

Minutes of Board Meeting
September 10, 2026
Perry County Economic Development Authority
Perry County Business and Tourism Center
New Bloomfield, PA

Attendees: Rich Pluta, Scott Fritz, Martha Roberts, Ed Barben, Frank Campbell

Virtual participants:

Staff: Taira Little, Jasmine Colbert

Absent:

Resigned: Patti McLaughlin

Excused: Scott Dunkelberger

Visitor: Jason Finnerty

Public Comment: None

Call to order at 8:30 AM

Tri-County report: Jason Finnerty provided an update. His report is attached to the minutes.

Secretary's Report:

Martha Roberts presented the minutes of PCEDA's meeting on August 13, 2026, which had been distributed to all board members in advance of today's meeting. There was a motion to approve the secretary's report by Scott Fritz, and Rich Pluta seconded the motion.

The motion was approved by a voice vote without dissent.

Treasurer's Report:

Ed Barben presented the treasure's report. Normal overhead and payroll expenses for the month. Resolutions to change the signers on the bank accounts at Pennian Bank, Bank of Landisburg, and Orrstown Bank to reflect the board chair, Martha Roberts, and the treasurer, Ed Barben, were presented. There was a motion to approve the treasurer's report and accept the resolutions by Ed Barben, and Scott Fritz seconded the motion.

The motion was approved by a voice vote without dissent.

There was a motion to approve the payment from Livic Civil in the amount of \$7,270 by Rich Pluta, and Ed Barben seconded the motion.

The motion was approved by a voice vote without dissent.

Chair Report:

- **Fair Project:** The board discussed pledges received to date and a reminder of Community Days at Burger King in Newport. The board feels a business plan is needed for the fairgrounds, and a meeting with the fair board should be had. Taira will contact them to get on their schedule for their October meeting.

- Potential candidates for the board of directors were discussed.

Staff Report: Taira Little presented the staff report which is attached to these minutes.

Taira presented the Façade Grant Reimbursement Request from Farmers Daughters Café. She stated all necessary and required documents had been supplied for reimbursement. There was a motion to approve the reimbursement by Rich Pluta, and Ed Barben seconded the motion. The motion was approved by a voice vote without dissent.

Main Street Coordinator Report: Jasmine Colbert presented the Main Street report which is attached to these minutes.

Old Business:

Nothing at this time.

New business:

Nothing at this time.

Motion to adjourn was made by Ed Barben, and Rich Pluta seconded the motion, and the motion carried. It was approved without dissent at 10:18 AM.

PERRY COUNTY PLANNING COMMISSION STAFF REPORT

FOR THE

PERRY COUNTY ECONOMIC DEVELOPMENT AUTHORITY

September 10, 2026

I. 2026 S&LD PLAN REVIEWS (FOR THE YEAR)

- Total number of 2026 S&LD plan reviews are: 72 (3 ahead of our numbers last year)
- Total number of proposed new lots: 40 (64 behind our numbers last year)
- Total number of proposed dwelling units, or lots proposed to support dwelling units: 38 (85 behind our numbers last year)

II. YEARLY S&LD PLAN REVIEW COMPARISON BY TYPE (2016 to 2026)

The following list details all subdivision and land development plans reviewed during the last decade.

S&LD File Review Type	2026*	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Preliminary Plans	2	1	2	2	0	0	1	0	2	0	0
Final Plans	51- ³	63	62	78	73	95	71	75	85	87	51
Preliminary/ Final Plans	11- ³	23	9	3	6	8	7	7	1	3	4
Total	~~264~~	87	73	83	79	103	79	82	88	90	85

*From beginning of the year to the current date

III. 2026 Subdivision Activity (3 or More New Lots or Dwelling Units)

The following table lists the details of all subdivision plans reviewed this year to the present date, proposing to create three or more new lots or dwelling units.

