



DRIVE Board Meeting Minutes

September 6, 2023

MEMBERS PRESENT: Justin Ross, Dan Knorr, Dave Park, Joe Kantz, Jeff Erdly, John Uehling, Jeb Stotter, Jennifer Wakeman, Trevor Finn, Leslie Temple

MEMBERS ABSENT: Megan Brosious, Jeff Reber, James Pachuki, Sam Schiccatano, Bashar Hanna, Chris Young

GUESTS PRESENT:

Tim Hippensteel (Project Manager), Amanda Craig Bradley (Business Outreach Manager), Aidan McDonald (Facilities Manager), Colleen McCollum (Administrative Assistant/Bookkeeper)

The meeting was called to order by Jeb Stotter at 8:33am.

Mr. Stotter welcomed the board and moved to accept the last meeting's minutes.

MINUTES:

- August 2, 2023, Board Meeting: Motion by Leslie Temple to accept the minutes, Jeff Erdly seconded the motion; carried unanimously.

TREASURER'S REPORT: Dan Knorr presented the Treasurer's Report.

He highlighted the Broadband income that came in and the grant of \$25,000.00 for the Blaschak close out on their RACP that came in. Jennifer Wakeman explains that the broadband income was from the contract change that happened which is why there was about \$16,000.00 that came in all at once. Justin Ross asks why is Encina shown as a land asset? Dan and Jennifer explain that since we own the land that is why it shows as a land asset for DRIVE. Encina will show up on the Balance Sheet in three different ways the first is the Fulton Checking account this is where the lease and loan payment comes in and out. Second is the liability which is the mortgage. Third is the land asset.

Motion to approve the Treasurer's Report made by Dave Park, seconded by Joe Kantz; carried unanimously.

COMMITTEE REPORTS: None.

OLD BUSINESS: None.

NEW BUSINESS: Jennifer Wakeman reminded the board of the auction happening on Saturday at the Sunbury Hospital grounds. She also informed the board that she has been appointed to the State Workforce Development Board by the Governor.

Jennifer Wakeman moved onto the presentation on Strategic Planning: Housing. She informs everyone that the cost of housing has gone up 10% in the last four years. Discussion ensued around affordable versus subsidized (low income) housing, talked about vouchers for HUD for each county and discussed the extremely long wait list that goes along with those vouchers. Trevor Finn discussed for Montour most of the subsidized housing that is in the county is booked up including the care apartments. He says Montour does have a steady growth in housing, but it is not affordable housing that is growing. Gives an example of an apartment building next to his home that a few years ago rent was \$600.00 the building was bought, and the new owners did some updates (granite countertops) and the rent is now \$1,250.00. Jennifer confirms this statement about rent continuing to grow. Jennifer pivots the discussion to the issue of blight, talks on redevelopment authorities and how those authorities are usually the ones trying to tackle blight, but that process takes a long time to deal with. And another issue these authorities run into is when they auction those blighted properties the landlords who purchase them don't always fix the property. The discussion then moved to the topic of Landbanks and how they operate in PA, and the differences between landbanks and redevelopment authorities. Landbanks tend to have an easier time dealing with blighted properties than redevelopment authorities have. The difference is landbanks obtain ownership of the property which then allows them to take care of any issues the property might have to make it more appealing to buyers. Landbanks also obtain funding to fix these blighted properties. Whereas redevelopment authorities are just auctioning properties as is and relying on the buyers to fix the property. Discussion changes to talk about the current generation of potential homeowners would rather rent than own due to affordability. Jeff Erdly brings up another problem, the cost of energy for those homes is going up exponentially and these homeowners are hurting from that price change. Jeff also links these issues for housing with the workforce issue. Jennifer agrees with Jeff saying all these issues are linked together. Discussion ensues about housing workforce issues, how to get people to want to learn how to do the construction jobs needed to fix the blighted properties. Dan Knorr poses the question what is DRIVE's role in all of this? Discussion ensued on that question. Jennifer reminds the board about the upcoming board retreat October 25th.

Jeb Stotter adjourned the meeting at 9:50 am.

NEXT MEETING: The DRIVE Board meets again on Wednesday, October 4th, 2023, at 8:30 a.m. at 418 Railroad Street, Danville PA 17821.

Respectfully Submitted,

Dave Park, Secretary