

**South Central Assembly
Minutes of the Board of Directors Meeting**

March 19, 2008

Conference Room, Army Heritage and Cultural Center, Carlisle

Officers:

- [p] Jo Ellen Litz
- [p] Steven Peterson
- [p] Glenn Snyder
- [p] Raymond Klein
- [p] Sherri Zimmerman
- [p] Nancy Besch

- [e] Honorable. Rose Marie Swanger
- [] Honorable William Troxell
- [] James Turner, Esq.
- [e] Boyd Wolff
- [] Lori Yeich
- [] Merrill Yohe
- [p] Sherri Zimmerman
- [e] Bob Ziobrowski

Members

- [] Robert Anspach**
- [] Bruce Barclay
- [e] Mark Berg
- [] Daniel Betancourt
- [e] Harrison Bink
- [p] Gail D'Angelo
- [] Michael Fesen
- [] Mauree Gingrich
- [] Richard Gray
- [] Francis B Haas, Esq.
- [e] Prof. Irving Hand
- [] Roger T. Karsnitz, Sr.
- [p] George Klaus, Jr. ¹
- [] Julie Lalo ²
- [p] Joe McCarthy
- [] Skip Memmi
- [e] Russ Montgomery
- [e] Penny Myers
- [] Susan Parry ³
- [] Stephen Powell
- [e] Doug Price
- [e] Stephen Reed
- [] George Rettew
- [e] Christopher Riley
- [] Rusty Shunk
- [p] Steve Snell
- [] Honorable Ted Streeter
- [] Honorable Michael Sturla

.....

Others Attending:

- Craig Zumbrun (Executive Director)
- Stephen Scanlon (Staff)

Attendance Key:

- e- excused absence (prior contact)
- p - present

¹ Ex Officio USDA

² Ex Officio 10,000 Friends of PA

³ Ex Officio RC&D

Call to Order

The President called the meeting to order at 3:00 p.m.

Welcoming Remarks

General Joe McCarthy welcomed the board to the Army Cultural and Heritage Center (AHEC). He expressed delight in being able to share this regional gem and welcomed attendees to return for a more extensive tour than what he was able to cover prior to the meeting. He also welcomed members to spread the word.

Minutes

Motion to approve by Ms. Besch; Seconded by Ms. Zimmerman

Approve the minutes of the January 16 Board meeting.

Discussion: An update about who seconded the motion to approve the November meeting's minutes. Ms. Besch noted that Roberts Rules indicate that a committee chair motion need not have a second; therefore, her motion from the Nominating Committee needed no second.

Vote on motion: **Unanimous approval**

Executive Director's Report:

The PA Housing Alliance initiative, Senate Bill 1063, would change how local income tax is collected. It would consolidate collection to county level through an independent county based entity. It would save many millions of lost revenue due to inefficiencies.

HB 904 would allow municipalities to impose temporary moratoria on development for up to 12 months. It could be expanded to up to 18 months for specific local problems. While this could be used to temporarily limit affordable housing it is a missing tool for other needs. For example, new development might overburden existing public facilities. The temporary moratorium would allow time for municipal infrastructure catch up.

HB 1525 would amend the MPC basic elements in Comprehensive Plans to amend some "mays" to "shalls" regarding public infrastructure. Plans would have to meet budget projections.

10,000 Friends released two studies, one regarding development growth and the other focusing on water usage in terms of the relationship between water and sewer permitting.

HB 2188 would establish court appointed conservatorship on properties deemed blighted. It would address blight by stemming the ability of miscreant property owners from not maintaining their properties.

The Housing Alliance State Housing Trust Fund would be paid out of a state property insurance fee. About \$10 would be attached to home owner policies to address the gap between growth and needed affordable housing.

The Cumberland County Redevelopment Authority has a Request for Qualifications regarding proposals to review enhanced opportunities for Cumberland County downtowns. Staff and Diana Kerr (the lead author of the Assembly's Adams County housing study) have expressed interest. Discussion followed:

Mr. Peterson suggested that this would be a good opportunity to build on previous accomplishments.