File Number	Name	Municipality	New/ Reconfigured Lots	New DUs	Status	Acres
26-070	Lakeside Development Phase 4	Bloomfield Borough	18	17	F	3.84
<i>P - Preliminary F - Final PF - Preliminary Final</i>						

IV. 2026 Land Development Activity

The following list details all the land development plans reviewed this year to the present date.

File Number	Name	Municipality	Purpose	Type	New Lots	Status	Area To Be Developed
26-007	Steve and Lana Bruce	Buffalo Township	2 nd Residence	SF	0	F	< 1 ac.
26-016	Richard L. and Alecia D. Pedigree	Spring Township	2 nd Residence	SF	0	PF	< 1 ac.
26-022	Bloomfield Mennonite Church	Centre Township	New Church	PSP	0	PF	5.10
26-023 and 26-036	Proposed Finishing Barn for Adam Landvater	Greenwood Township and Liverpool Township	1 new CAFO operation	AG	0	F	5.74
26-027	Backdraft Excavating	Penn Township	New Commercial Operation (Existing Bldg.)	COM	0	F	0.38
26-028	PennDOT Maintenance Facility and Stockpile	Bloomfield Borough and Centre Township	New Maintenance Building	PSP	0	F	8.14
26-031	Duncannon Fire Company No. 1	Duncannon Borough	New Fire Hall	PSP	0	F	0.58
26-034	MRP Amity Hall, LLC Susquehanna Crossings	Watts Township	Data Center (10 Buildings)	IND	0	P	286.88
26-039	Ethan Brummer Ag Operation	Greenwood Township	3 Poultry Barns (48' x 528')	AG	0	PF	3.32
26-043	Nathan Hursch Ag Operation	Tuscarora Township	1 Poultry Barn (90' x 556')	AG	0	PF	2.96
26-050	MRP Amity Hall, LLC Susquehanna Crossings	Watts Township	2 New Warehouses	IND	0	F	193.99
26-052	PennDOT Maintenance Facility and Stockpile	Centre Township	1 new maintenance building and associated outbuildings	PSP	0	F	18.36
26-054	Aube Energy	Blain Borough	Gas/Fuel Service Station	COM	0	PF	0.30
26-055	Liverpool	Liverpool	Gas/Fuel	COM	0	F	1.40

	Convenience Center	Borough	Convenience Service Station				
26-060	Storage Building Rebels Group 219 East Main Street	Bloomfield Borough	Storage Building	COM	0	F	1.44
26-061	Shermans Valley Solar Array	Spring Township	Solar Electric Generation Facility	COM	0	PF	23.44
26-069	Poultry Barn for Ryan Burkholder	Greenwood Township	One new poultry barn (63' x 600')	AG		PF	4.45
26-072	SBCO Holdings, LLC	Tyrone Township	Two 230,000 gallon tanks	COM		F	< 1 ac.
<i>P - Preliminary F - Final PF - Preliminary Final</i>							

V. Perry County Support (Attached in the August 2026 TCRPC Progress Report)

VI. Regional Program (Attached in the August 2026 TCRPC Progress Report)

VII. Transportation Program (Attached in the August 2026 TCRPC Progress Report)

**PROGRAM PROGRESS REPORT
TRI-COUNTY REGIONAL PLANNING COMMISSION STAFF**

2026

MOVING TRANSPORTATION FORWARD

MPO Administration *(meetings, minutes, monthly progress reports, UPWP, etc.):*

- Prepared monthly progress reports
- Monthly invoicing and adjustments
- Contract monitoring, work order development, and invoice coordination
- Coordinated with staff and PennDOT personnel to generate September HATS meeting agenda
- Finalized and reviewed draft FY 2027-2029 UPWP, provided to stakeholders for review and comment

Regional Transportation Plan

Public Involvement/Outreach

(Information requests, notices, advertising, annual report, newsletter, website, partnerships with others, land use connections, education efforts, PennDOT Planning Partners, PennDOT Connects)

