellefonte, Centre County. Verizon will be assessed a license fee of \$2,800, subject to annual CPI increases, in addition to a one-time license preparation fee of \$1,100. All plans have been reviewed and approved.

Mr. Park made a motion to approve this license agreement with Verizon Pennsylvania LLC; Mr. Graham seconded the motion; motion carried.

1b. Verizon Pennsylvania LLC License Agreement #03-218.0 (NBER – Bellefonte)

Verizon contacted JRA staff about constructing a new overhead fiber wire over the NBER – Bellefonte Branch adjacent to the Railroad Street rail grade crossing DOT #969 254U, no less than 27'-6" from top of rail in the Borough of Bellefonte, Centre County. Verizon will be assessed a license fee of \$2,800, subject to annual CPI increases, in addition to a one-time license preparation fee of \$1,100. All plans have been reviewed and approved.

Mr. Park made a motion to approve this license agreement with PPL Electric Utilities Corporation; Mr. Snyder seconded the motion; motion carried.

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1c. FirstEnergy Pennsylvania Electric Co. License Agreement #03-219.0 (NBER – Darby Lane)

FirstEnergy contacted JRA staff about constructing a new 7.2/12.47 kVA overhead electrical wire over the NBER adjacent to the Darby Lane rail grade crossing DOT #506 253J, no less than 35'-0" from top of rail in Snyder Twp., Blair County. FirstEnergy will be assessed a license fee of \$550, subject to annual CPI increases, in addition to a one-time license preparation fee of \$1,100. All plans have been reviewed and approved.

Mr. Park made a motion to approve this license agreement with FirstEnergy Pennsylvania Electric Co.; Mr. Graham seconded the motion; motion carried.

1d. Danville Area School District Easement Agreement #01-456.0 (NSHR – Danville)

The DASD contacted JRA staff about replacing an existing water line under the NSHR in Danville. The water line broke twice during the summer of 2025 and flooded the track. The existing water line would be replaced with a 4" HDPE pipe in a 12" casing pipe no less than 7' from base of rail. DASD has requested to pay the easement fee in a lump sum payment of \$10,000, which is equivalent to 20 years of fees, in addition to a one-time \$1,100 easement preparation fee. DASD has requested that the commercial general liability insurance requirements be reduced from \$5 million single limit per occurrence to \$1 million and from \$10 million general aggregate to \$3 million, and employer's liability insurance from \$2 million per accident to \$500,000. All plans have been reviewed and approved.

Mr. Park summarized the discussion that took place during the PMC meeting regarding the request to reduce insurance requirements.

Mr. Park made a motion to approve this easement agreement with Danville Area School District with the current JRA insurance limits; Mr. Snyder seconded the motion; motion carried.

1e. Beech Resources LLC Easement Agreement #15-019.0 (Lycoming Twp., Lycoming County)

Mr. Park said this agenda item didn't make it out of committee; therefore, no action by the Board is recommended at this time.

1f. PA Rail Transloading LLC Easement Agreement #08-171.0 (SVRR – Coal Twp.)

PA Rail Transloading owns the high wall on the SVRR in Coal Twp., which was built around 2010. The JRA built and owns the track that serves the high wall. Several months ago, it was discovered that approximately 4,914 square feet of the wall is encroaching on JRA property. After reviewing the plans and discussions with the PA Rail Transloading, property lines were not considered on the plans, and a portion of the wall was built encroaching on JRA property. This easement would memorialize the encroachment and assign maintenance responsibilities to PA Rail Transloading of the high wall and the access. A one-time easement fee of \$1,100 will be assessed for document preparation and recording fees. PA Rail Transloading has requested that

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the commercial general liability insurance requirements be reduced from \$5 million single limit per occurrence to \$1 million and from \$10 million general aggregate to \$2 million.

Mr. Park made a motion to approve this easement agreement with PA Rail Transloading LLC; Mr. Krentzman seconded the motion; motion carried, with Mr. Harvey and Mr. Postal voting nay.

1g. PA Rail Transloading LLC License Agreement #08-172.0 (SVRR – Coal Twp.)

Mr. Park said this agenda item didn't make it out of committee; therefore, no action by the Board is recommended at this time.

1h. Crown Castle Assignment of Agreement #42-047.0 to Fiber Finco LLC

JRA staff received a letter from Crown Castle notifying the JRA that Crown Castle had entered into a stock purchase agreement with Fiber Finco LLC, an affiliate of Zayo Group Holdings Inc. (Zayo) and Small Cell Holdco Inc., an affiliate of EQT Active Core Investment Fund. With this purchase, Agreement 42-047.0, originally with Sunesys, LLC, will be assigned to Zayo.

Mr. Park made a motion to approve this Assignment of Agreement Document; Mr. Krentzman seconded the motion; motion carried.

1i. Susquehanna University License Agreement East Pedestrian Crossing #58-005.0 (SIT – Selinsgrove)

The JRA was assigned multiple private crossing agreements from Norfolk Southern when it agreed to take over the Selinsgrove Industrial Track, which included two separate agreements for private pedestrian rail grade crossings on the campus of Susquehanna University, DOT 950 924B. The east walkway agreement was for a pedestrian crossing. SU was assessed an annual fee of \$560 by NS, which was not subject to annual CPI adjustments. JRA staff met with SU staff in the fall to discuss this crossing and others on campus. SU has agreed to enter into a new agreement using the JRA's license agreement form and a revised agreement fee, which will add annual CPI adjustments to the agreement. The annual fee of \$560 will remain the same but will be adjusted in 2027.