Motion by Mr. Peterson:

The Assembly shall submit a proposal to Cumberland County Redevelopment Authority for its downtown enhancement study.

Seconded by Ms. D'Angelo

Mr. Zumbrun indicated that the RFQ is an expression of interest about how to proceed with a proposal. Ms. Kerr, a DCED retiree, would be the lead in its development supported by himself and Mr. Scanlon.

Vote on motion: **Unanimous Approval**

Nominating Committee Report

Mr. Zumbrun recommends the board consider Ms. Besch to fill the open Assistant Treasurer position. Her proximity to the Assembly office has made her helpful for check signing.

Mr. Peterson made the **motion**:

Appoint Nancy Besch as the Assembly's Assistant Treasurer

Seconded by Mr. Snell.

Ms Litz called three times for additional nominations. Hearing none she declared unanimous support for the motion. **Motion Carried**

Mr. Klaus recommended the Nominating Committee pursue inviting Ann Simonetti and Ray DiAgostino) to board.

Mr. Scanlon pointed out that there are currently no openings on the board, given the new structure, which limits the board to 32 members. [Reported in error; the correct number is 36.] There are several members who are inactive; the bylaws indicate that a three consecutive meeting absence from board meetings (not including excused absences) automatically removes one from board. To do that several members, including several county and municipal representatives, would be removed. This issue needs to be addressed evenly and with thought.

Mr.Snell indicated it is important to enforce the bylaws in a consistence fashion.

Ms. Zimmerman volunteered to investigate options for creating an emeritus board status.

Mr. Scanlon will update and circulate the attendance record.

Ms. Zimmerman recommended a letter be sent to board members that are out of compliance with membership rules. The letter would request a written resignation. Mr. Scanlon will prepare this and consult with Ms. Zimmerman and Ms. D'Angelo.

Mr. Klein indicated that the letter should include a cutoff date indicating that if there is no response the board will deem the member removed from the board.

Ms. Besch made a **motion**:

Accept the resignation of Barbara Groce.

Seconded by Mr. Peterson

Discussion none. **Unanimous approval.**

Committee reports:

Planning and Finance

Misters Klein and Peterson and Ms. Zimmerman have an exploratory meeting planned with DCED on March 24 regarding a regional planning commission. The intent is to investigate the possibility of joint efforts with DCED by exploring how the two agencies might work together.

Mr. Peterson is working with Ms. Swanger to pursue what may be a \$10,000 grant from the House. Other Representatives seem not interested in joining in effort. Mr. Klaus recommends having a local leader to approach the representatives suggesting that there would be greater chance of success.

Revival Committee

Ms D'Angelo noted that the Revival Committee is redundant. Its members are active in the Planning and Finance Committee. As chair she recommends laying down the ad hoc committee. Ms. Litz accepted the recommendation.

Agriculture

No report. Boyd Wolff indicates continued interest in serving.

Housing, Predatory Lending and Community Development

It has not yet had a joint meeting. That is intended for April or May.

Summit

Mr. Klaus gave a Summit slide show. He noted that the good first day attendance was not repeated on the following day due to severe weather. Presentations went well. Indeed, Stan Lemke sent a letter indicating it was a fine educational event. Mr. Klaus presented a hand out summary of final group session thoughts.

Mr. Peterson presented a list of summit follow up items derived from recommendations made by summit attendees on feedback cards. The greatest interest was a follows:

- 1) Delaware County Health Insurance Trust – risk pooling
- 2) Code enforcement assistance. A lot of municipalities have difficulty enforcing commercial provisions. The Assembly could offer such code enforcement training
- 3) Distribute an electronic newsletter three times per year with a focus on best practices
- 4) Energy cost pooling
- 5) Intergovernmental collaboration in planning/zoning

Ms. Zimmerman requested help with the summit proceedings and action plan. Mr. Klaus reinforced this by commenting that we have to develop a write-up. And there is the issue of figuring out how much money is left to help hire an Executive Director.