- Participated in the Dark Skies ad hoc group with Kittatinny Ridge Sentinel Landscape on the discussion of the fact sheet and model ordinance
- Attended and participated in the Freight Work Group Meeting.
- Continued work on a Model Ordinance for Developments of Regional Impact/Significance
- Conducted follow-up to the Annual Amish-Mennonite Outreach with a promised map deliverable
- Met with PennDOT Central Office staff to review various transportation planning topics

Congestion Management Process

(Short-range transit; CMP corridors, studies and plan updates; SRTP; Safety; TIM Teams; ITS; E&H Planning)

- Finalized preliminary scope and coordinated with selected consultant on data analysis for CMP update
- Developed the Staff recommendations for the PM3 performance measures targets
-

Intermodal Management Systems

(Long-range transit, rail, freight, goods movement; TAP/TE set-aside; bike/ped; park & ride; alternate modes and connectivity)

- Continued work on the HSTP
- Analyzed SusqueCycle monthly and annual data, updated YTD totals
- Participated in PA Transportation Alliance meeting
- Continued working on the HSTP GIS Analysis.
- Began drafting the Points of Destinations, Demographics, and GIS Analysis chapters of the HSTP.
- Coordinated with local stakeholders on Market Street Two-Way Conversion
- Attended CVRT Feasibility Study Steering Committee
- Attended West Shore Gateway Trail Feasibility Study steering committee meeting
- Participated in PennDOT-lead Intercity Bus Study
- Met with Swatara Twp to discuss multi-modal accommodations as part of the land development process
- Held preliminary discussions for meeting to address CAG Riverfront Gap/ Front & Vaughn intersection

PROGRAM PROGRESS REPORT TRI-COUNTY REGIONAL PLANNING COMMISSION STAFF

2026

- Met to discuss long-term SusqueCycle sponsorship strategy, submitted grant application to UPMC

Data Development & Support

(Project development; TIS Scoping/HOP; PennDOT Connects; travel demand model/AQ analysis; RTP plan prep; Census/CTPP; data analysis; research; HPMS/traffic counts; GIS work; resiliency; regional land use/RGMP)

- Data collection and start work on the GIS project for the regional Dark Skies areas
- Attended a TIS scoping meeting for 4075 Swatara Drive Safety.
- Attended a TIS scoping meeting for 1321 N Cameron Street.
- Continued work on RGMP land suitability analysis
- Continued work on updating in-house GIS data.
- Continued setting and submitting traffic counts for PennDOT.
- Completed our annual TCSAP review with PennDOT.
- Completed/Updated the TIP Modifications StoryMap for use at the September HATS meetings.
- Updated the Performance Measure Tracking Website.
- Attended LTAP Tech Assist in Highspire Borough for Speeding issues.
- Attended LTAP Tech Assist in Southwest Madison Township concerning a Township bridge.
- Attended LTAP Tech Assist in Hopewell Township for road sign issues on all township roads.
- Reviewed recent Census changes and investigated methods to incorporate additional Census information in DC Comprehensive Plan as requested by municipal planning officials
- Continued working with Duncannon Borough on a Road/Pedestrian Safety Plan.

Ongoing development of regional traffic calming / safety program.

Plan Implementation

Transportation Improvement Program (TIP/STIP)

(Highway & transit TIP development and management activities; TE/HTS/SRS, STC)

- Participated in a Locally Owned Federal-Aid Eligible Ride route along with PennDOT District 8-0 in Harrisburg and surrounding areas to assess road conditions.

Increasing Safe and Accessible Transportation Options

(Special funding from FHWA)

- Coordinated and held kickoff for SS4A Supplemental Safety Planning Grant

COMMUNICATIONS

Social, Online, & Traditional Media:

Twitter Analytics

Followers: 621 (steady)

Views: 7,800 (+169%)

Average Daily Reach: 260

Most Viewed: 8/19 - Adaptive reuse project completed, bringing 16 new apartments to Midtown Harrisburg - 231 views

**PROGRAM PROGRESS REPORT
TRI-COUNTY REGIONAL PLANNING COMMISSION STAFF**

2026

Most Viewed 3 Months: 7/29 - An affordable housing project proposed for Uptown Harrisburg has received the thumbs down - 3,268 views

