

Officers: Chairman, Jon Cox, Vice-Chair, Carol Kilko, Secretary, John Rampulla, Treasurer, Harold Brandt, Delegate Member, Kelly Neiderer
Directors: Todd Campbell, Patrick Dennis, Lauren Isch, Don Kibler, Kyle Miller, Deb Pierson, Morgan Rector, and Kenn Tuckey

230 S SPORTING HILL ROAD, SUITE 100, MECHANICSBURG, PA 17050

BOARD OF DIRECTORS MEETING MINUTES
January 27, 2026 @ 7:30 a.m.

ATTENDANCE:
Board of Directors

Kristine Becker, Harold Brandt, Todd Campbell, Jon Cox, Patrick Dennis, Lauren Isch, Don Kibler, Carol Kilko, Kyle Miller, Kelly Neiderer, Deb Pierson, John Rampulla, Morgan Rector, and Kenn Tuckey

BOARD LIAISONS, OTHER, and CAEDC Staff

George Book, Kirk Stoner, Commissioner Gary Eichelberger, David Luo (REC Management Group)
Janet Anderson, Laura Delaney, Greg Welker, Julie Koranda, and Doreen Edwards

CALL TO ORDER

Chair Jon Cox called the meeting to order at 7:31 a.m., noting that a quorum was present.

PUBLIC COMMENT

There were no members of the public present, and no public comment was received.

LIAISON UPDATES

REC Management Group – David Luo

Kuhn Property:

- The property is under contract
- Buyer is in due diligence, conducting site investigations and engineering work

Tycos Property:

- Woda Cooper was granted tax credits for developing nearly 50 low-income housing units
- Tri-County Housing and Gary Lenker are developing four-purchase townhomes for first-time homebuyers
- \$500,000 in funding secured to date
- Projecting Fall 2026 to close the sale
- Transportation study determined no off-site improvements needed

Frog Switch Property:

- Demolition RFP is planned for release on February 15th (approximately one month behind schedule)
- SR Duffie is assembling specifications for full abatement from slabs up, leaving the foundation in place
- REC Management Group ensured they are addressing asbestos, lead paint, PCBs, and other hazardous materials found on site.
- The Borough rejected a demolition permit; McNeese is handling the appeal
 - Phase 2 Environmental Assessment:
 - No underground storage tanks, volatile organic compounds, or dioxins from firefighting foam
 - Manageable issues: lead in soil, arsenic at natural background levels, limited petroleum contamination, foundry sand with manganese

West Shore Chamber of Commerce – George Book

- The Chamber kicked off the new year with a mixer at Capital Blue Cross, which was well attended
- A Second Mind Your Business event focusing on combating winter blues held on January 27th

Cumberland County Planning Commission – Kirk Stoner

- Cumberland County's data center forum scheduled for January 21st, with CAEDC assistance, was postponed due to overwhelming response (459 registrations)
- New "Return on Environment" report to be released, created with Audubon
- I-81 widening planning effort is continuing with PennDOT
 - Auxiliary lanes planned from Exit 44 to Exit 49 in Carlisle

- Exit 45 is identified as one of the top 10 most dangerous on-ramps in the state

Cumberland County Commissioners – Commissioner Kelly

- America 250 kickoff event Thursday, January 29th at 1:00 PM at the Old Courthouse
- Cumberland County Bell is on display in the courtyard, created by local artist Phil George
- Special election for 193rd District scheduled for March 17th (Dickinson Township, Penn Township, Shippensburg Borough)
- P25 project launch planned for February (over \$30 million, 10 years in the making)
 - Emergency responders are moving to a unified communication system
- Farm Show held January 10-17 with "Growing a Nation" theme

MINUTES

On a motion by Commissioner Neiderer, seconded by Deb Pierson, the December 17, 2025, meeting minutes were approved, with revisions. The motion passed.

REVISION: \$152,000 has been approved to Destiny Dairy Barn for a permanent pavilion with shade, lighting, fans, and heat, a food truck, adding a concrete entrance to the cow barn to allow better access for strollers, small children, and the elderly; picnic tables, and water permeable pavers under the tent.

TREASURERS REPORT

Harold presented the December 2025 financial statements and Finance Committee Update.

- Hotel tax payment of \$403,000 received in January 2026 (budgeted \$357,000)
- Year closed with net loss of \$357,689 (cash basis)
- Almost \$1.6 million allocated to the tourism grant programs
- CAEDC Annual Audit conducted by SEK s scheduled to begin next week

On a motion by Don Kibler, seconded by John Rampulla, the Board accepted the December Financial Statements as presented. The motion passed.

