

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

January 28, 2025

ATTENDANCE:

BOARD OF DIRECTOR'S

Jon Cox, John Rampulla, Harold Brandt, Todd Campbell, Lauren Isch, Don Kibler
Carol Kilko, Kyle Miller, Kelly Neiderer, Deb Pierson, Kenn Tuckey, Ray Wolfe, Jr.

Excused: Patrick Dennis, Morgan Rector, and Curtis Voelker

BOARD LIAISONS / OTHER

Nicole Deary, Carlisle Chamber of Commerce, Wendy Kipe, Shippensburg Chamber of Commerce,
Kirk Stoner, Cumberland County Planning Department, and Jeffrey Sturek, Leadership Cumberland – Board Intern

CAEDC STAFF

Janet Anderson, Executive Director, Ashley Kurtz, Interim Director, Destination Marketing,
Greg Welker, Director, Economic Development, Julie Koranda, Finance and Human Resources Manager,
and Doreen Edwards, Executive Assistant

CHAIRMAN UPDATES

The chairman called the meeting to order. There was no public comment.

Real Estate Collaborative Management Group

Jon discussed the annual appointment of the Real Estate Collaborative (REC) Board members, which has been in operation for approximately 10 years. Jon clarified that REC, a wholly owned subsidiary of CAEDC, is a disregarded entity for Federal tax purposes and is responsible for undertaking redevelopment projects. The current members include Andrew Notarfrancesco, Jon Cox, Jill Gaito, David Luo, and Janet Anderson. Jon stated that REC meets monthly.

RESOLUTION No. 2025-1 and 2025-2-REC

On a motion by Deb Pierson, seconded by Todd Campbell, the Board approved Resolution Nos. 2025-1 (Appoint REC Management Group) and 2025-2 (Appoint REC Board & Staff). Kenn Tuckey abstaining.
Board Decision: Motion Passed

BOARD LIAISON UPDATES

Commissioner Kelly Neiderer:

- 275th anniversary of Cumberland County's founding and plans for various events throughout the year
- The county's focus on the future, including a strategic plan and the launch of a P. 25 radio system
- The county's continued efforts to balance the budget and intentions to seek grant funding
- Employee hired to assist with RACP (grant) funding
- Facilities Study

Kirk Stoner:

- Update on the C-PACE (Commercial Property Assessed Clean Energy) Kickoff with CAEDC marketing the program
- Potential solar project – potential to offset 100% of energy usage in the downtown campus
- Improvements to the Exit 37 interchange
- Completion of the land partnerships plan (will be reviewed by the Board of Commissioners)
- Partnering with CAEDC on outdoor recreation opportunities

Nicole Deary, Carlisle Chamber:

- Ribbon cutting for CAEDC and the Visitors Bureau – Kick off Coffee and Chocolate Trail
- Elected officials' reception at Linwood Estates
- A business leader's reception
- A State of the County Breakfast with the County Commissioners
- Sunrise with state representatives
- Seeking a new Marketing Director

Wendy Kipe, Shippensburg Chamber:

- Ribbon cutting for King and Saint Café, European inspired coffee shop
- Awards breakfast – March 13
- Central PA Chainsaw Carving Festival
- Touch a Truck
- Cinco de Mayo Mixer at Volvo

SECRETARY'S REPORT

John Rampulla updated the Board on the 2025 Budget approval, LSA Grant Application Resolution, CAEDC Holiday Open House, and acceptance of Financial Statements.

CAEDC Motion 2025-1-MIN

On a motion by Lauren Isch, seconded by Don Kibler, the Board approved the November 26, 2024, meeting minutes.

Board Decision: Motion Passed.

TREASURER'S REPORT

Harold Brandt updated the Board on the following:

- Finance Committee Action, November and December Financial Statements which covered revenue, expenses, and hotel tax received. Harold also discussed the upcoming 2024 Audit.

CAEDC Motion 2025-2-FNL

On a motion by Deb Pierson, seconded by John Rampulla, the Board accepted the Financial Statements for the period ending 11/30/24 and 12/31/24.

Board Decision: Motion Passed.

COMMITTEE UPDATES

- The Org Development Committee – Employee Handbook finalized
- The Policy and Planning Committee – the first meeting in 2025 will focus on Board Planning Priorities

EXECUTIVE DIRECTOR'S REPORT

Janet provided her report which covers CAEDC's accomplishments and highlights during December 2024. Janet highlighted tourism and economic development priorities. She also mentioned the Board's survey request for CAEDC prioritization is complete. Staff agree to focus their efforts on small and medium-sized businesses, manufacturing, agribusiness, and hospitality, with an 80% focus on business retention and 20% on business attraction.

Janet discussed the progress of the State's Engage Program. She also mentioned plans to contact local businesses and increase speaking engagements. The CAEDC website, which had been outdated, has been updated and is being expanded. CAEDC is also working on marketing events, specifically for America 250.

Recruitment for the Board vacancy has received approximately 13 resumes, with 4 being considered for interviews. The Marketing Director position has received about 100 resumes, with 10 being considered for interviews. Lastly, Romina Altez-Nunez, Grant Specialist, has left CAEDC for a better opportunity, and over 50 resumes have been received for her position. Janet thanked Ashley Kurtz for stepping up as Interim Marketing Director.

Janet reported that the organization received a perfect score (50 of 50) for DCED's certified economic development status, developed a right-to-know policy, and submitted 3 Cooperation Agreements to the County for approval.

Janet stated that she would reach out to schedule one-on-one meetings with board members and alliance investors to improve engagement.

BOARD DISCUSSION

Jon discussed the nominating process for board member appointments and noted that the Bylaws review remains ongoing.

ADJOURNMENT

On a motion by Deb Pierson, seconded by Lauren Isch, the meeting was adjourned.