Facebook Analytics

Followers: 148 (+3%)

Views: 3,900 (+34%)

Average Daily Reach: 130

Most Viewed: 8/17 - Watts Township's datacenter regulations challenged - 1,156 views

LinkedIn Analytics

Followers: 1,237 (+2%)

Views: 17,300 (+53%)

Average Daily Reach: 577

Most Viewed: 8/21 - The former Harrisburg Mall is no more - 3,268 views

2nd Most Viewed 3 Months: 5/28 - American Rivers organization to study options for deadly Dock Street Dam - 1,169 views

Wix Analytics / www.tcrpc-pa.org

Visitors: 1,059 (+23%)

Sessions: 1,569 (+23%)

Average Daily Users: 35

Wix Analytics / www.susquecycle.org

Visitors: 155 (-7%)

Sessions: 205 (+3%)

Average Daily Users: 5

Media Coverage

8/1 - Duncannon Borough is continuing its traffic-calming work - Perry County Times

8/12 - Fixing Harrisburg's Front Street Part 1 - ABC27

8/13 - Fixing Front Street Part 2 - ABC27

8/13 - Harrisburg Crosswalk Death - Hoodline.com

8/15 - New appointments announced in Perry County - Perry County Times

8/26 - Planners working to improve multimodal accessibility and safety along Harrisburg's Front Street - ABC27

8/25 - Letter to PennDOT urges safety changes for Front Street amid recent fatality - CBS21

8/26 - Widower urges Harrisburg to make Front Street safer after fatal crash - WGAL8

Partnerships & Other Efforts

Dauphin County Comp Plan

2025 Building Activity Report

Summer 2026 Newsletter

ENHANCING OUR COMMUNITIES

County & Local Planning Assistance (Dauphin & Perry Counties):

- Reviewed zoning ordinance amendment for Susquehanna Township, who is proposing the establishment of a Linglestown Road Overlay district.

**PROGRAM PROGRESS REPORT
TRI-COUNTY REGIONAL PLANNING COMMISSION STAFF**

2026

- Reviewed a proposed zoning ordinance amendment for Lower Swatara Township – Industrial District to Commercial Highway.
- Arranged an outreach event for DC Comprehensive Plan and other outreach efforts to occur at the Gratz Fair on September 17th

Dauphin County

- Coordinated and hosted a planning and zoning official outreach meeting for the Dauphin County Comprehensive Plan held on August 12th at Swatara Township offices
- Assembled steering committee for the Dauphin County Comprehensive Plan
- Scheduled two “listening sessions” for public outreach for the Dauphin County Comprehensive Plan, to be held September 10th and October 8th. Discussing with Northern Dauphin County municipalities how TCRPC can support them in addressing data centers in their zoning ordinances, potentially through an information session with municipal staff
- Discussed with Dauphin County Emergency Management regarding coordination with Gaming Grant Application and Comprehensive plan components

Perry County

- Prepared a review for PCPC consideration on Tyrone Township’s Zoning Map Update
- Prepared a review for PCPC consideration on text amendments to Carroll Township’s Zoning Ordinance
- Prepared a review for PCPC consideration on Spring Township’s Zoning Map Update
- Prepared a review for PCPC consideration on text amendments to Penn Township’s Zoning Ordinance
- Prepared a review for PCPC consideration on a single-use ordinance for Miller Township (Data Centers)
- Continued working with Centre Township preparing the Township’s first zoning ordinance
- Began working with Miller Township preparing the Township’s first zoning ordinance
- Continued assisting Spring Township with text amendments to their Zoning Ordinance
- Prepared a Subdivision and Land Development Fee Summary Report for consideration of revising the Perry County S&LD fee schedule.
- Attended an Emergency Housing
- Reached out to the USDA and the PA Governors Center for Local Government Services finalize approach to getting funding for the multi-municipal Act 537 Plan
- Attended the PA State Planning Directors Association meeting in State College
- Attended a lunch and learn educational webinar on
- A New Era of Downtown Opportunity: The Intersection of Housing and Innovation
- Attended a virtual Local Emergency Planning Committee meeting
- Attended a virtual meeting with SEDA COG staff on the Region’s update to the Comprehensive Economic Development Strategy (CEDS) Plan
- Met with the Cheasepeke Conservancy staff and HRG staff to discuss projects for the Countywide Action Plan
- Attended an informational presentation by the Juniata Sewage Committee on proposed changes to Chapters 71 and 72 pertaining to on-lot sewage disposal in the Commonwealth