Mr. Park made a motion to approve this license agreement with Susquehanna University; Mr. Snyder seconded the motion; motion carried.

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1j. Susquehanna University License Agreement West Pedestrian Crossing #58-006.0 (SIT – Selinsgrove)

The second agreement is the west walkway agreement, which was for a pedestrian crossing, DOT 950 925H, and a light pole within the railroad ROW. SU was assessed an annual fee of \$450, which was not subject to annual CPI adjustments. SU has agreed to enter into a new agreement using the JRA’s license agreement form and a revised agreement fee, which will increase to \$835 per year and add annual CPI adjustments.

Mr. Park made a motion to approve this license agreement with Susquehanna University; Mr. Brown seconded the motion; motion carried.

1k. Susquehanna University License Agreement Hade Court Crossing #58-007.0 (SIT – Selinsgrove)

SU also had two other crossings that were not under agreement. One of which is the Hade Court vehicle and pedestrian crossing, DOT #517 542T, on the campus. SU will be assessed an annual fee of \$2,000 in addition to a one-time document preparation fee of \$1,100. They will also be responsible for future maintenance of the crossing, including a replacement sometime in the future.

Mr. Park made a motion to approve this license agreement with Susquehanna University; Mr. Graham seconded the motion; motion carried.

1l. Susquehanna University License Agreement Farm Crossing #58-008.0 (SIT – Selinsgrove)

The final private crossing is a farm crossing, DOT 517 526G, on property owned by SU that leads back to its solar farm. JRA staff are not proposing an annual fee for this crossing, but SU will be assessed a one-time \$1,100 license preparation fee. SU will also be responsible for the maintenance of the crossing.

Mr. Park made a motion to approve this license agreement with Susquehanna University; Mr. Schultz seconded the motion; motion carried.

Passenger Excursions Committee

2a. Approval of 2026 Special Operator PA250 Passenger Excursions

North Shore Railroad is requesting three additional excursion dates: July 18, Aug. 22 and Sept. 12 to celebrate PA250 across the network. The additional excursions will also assist the Operator with additional passenger equipment and maintenance purchases required to

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provide a professional/comfortable season across the network since starting as the Passenger Excursion Operator in spring 2025.

Mr. Graham made a motion to approve the 2026 Special Operator PA250 Passenger Excursions in accordance with the timetable; Mr. Winslow seconded the motion; motion carried.

LEGAL

Solicitor Schrack said he had nothing further to discuss in public session and recommended the Board recess into executive session after the presentations from the consultants.

Operating Agreement Consultant's Report

Mr. Lendway presented the Operator's 2025 year-end financials via PowerPoint.

2025 Transportation Expense Ratio

- Target: About 40%
- Results for Q4 2025
 - Lower than Target
 - Slightly higher than 2024
 - Much Higher than 2025 Budget
- Results for all of 2025
 - Lower than Target
 - Slightly higher than 2024
 - Slightly higher than 2025 Budget

2025 Maintenance of Way Ratio

- Target: About 21%
- Results for Q4 2025
 - Higher than Target
 - Higher than 2024
 - Significantly higher than 2025 Budget
- Results for all of 2025
 - Much higher than Target
 - Much higher than 2024
 - Lower than 2025 Budget

2026 Budget Transportation Expense Ratio

- Target: About 40%
- 2026 Budget
 - Lower than Target

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- Slightly lower than 2025 Actual

2026 Budget Maintenance of Way Expense Ratio

- Target: About 21%
- 2026 Budget
 - Significantly higher than Target
 - Higher than 2025 Actual

Mr. Lendway stated that he has additional and detailed information but recommended discussing that confidential and proprietary information in executive session.

Jannotti 2025 Track Inspection Report

Mr. Sam Jannotti gave an overview of the 2025 Track Inspection Report to the Board and said additional information would be presented in executive session.

Jannotti 2026 Maintenance of Way Plan

Mr. Jannotti said the presentation of the 2026 Maintenance of Way Plan will be given in executive session.

Chairman Harvey recessed the regular meeting at 1:18 p.m. to convene into executive session at 1:25 p.m.

Chairman Harvey convened the regular meeting at 2:34 p.m.

Solicitor Schrack stated that the JRA Board held an executive session which included the Operator, Mr. Lendway and Mr. Jannotti for the confidential and proprietary portions of their reports. The Operator, Mr. Lendway and Mr. Jannotti then left and the Solicitor and JRA staff had an executive session concerning a real estate acquisition matter. No action was taken in executive session, and no action is recommended to be taken at this time.

With there being no further business to come before the JRA Board, Chairman Harvey adjourned the meeting at 2:35 p.m.

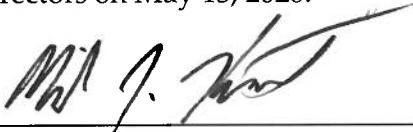
Respectfully submitted,



Steven M. Beattie, Executive Director

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I hereby certify these minutes were approved by the SEDA-COG Joint Rail Authority Board of Directors on May 13, 2026.

A handwritten signature in black ink, appearing to be "M. J. [unclear]", written over a horizontal line.

Secretary/Assistant Secretary