COMMITTEE UPDATES

Org Development Committee – Lauren Isch, Chair

The Committee met on January 13th, 2026, and agreed on tentative meeting dates for the remainder of the year. The Committee reviewed several staff team projects that emerged from the October CAEDC retreat, including Mobile Career Link, the Cumberland Valley Experience with its Brand Ambassador Program, and the potential involvement of Shane Gillis in promoting the Home for the Holidays Trail, for which the team is exploring a \$75,000 grant opportunity.

Personnel matters were also addressed during the meeting. The Committee discussed restructuring the Marketing and Tourism team, with Ashley and Patrick focusing on Tourism, while Matt splits his time between Tourism and Economic Development. Staff are currently developing an AI policy, and the committee is reviewing both the cyber insurance policy and healthcare renewal options for 2026. The Executive Committee approved a 3.5% staff salary increase for 2026.

Tourism Committee – Laura Delaney

Laura updated the Board, stating that the Tourism committee has not met since the last board meeting; the first meeting of 2026 is scheduled for January 29th. Laura announced that Kristine Becker has accepted the role as the new Tourism Committee Chair for 2026. Kris commented that she is looking forward to being part of the Committee.

- **2025 Grant Program Recap:**
 - \$1,026,573 awarded to 15 projects (the highest amount in CAEDC history in one year)
 - Additional \$32,900 for 2024 project scope changes
 - \$27,000 awarded to America 250PA sponsorships
 - Since 2010: Over \$4.2 million awarded across 237 projects

Engagement Subcommittee - Carol Kilko

Carol updated the Board on the CAEDC Partnership Program, stating that:

- \$59,000 has been collected from business partners across all membership levels
- Additional payments are expected in early 2026, as multiple meetings have been scheduled to discuss the program changes
- Board members are encouraged to identify potential partners for outreach

EXECUTIVE DIRECTORS REPORT – Janet Anderson

Janet Anderson thanked Todd Campbell for his participation in the AG event. He was a great addition.

Janet updated the Board on December's key highlights:

Tourism & Marketing Success

December was an exceptional month for tourism initiatives, highlighting Instagram views, the “12 Days of Giveaways” campaign, Experience Trails, and Destination Sales. Cumberland Valley is one of two final locations to be considered for the 2026 World Downhill Skate Championship, with media coverage (ABC27, WGAL, Fox 43) for the American 250 Bell ceremony generating significant visibility for the county.

Economic Development Achievements

Commonwealth Finance Authority Awards:

- Total of \$971,218 awarded to three CAEDC-supported projects:
 - Girl Scouts: \$500,000
 - Keystone Trails Association: \$171,218
 - Mechanicsburg Volunteer Fire Department: \$300,000

Financial Performance

Hotel tax revenue continues its strong trajectory following the rate increase to 5%. Year-to-date collections significantly exceed 2024 levels. Janet stated that our lodging data shows healthy growth with occupancy rates up 5.5% month over month and demand increasing across both traditional hotels and short-term rentals.

Real Estate & Special Projects – Frog Switch

Janet stated that the Interim Phase 2 Environmental Assessment from the EPA has been received. The demolition permit process with Carlisle Borough is underway. Tours were conducted in early December for the board and staff.

CAEDC Events

The awards event is scheduled for March 27th at the Penn Harris Conference Center. CAEDC will begin accepting nominations today, January 27th. A committee consisting of Patrick Dennis, Deb Pearson, and Don Kibler, who will assist in making the final selection of Awardees.

Business Travel vs Leisure Travel Data

Staff is developing a high-level action plan to better understand business travel in the county through a joint effort between Economic Development and Tourism.

NEW BUSINESS

Board Vacancies

Janet stated that Curtis Volker has resigned, and Kenn Tuckey’s term has concluded after 12 years of dedicated Board and Executive Committee service. The Board acknowledged Kenn’s service and impact. This leaves two open positions for the reorganization meeting.

The REC Management Group has determined that having the Executive Director serve on the REC Management Group may create appearance conflicts. Thus, REC is seeking a fifth member who is either a current or former CAEDC board member or an at-large community member. The Solicitor has been asked to draft an update to the operating agreement.

2026 BOARD MEETINGS

The Chair discussed proposed meeting changes for 2026. CAEDC is considering switching to bimonthly board meetings in lieu of monthly meetings to increase the effectiveness of discussion and provide scheduling relief for members. The Executive, Finance, and Tourism Committees would continue meeting monthly.

Janet reviewed a draft board commitment agreement, similar to the Carlisle Chamber’s, which would outline expectations and commitments for CAEDC board members.

ADJOURNMENT

On a motion by Kelly Neiderer, seconded by Deb Pierson, the meeting was adjourned at 8:33 a.m.