**PROGRAM PROGRESS REPORT
TRI-COUNTY REGIONAL PLANNING COMMISSION STAFF**

2026

- Attended a PSATS Municipal Freight Planning webinar

Regional Growth Management Plan Implementation:

- Ongoing work on RGMP 2050 update.
- Attended Road to Housing Act Municipal Information Session jointly held with Cumberland County Planning Commission

Community-Based Environmental Initiatives

- Participated in the second stream delisting workshop for the CAP stream delisting strategy.
- Met with new leadership of the Kittatinny Ridge Conservation Partnership to discuss future partnership opportunities.
- Reviewed parameters and encouraged applications for the Dauphin County Partnership for CAP projects.
- Participated in DEP sponsored meetings and workshops regarding CAP administration and program goals being established for the next funding round.
- Reviewed Closeout information for final payments associated with the 2025 CAP grant cycle

Technical, Financial, & Educational Support (GIS, Training, Admin):

- Created litter cleanup route maps for Tri-County Community Action (TCCA)
- Prepared monthly web maps for Dauphin County and Perry County planning commission meetings.
- Conducted Associate Director position interviews

September 2026 PCEDA Office Administrator Report

FOR REVIEW & VOTING

Livic Civil Invoice \$7,270

Farmers Daughters Café – Façade Reimbursement for \$5,000

GRANTS

Reimbursement requests were sent to DCED and awaiting approval for:

DCED 3 (81872) the reimbursement of **\$19,078.61** submitted on 5/14/26.

DCED 5 (87931) the reimbursement of **\$4,840.00** was submitted on 5/5/26.

New Grants:

DCED 10 in the amount of \$150,000 has been awarded and a new Money Market account will need to be created. The grant will focus on Pedestrian Wayfinding, Commercial Activation, and Administrative Costs.

Community Walkways:

Funds have been earmarked and projects have begun.

Façade:

Funds have been earmarked and projects have begun.

Wayfinding:

County App – app is live in Apple and Google Play. Please download the app, use it, and provide feedback. We are still making adjustments before marketing to the community and visitors.

ENGAGE/PREP:

The second reimbursement for PREP/ENGAGE was submitted on 7/6/2026.

I have completed one ENGAGE call and have a second scheduled for September 21. Of the 9 required calls to complete for 2026-2027, two must be with Manufacturers.

EDUCATION/WORKFORCE DEVELOPMENT

The first meeting with the Career Counselors is Friday, September 11th at noon.

The schools are looking to schedule a day to tour the county government offices again this school year, as well as continue with the annual career fair in April.

Junior Achievement is seeking volunteers for it's YES! Program which focuses on economic development for:

October 1 – Newport Middle School

October 27 – West Perry Middle School

February 26 – Susquenita Middle School

CEDS

Next meeting is virtual and is scheduled for October 14th.

MISCELLANEOUS

Perry County Chamber of Commerce executive board looking to schedule meeting the PCEDA executive board.

Main Street Coordinator Updates – September 2026

Prepared by: Jasmine Colbert

Summary

August work focused on ambassador support, mid-year reporting, and ongoing coordination with boroughs, DCNR intro, county offices, and partner organizations. Advanced wayfinding, public art, creative district development, and grantmaking. This included reviewing and coordinating wayfinding proposals, scheduling walkabouts, sharing plans with partners, and aligning projects with Picture Perry. Public art and mural support continued alongside event follow-up, borough funding guidance, and expanded survey outreach to school districts. Grant activity remained steady through finalizing and submitting the business improvement program application to DCED, preparing public space and façade grant documents, updating nondiscrimination language, researching new opportunities, and adding resources to the website.

