



MINUTES

Cumberland County Finance Meeting

September 29, 2021 – 1:30 p.m.
Commissioners' Hearing Room
Courthouse, Carlisle, PA

Phone (717) 240-6150 Website: www.ccpa.net

Present: Commissioners Gary Eichelberger, Jean Foschi, and Vincent T. DiFilippo.

Staff Present: Stacy Snyder, Chief Clerk; Tamie Hershey, Deputy Chief Clerk; Angela Smyser, Brigid O'Neill, Executive Assistants; Megan Fogelsanger, IMTO.

Staff via Zoom: Dana Best, Ron Snow, Finance; Samantha Krepps, Communications; Kirk Stoner, Planning; Bob Shively, Public Safety.

Outside Agencies Present: Mary Kuna, Housing and Redevelopment Authority.

Outside Agencies via Zoom: Jamie Keener, CAEDC; Toby Fauver, Rockland Consulting.

Media: Zack Hoopes, The Sentinel.

Call to Order: Commissioner Eichelberger called the meeting to order at 1:30 p.m.

Public Comment: None.

Approval of Minutes: Commissioner Foschi made a motion to approve the September 22, 2021 meeting minutes. Commissioner DiFilippo seconded the motion and the motion unanimously carried.

Topic of Discussion:

Higher Education American Rescue Plan Recovery Grant Program Awards: Toby Fauver explained there were three recommendations which were discussed for consideration at the previous Finance meeting on September 22, 2021. He indicated there were no changes and asked if the Commissioners would like to proceed with those recommendations as outlined.

Commissioner Foschi made a motion to approve the Higher Education American Rescue Plan Recovery Grant Program Awards. Commissioner DiFilippo seconded the motion and it unanimously carried.

Higher Education American Rescue Plan Recovery Grant Program Award Letter: Stacy Snyder discussed the draft of the award letter and explained that they took language from the Cares Act letter and modified it to fit the Higher Education grant program. The letter states all requirements and documents they would be receiving from us, and requests for any documents that will be needed before payment can be made. Stacy indicated changes to the letter were verified by Ron Snow, Dana Best, and Solicitor Brenneman.

Commissioner DiFilippo made a motion to accept the Higher Education American Rescue Plan Recovery Grant Program Award Letter as presented. Commissioner Foschi seconded the motion and it unanimously carried.

Housing and Redevelopment Authority of Cumberland County Land Bank: Mary Kuna provided an overview of the land banks which were created in 2012. (See attached) Mary went on to explain that they were initially separate from the redevelopment authorities, the act was expanded to allow redevelopment authorities to create land banks. She explained the focus of abandoned, tax delinquent, and vacant properties using a myriad of tools. Mary discussed the funding models in that. There is no initial funding for land banks and each county has discretion to develop their own model. Land banks are typically funded by allocating 50 % of the increase in property assessment due to improvements made to the property for a limited period such as five years. Additional funds are secured through grants and loans. The allocation is always discussed between the county and the land bank, and the county must agree to allocate the amount.

Questions were posed to get some additional information on the way land banks operate and the role the county typically plays. There was interest in the concept of the priority bid which land banks are able to use to set aside properties they have interest in acquiring as they are no longer included in a tax sale. Mary Kuna said it does have a drawback that other bidders are not able to bid for the property which could increase the amount paid to the county, but that is offset by the fact that the property will definitely be improved upon which is never a guarantee otherwise. She then pointed out that the land bank works in concert with the demolition fee and blight revitalization. If adopted, the redevelopment board would serve as the land bank board as well. Meeting dates and times would be different and the meetings would be advertised per the sunshine law. The next step is to advertise a land bank ordinance. Commissioners agreed to review and possibly take action at the next Board of Commissioners meeting on Monday.

Other Business: None.

Adjourn: There being no other business to come before the board, Commissioner Eichelberger made a motion to adjourn.

Respectfully Submitted,

Brigid O'Neill,
Executive Assistant