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

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

BOARD OF DIRECTORS MEETING MINUTES
August 25, 2026 @ 8:00 AM

ATTENDANCE:
Board of Directors
Jon Cox, Carol Kilko, Todd Campbell, Patrick Dennis, Lutricia Eberly, Lorelee Isbell, Don Kibler
Commissioner Kelly Neiderer, Deb Pierson, Morgan Rector
Excused: Lauren Isch, Harold Brandt, John Rampulla

CAEDC Staff and Other Attendees
Commissioner Gary Eichelberger, Janet Anderson, Laura Delaney, Greg Welker, Julie Koranda, Kirk Stoner, George Book, Stacy Tussey

CALL TO ORDER
Jon Cox called the meeting to order at 8:02 AM, noting that a quorum was present.

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

LIAISON UPDATES
County Business Updates- Kelly Neiderer
- September 10, 6:30 PM – Public Safety Department's annual Fire and EMS Memorial at the Public Safety Building, marking the 25th anniversary of 9/11 and honoring those lost.
- September 25, 9:00 AM – Conservation group golf outing, raising scholarship funds for students.
- Penn State Ag Extension, formerly housed at the Allen Rd. building, has relocated to the Hempt Farm property.
- The County continues its seasonal budget review process.
- Preparing for elections in the fall,

West Shore Chamber of Commerce-George Book
- Thursday, September 10, 5:00-7:00 PM – Cumberland County Mega Mixer at Members 1st Headquarters, hosted jointly by the four Cumberland County chambers and CAEDC. Expecting approximately 500 attendees.
- Taste of the Chamber was held in July at Sun Motors Mercedes, the first time the event has been held since COVID. The event drew approximately 250 attendees and 20+ vendors, marking a successful return and valuable opportunity to reconnect local businesses with the public.
- Appreciation was expressed for CAEDC's continued support of the Chamber's programming.

County Planning Updates-Kirk Stoner
- A planning outreach meeting will be held September 8th (noon–1:00 PM). The session will include a special presentation on Battery Energy Storage Systems, a topic expected to generate significant public interest as it relates to the broader data center conversation.
- Companion planning documents are also being developed with municipal partners to help guide local zoning and planning considerations related to data centers and Battery Energy Storage. Proactive guidance is being provided to support informed local decision-making.
- The County is closely tracking new grid standards recently enacted by the Governor, particularly regarding potential state preemption of local authority.
- A key concern raised: most Cumberland County municipalities do not currently condition local zoning approvals on state-level grid approval, meaning local officials could approve a project only to have it later rejected at the state level, creating significant risk and difficulty for local elected officials.
- While the intent of the new standards is viewed positively in addressing data center-related grid issues, there is concern about practical implementation given Pennsylvania's home-rule/local government structure. This is considered an evolving issue, warranting continued monitoring.

SECRETARY'S REPORT
Approve the June 23rd, 2026, meeting minutes.

On a motion by Deb Pierson, seconded by Morgan Rector June 23, 2026, meeting minutes were approved with edits. The motion passed.

Jon Cox requested to incorporate a summary of the consent agenda items into the board minutes.

TREASURER'S REPORT
Jon Cox updated the Board on CAEDC's June/July Financial Statements, including net income, budget variance, revenue and expenses.

On a motion by Don Kibler, seconded by Carol Kilko, the Board accepted the Financial Statements for the period ending June 30st, 2026, and July 31, 2026. The motion passed.

COMMITTEE UPDATES
Finance Committee

- A discussion was held regarding the equity portion of the balance sheet; specifically, the classification of retained earnings and fund balance with an intent to clean up and better organize these categories going forward. Update will be provided at the next board meeting.

REC Committee
Demolition Progress

- The former Frog Shop (long building) has been fully demolished. Approximately 75,000 gallons of oil were recovered from equipment beds during the process.
- The transite roof on the foundry building has been abated, and demolition of that structure is underway, with completion anticipated in September.
- The final hazmat report is pending; once received, the demolition contractor can proceed with foundry sand removal, enabling completion of the main foundry building demolition.
- The office building is now the only remaining structure on site with outstanding hazmat work.
- Carlisle Borough has met FR Beinke to discuss salvaging select pieces from the site to preserve as part of Frog Switch's legacy.

Financing

- Three grant reimbursements have been received to date under PA SITES funding.
- The Industrial Sites Reuse Program loan closed on July 30th for $750,000.
- A payment request is pending under that loan and under the PA SITES loan; a second PA SITES reimbursement request is nearly ready for submission.

Developer Selection

- REC Management Group met with two interested local developers earlier this month. We will be discussing next steps in the selection process on Friday, with an update expected at the next board meeting.

Geotechnical & Site Planning

- A Geotech RFP was issued to assess foundation heights and composition ahead of Phase 2 demolition. Proposals have been received and are under review, with a decision expected shortly.

Spanish Mission Building

- Active discussions are underway with the Rails to Trails Council, which has expressed strong interest, along with other community groups interested in partnering.
- A scope of work has been developed for abatement, re-roofing, and waterproofing. Plans include demolishing flat-roofed additions while preserving the original office building structure.
- A decision on whether the 5 acres in North Middleton Township will be included in the overall development plan (versus parceled and sold separately) is pending developer selection.

Documentation

- The brownfields cleanup alternatives analysis and community involvement plans have been finalized and posted to the Frog Switch microsite.

Other Properties

- Tyco: Due diligence continues; developer is coordinating with the Borough on redevelopment plans.
- Kuhn: Due diligence is ongoing. The purchaser has signed and requested an extension and has paid earnest money. Closing is now anticipated later this fall.

Tourism Committee:
The Tourism Committee has been engaged in strategic discussions to identify and prioritize key focus themes moving forward. A committee meeting is scheduled for tomorrow to review findings to date and confirm prioritization before bringing recommendations to the Board at the October meeting.
Three focus areas have emerged from these discussions:

1. Articulating tourism's full value story-clarifying and communicating why tourism matters to both residents and businesses, ensuring these audiences are addressed together rather than separately.
2. Market positioning study and product strategy, evaluating the value and feasibility of undertaking a formal market positioning study and product strategy process.

3. Resident engagement and community pride- exploring ways to foster stronger community connection to and pride in local tourism entities.

The committee is approaching these themes sequentially as part of a broader strategic process, with a full recommendation expected to come before the Board in October.

EXECUTIVE DIRECTOR'S REPORT

Janet reported on the last two months of activities

OLD BUSINESS

A. Action requested: To ratify the CAEDC's Cyber Insurance

On a motion by Deb Pierson, seconded by Don Kibler, motion approved and motion passed.

B. Action Requested: Motion to appoint Carol Kilko to the REC Management Group.

On a motion by Lutricia Eberly, seconded by Morgan Rector, motion approved and motion passed.

NEW BUSINESS

The Pursuit-Tourism feature film. Airing in Washington, Baltimore, Philadelphia, New York and Pittsburgh.
Accounting Improvement to be discussed at next Finance meeting

ADJOURNMENT

On a motion by Don Kibler, seconded by Todd Campbell, the meeting was adjourned at 9:01 AM.