Operational responsibilities included webpage updates, restructuring Perry County Hometowns content, organizing creative district workspace, reviewing borough briefs, and completing routine administrative tasks such as timesheets, mileage, mail collection, and meeting scheduling. Regional collaboration continued through meetings with Allegheny Ridge and Aspire, sharing reports and resources, and supporting boroughs with tree replacement guidance, planting grants, and tax-deductible donation questions. Ambassador engagement, event support, Rock the Block preparations, and newsletter drafting remained consistent throughout, with continued outreach to new ambassadors and follow-up communication across borough committees.

Program & Project Updates

TS	Initiative/Project	Status	Milestones Achieved	Upcoming Goals/Actions
1	Public Art Installation-Blain, Marysville, Millerstown	In Progress	Duncannon plaque installed. Blain artist lodging secured and COI obtained.	New Bloomfield landscaping. Marysville zoning hearing on 9/24/2026. Need successful design process prior to 9/18-9/26/2026 install. Begin art trail marketing project; include plan for adding lagging installations.
2	Event Support	Due 5/31/2027	Encouraging those with a planned project to apply for a second time.	
2	Façade Improvements	Due 11/30/2026	Identifying remaining interest.	Share survey prior to reimbursements. Board members can assist by helping a few businesses through the process.
1	Wayfinding	Due 12/20/2026	Contracted with Merje. Notified other firms.	Identify and invite key stakeholders for 9/21 virtual mtgs and 9/29 walkabouts.

1	Public Spaces Funding	Due 5/31/2027	Finalized application forms. Accepting rolling entries between 9/1/26-5/31/27.	Promote the program by adding to website, sharing with ambassadors, boroughs, organizations.
2	Newport Creative District	Planning	Walkabout scheduled for 9/29. Compiling list of assets and district parcel inventory.	Identify priority projects for creative and commercial activation.

Community Engagement, Outreach & Social – Perception survey has [223 responses](#)—aiming for 275. Shared again with Greenwood school district for increased input from Millerstown and Liverpool.

PCEDA website recorded **2,792 page views** from **1,896 active users** in August, generating **8,258 total tracked events**. The homepage remained the top entry point with **505 views**, followed by the Perry County Hometowns page at **420 views**. Event-related pages continued to perform strongly, including the general events list (**189 views**) and Main Street–tagged event listings (**124 views**). Additional high-traffic pages included community event listings (**95 views**), municipal contact information (**91 views**), and the fairgrounds page (**86 views**). The grant support page saw **75 views**.

Website engagement

Month	Year	Hits/Events	Page Views	Active Users
Jun	2026	8,063	2,743	2,056
Jul	2026	23,793	8,042	7,227
Aug	2026	8,258	2,792	1,896

Facebook followers – 1,252 (up 38) Instagram followers – 511 (up 1)

Ambassador Engagement & Main Street Happenings

- Ambassadors supplied mid-year reporting figures. Main Street mid-year progress includes 1,365 documented volunteer hours valued at \$44,037.99. That's nearly twice as much as we recorded in all of 2025, and we are still awaiting some data.
- According to New Bloomfield aesthetic committee, the borough will host a dedication event for the borough park/path on 10/17. There is talk of square trees being removed in September.
- Compiling Halloween festivities for 2026 collaborative post.

9/12/2026	Fall Street Fair	New Bloomfield
9/20/2026	Concert at Cornet Park	Liverpool
10/3/2026	Canal Day	Newport

Challenges & Opportunities

- DCED reimbursement hardship for ambassador-driven approach.

Coordinator Training & Networking

- 9/8/2026 – attended **Perry County Rotary** to discuss latest Main Street initiatives.
- 10/7/2026 – **PDC Main Street Manager's Meeting** – Pottsville, PA. Good for board members and ambassadors to attend. Will share details once available.