**Minutes of Board Meeting**

**August 8, 2024**

**Perry County Economic Development Authority**

**Perry County Business and Tourism Center**

**New Bloomfield, PA.**

**Attendees:** Marti Roberts, Rich Pluta, Frank Campbell, Dee Anderson, Patti McLaughlin, Duane Hertzler, Ed Barben, Scott Dunkelberger, Lindsey Hutchinson

**Virtual participants:** David Misner

**Staff:** Michelle Jones, Lisa Fickes

**Absent:**

**Excused:**

**Visitor:** Jason Finnerty, Scott Fritz

**Call to Order:**

The August 2024 PCEDA Board Meeting was called to order by Chair Marti Roberts at 8:26

AM.

**Public Comment:** Jason Finnerty, the county planner reports as follows:

Jason shared fifty plans for the year, there have been five since last month. Land development plans have been submitted for Buffalo Crossing. The plan includes three parcels. Approximately three acres +/- on the front portion that will be retail users, and the back portion will be an industrial facility that will be around 450,000 sq ft. Tri County comments will be forth coming. SEDACOG reached out about the plans, and hazard mitigation.

Picture Perry will be renewed in twelve municipalities and Jason has been asked to attend the Rye township planning commission meeting. Hopefully this will result in them becoming part of Picture Perry.

We have a guest Scott Fritz who is the CEO of Pennian and a lifelong resident of Perry County.

**Secretary’s Report:**

Dee Anderson presented the minutes of PCEDA’s meeting on July 11, 2024, which had been distributed to all board members in advance of today’s meeting. There was a motion by Patti McLaughlin and Scott Dunkelberger seconded the motion.

The motion was approved by a voice vote without dissent.

**Treasurer’s Report:**

* Normal overhead for the month
* Second balance sheet to reflect the balance for Perry Hometowns.
* A draw was made on the line of credit for $33,000.00 to be paid to the PCCA for the arts projects. PCEDA should receive the money back on the 12th of August.

There was a motion by Ed Barben, and Duane Hertzler seconded the motion. The motion was approved by a voice vote without dissent.

Lisa introduced herself to the board as the new Main Street Coordinator. She shared with the board about her background and herself.

She also attended a Pennsylvania downtown conference in State College.

**Chair Report:**

Marti Roberts reported as follows:

Fairground final report. The written report is not available but will let everyone know when it is received. Seven bids were sent out and three were received back. The budget is $50,000. The quotes came in much higher. Delta Development’s quote was $128,000.00, Kimmel Development was $60,000.00, MKSB architects quote was $58,500 with additional items added at $64,500.00. Does the sports complex group have any money?

**Staff Report:**

Micelle is still moving forward on all projects. Discussion about a media plan for the unveiling of the art installations.

A subcommittee was formed with Ed Barben, Scott Dunkleberger, Marti Roberts, and Rich Pluta to work on the 501©3

Wayfinding no one volunteered to help with this project

**Old Business:** We sent flowers to Russ before he passed.

Howe Township is putting in the infrastructure for Buffalo Crossing to connect to water and sewer. The land development plan is going in as a warehouse and retail which are permitted uses. Freight is a conditional use. Access to highway 34 will have to be reviewed by Penn Dot.

Snap On tool money: ongoing discussion about it, mix up about their meeting date. In process.

**New Business:** Patti was invited to Kati McLaughlin’s office of transformation and opportunity. A six-state market study is underway to explore controlled environment agriculture. We’re already doing this in the mushroom industry. Peter Ravensberg. Univ of Kentucky started a study with them.

Data center in center of greenhouses (individually owned). Bright farms in Selinsgrove,

Harrisburg university wanted to do something similar.

Data centers are huge capital costs, but not many jobs. They also generate huge sales

tax expenses, but could go on a KOZ property, which would mitigate sales tax expense.

The SEDACOG question was what projects they are looking for. Could the county and KOZ owners use that money to get sites ready for development? 2028 will be the end of the KOZ opportunities. There is 110 acres in Howe Township. Can the KOZ timeframe be extended. Should we be finding KOZ properties? Is there money in budget for site development. What would it cost to get the sites ready?

**Adjourn:** Rich Pluta moved to adjourn the meeting, Ed Barben seconded the motion, and the motion was approved without dissent at 9:35 AM