

Officers: Chairman, Jon Cox, Vice Chair, Kenn Tuckey, Secretary, John Rampulla, Treasurer, Harold Brandt, Delegate Member, Kelly Neiderer

Directors: Todd Campbell, Patrick Dennis, Lauren Isch, Don Kibler, Carol Kilko, Kyle Miller, Deb Pierson, Morgan Rector, Curtis Voelker, Ray Wolfe, Jr.

BOARD OF DIRECTOR'S MEETING MINUTES

AUGUST 27, 2024

ATTENDANCE: ZOOM/IN PERSON

BOARD OF DIRECTOR'S

Jonathan Cox, Kenn Tuckey, Harold Brandt, Todd Campbell, Patrick Dennis, Carol Kilko, Lauren Isch, Kyle Miller, Kelly Neiderer, Deb Pierson, Curtis Voelker, and Ray Wolfe, Jr. **Excused:** Don Kibler, John Rampulla and Morgan Rector

BOARD LIAISONS

George Book, Nicole Deary, Wendy Kipe and Kirk Stoner

CAEDC STAFF

Janet Anderson, Executive Director; Kristen Rowe, Director, Destination Marketing, Greg Welker, Director, Economic Development, Julie Koranda, Human Resources/Accounting Specialist and Doreen Edwards, Executive Assistant

CHAIRMAN UPDATES

There being no public comment, Jon welcomed new board members: Carol Kilko, Kyle Miller and Curtis Voelker. Jon indicated that the Board is at full complement, the first in many years, and it's very positive and exciting with a lot of great leadership on the board. Jon also welcomed to CAEDC, Grant Specialist, Romina Nunez and Wendy Kipe, the new President of the Shippensburg Chamber of Commerce and Board Liaison to CAEDC.

The Board discussed the organization's logo, specifically its use in economic development. After considering two options, the board decided to use a combined logo that would provide consistency and a more branded look. It is important to have the logo ready to go for the launch of our new Economic Development website www.cumberlandbusiness.com.

CAEDC Motion 2024-22-LGO

On a motion by Deb Pierson, seconded by Carol Kilko, the Board approved the CAEDC Organizational Logo. Board Decision: Motion Passed.

LIAISON UPDATES

Commissioner Kelly Neiderer updated the Board on the following item:

- Budget - ongoing budget challenges resulting from a significant decrease in funding from the state on an inflation adjusted basis. She commended the team's cost management efforts but emphasized the need for future planning due to increasing demand for services

Kirk Stoner updated the Board on the following items:

- Comprehensive Plan (releasing to public soon)
- Commercial Property Assessed Clean Energy (CPACE)
- Improvement on I-81 primarily Exit 37 ramp

Nicole Deary updated the Board on the following items:

- Mega Mixer on September 12 – Partnered with CAEDC
- Annual Meeting – October 20
 - Celebrating 50th Anniversary of Carlisle Events
 - Platform for CAEDC / Greg Welker

George Book updated the Board on the following items:

- Mega Mixer on September 12 – Partnered with CAEDC (400+ expected)
- Luminary Awards on September 5 – Honoring 9 amazing women in the community who are doing great things
- Golf Outing benefiting New Hope Ministries

SECRETARY'S REPORT

CAEDC Motion 2024-23-MIN

On a motion by Lauren Isch, seconded by Kelly Neiderer, the Board approved the July 23, 2024, minutes.
Board Decision: Motion Passed.

TREASURER'S REPORT

The Finance Committee reviewed grant recommendations submitted by the Tourism Committee. Three tourism grants, totaling over \$91,000 and one destination grant, totaling \$25,000 were approved.

Harold Brandt stated that the second area of action for the Finance Committee, related to an upcoming CD renewal that will happen in early September. The current rate is at 4.9% and CAEDC staff are reaching out to our financial partners, via RFP, to assess the rates and terms for 2025.

The last item is the financial statements. Revenues are ahead of budget by \$159,000. On the expense side, we are \$451,000 under budget. The year-to-date budget was updated to include the additional \$550,000 in the Grant category and we anticipate committing those funds by the end of the year.

CAEDC Motion 2024-24-FNL

On a motion by Carol Kilko, seconded by Deb Pierson, the Board accepted the Financial Statements for the period ending 07/30/24. Board Decision: Motion Passed.

COMMITTEE UPDATES

Jon reported on the progress of various projects and initiatives through the REC Committee.

Kristen Rowe provided updates on the Tourism Committee, including a new member and plans for a strategic planning session to be held in October.

Lauren Isch updated the Board that Lani Longarzo, who headed the Engagement Committee, is looking to step down as Chair and Carol Kilko has graciously agreed to step in and chair that subcommittee. The committee appreciates her willingness to support the Org Development Committee and lead the Engagement Committee.

John Rampulla was not able to join us today, but the Policy and Planning Committee met on August 19th and has determined that the committee will schedule their next meeting based on the outcome of the board working session.

EXECUTIVE DIRECTOR'S REPORT

Janet discussed the Redevelopment Assistance Capital Program (RACP) and its recent changes. She explained that CAEDC is now an eligible recipient of RACP funds and is sponsoring three projects. The total project cost for these three projects is \$12.5 million, with \$2 million coming from the Commonwealth. Janet also highlighted the need for various agreements and cooperation documents to be signed before the funds are released. Janet stressed that if the Commonwealth does not release an authorization or itemization bill this fall, CAEDC may not have sufficient funds to cover all approved projects. Kelly sought reassurance from Janet about the office's infrastructure and ability to act as an intermediary, which Janet affirmed. Jon proposed a motion to authorize appropriate officers of the Board and Executive Director to execute RACP documents. He indicated that he would primarily be signing them, however, if he is not available, there should be other officers authorized to sign.

CAEDC Motion 2024-25-SIG

On a motion by Kelly Neiderer, seconded by Kyle Miller, the Board authorized Jon Cox, Kenn Tuckey, John Rampulla, Harold Brandt and the Executive Director to execute RACP documents. Board Decision: Motion Passed.

Greg Welker reported on the Budget, highlighting the \$500 million bond issuance for site development, which includes the \$100 million split between the PA Small Water and Sewer program and the DCED Multimodal Transportation Fund program, and the \$20 million for the Main Street Matters program. Greg also mentioned the availability of funds for historically disadvantaged businesses and the allocation for combating losses by high path avian flu. Greg highlighted that House Resolution 425 commissioned the Joint State Government Commission to study the impact of the growing short term rental economy across Pennsylvania. We will continue to monitor the progress of that study as well as any funding opportunities and data that's going to support overnight stays in Cumberland County.

Janet reminded board members about the opportunity to get involved in one of the organization's committees and announced an upcoming golf outing on September 18th.

Janet also reported that CAEDC will work with the county for the potential of C-PACE (Commercial Property Assessed Clean Energy Program) in Cumberland County. CAEDC's role would be to market the program to local businesses that are updating their facility to save on energy and water consumption. The program may fund up to 100% of the improvements with payback over time like tax incremental financing.

She also highlighted the approaching deadline for the local share account grant applications and thanked Julie for her efforts in preparing reimbursement requests for previously unreimbursed project expenses. A presentation to the County Commissioners was planned for September 4th, and a workshop planning session was anticipated for September 24th.

Jon reaffirmed that a Board working session would most likely occur on September 24 following the board meeting. Jon emphasized the need for board members to reflect on the organization's values, priorities, and governance, particularly regarding the budgeting process and debt management policies.

On a motion by Lauren Isch, seconded by Kelly Neiderer, the meeting was adjourned.