Mr. Klaus expressed that we did a real quality product. We had a lot of energy and I think DCED was impressed. Now we have to follow up. People expressed interest in joining the Assembly

and growing with us. The board needs to decide what areas to follow up on and do they want board committees to do it. We have to get moving now.

Ms Litz thanked the Summit team.

Mr. Klein asked what it would take to pursue the health insurance risk pooling angle. Mr. Klaus indicated that it needed someone to meet with Delaware Health Insurance Trust. Mr. Klein asked that that be set up and he and Mr. Peterson volunteered to be part of a delegation. Mr. Klaus suggested that it would be easiest for the Assembly to be in a marketing role rather than creating anew. Mr. Klein suggested that this would not be very different from what was begun with the energy consortium effort. Mr. Price indicted that H&HS Committee could initiate contact and an insurance brokerage effort could be assigned to that committee. Mr. Klein recommended that an initial delegation could get things started, then hand the project off the H&HS.

Mr. Zumbrun suggested he and Mr. Bink could handle the regional zoning commercial codes enforcement theme. He suggested that this could be a theme for a housing conference.

Mr. Peterson offered that a sixth theme came up on lists: the Assembly can act as an education provider.

New Business

Mr. Zumbrun expresses need for a part time person in office to make decisions and follow through. You need somebody that can take the resources we have to make of it what it can be.

Ms. Litz read a resignation letter from Mr. Zumbrun and thanked him for his service.

Mr. Klaus indicated that the Revitalization Committee agreed to hire part time executive director to focus on fund raising at \$25/hr. It will advertise in The Patriot News and post the opening on the Assembly web site. The position will call for the skills of public administrator, local government and community development background, grant writing and basic office skills. A go-getter who does not need a day to day administrative secretary is needed.

Mr. Snell made the following motion:

The board accepts Mr. Zumbrun's letter of resignation effect March 31

Seconded by Mr. Peterson

Discussion: Mr. Price offered a friendly amendment that would extend the date of the resignation to be effective when a new executive director is appointed. Both Misters Snell and Peterson accepted the amendment.

Amended Motion:

The board accepts Mr. Zumbrun's letter of resignation effective when a new Executive Director is appointed

Further discussion: none.

Vote on motion: **Unanimous approval**

Mr. Snell recommended keeping Mr. Zumbrun in mind for nomination as a director after he is release from employment. Mr. Peterson agreed, noting that Mr. Zumbrun has a strong understanding of the issues important to the Assembly.

Mr Klaus made the following motion:

<p style="text-align: center;">The Assembly will advertise for a part time executive director. The Executive Committee will be responsible for follow-up.</p>
--

Seconded by Mr. Peterson

Discussion: none.

Vote on motion: **Unanimous approval**

Mr. Klaus indicated that there may be the possibility organizations wanting to fill role of executive director. He noted that IUP may be interested in putting a bid in. Mr. Snell suggested the Central PA chapter for the American Association of Executives and the PPA local chapter might have an interest.

There was a brief exchange regarding an appropriate manor to recognize Mayor Reed's long term of leadership as Assembly Chair/President.

Motion by Mr. Snell:

<p style="text-align: center;">Misters Scanlon and Zumbrun will be compensated for unpaid time and expenses as finances allow.</p>

Seconded by Mr. Price

Discussion: none.

Vote on motion: **Unanimous approval**

Mr. McCarthy asked how important membership is since we always come up short on involvement. Ms. Litz recommended this for an agenda item at the May meeting.

The agenda having been exhausted Ms. Litz declared meeting adjourned at 4:46.

***The next meeting of the Board of Directors will be May 21, 2008 at 3:00 p.m.
in the Morrison Gallery, PSU Harrisburg Library***