

DOVER TOWNSHIP

INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE

FEBRUARY 24, 2016

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for February 24, 2016, was brought to order at 4:00 PM by Vice Chairman Robert Wright in the Meeting Room of the Dover Township Municipal Building. Committee members present were Charles Benton, Michael Cashman, Michael Curley, Kim Gross and Ashley Spangler Jr. *Shane Patterson was absent.* Township Representatives in attendance were Laurel Oswalt, Township Manager; Charles Richards, Township Supervisor; Stephen Parthree, Township Supervisor; Georgia Sprenkel, Township Zoning Officer and Tiffany Strine, Recording Secretary. This meeting has been recorded for minute purposes only.

WELCOMING OF NEW COMMITTEE MEMBERS

The committee welcomed two new members, Michael Cashman and Michael Curley.

APPROVAL OF THE JANUARY 27, 2016 Meeting Minutes

Motion by K. Gross and seconded by A. Spangler Jr. to approve the January 27, 2016, I/CDC meeting minutes, as presented. **Passed** with 7 ayes

PUBLIC COMMENT

J. Popovich made comment on a particular topic discussed during the January 27, 2016 I/CDC meeting. After further research; John Popovich addressed concerns surrounding the idea of creating a lake and fish hatchery business, within the Township. J. Popovich stated that he feels that this type of business venture will incur road blocks via, DEP and EPA regulation issues. K. Gross stated that J. Popovich is addressing valuable points. K. Gross stated that DEP, EPA and MS4 are changing constantly and that these qualities may prove difficult in implementing such a business.

YCEA – SITE VISITS

K. Gross; with the York County Economic Alliance (YCEA), presented materials to the committee. K. Gross presented the committee with mapping information on the selected Dover Township priority sites. The sites presented were 2531 Municipal Road, Hilton and Bull Road properties, 2779 Carlisle Road and 4911 Carlisle Road. The information for the properties provides addressing overall positives, challenges and recommendations. K. Gross presented a second hand out on the most current Dover Township statistical consumer data. The third and

final handout was a Site Location Consultant Request for Information Form. This form is utilized by YCEA to reach out to local properties to obtain helpful and useful information to the business market.

K. Gross briefed the committee on the information presented. K. Gross stated that YCEA Issues the Site Location Consultant Request forms and then the information is gathered from the requests for consideration by the developer. K. Gross added that the YCEA also possesses a listing of private properties; properties in which the seller does not want their property publicized, but the property owner wishes to sell.

K. Gross met with the member of YCEA responsible for site selectors. K. Gross stated that the results from this meeting showed that the YCEA currently has very little information on current properties available within the Township. She stated that by implementing such an inquiry as the example provided, may help aid in this process and provide better marketing tools. K. Gross presented a recent Dover Inquiry Report from 2015 to track any inquiries on property locations that come into the YCEA office on a quarterly basis. No responses were received from Dover Township. K. Gross stated that overall, achieving better relationship building could be made from utilizing such an inquiry process.

Manager Oswalt suggested having YCEA make the Township aware of any listing agents and inquiries for which available Township properties may be a development option. Manager Oswalt stated that the Township may then have a better opportunity to work together with potential property prospects and business ventures who are pursuing Dover Township.

K. Gross added that she has recently sent Rock Real Estate a list of available sites within Dover Township. K. Gross hopes that this will further expand business opportunities as well.

Manager Oswalt asked K. Gross if the YCEA can contact the Township as well; with regards to potential business inquiries made to the YCEA, with regards to any of the Township site's, in hopes that the Township themselves may reach out to, interested businesses. K. Gross stated that she would look into the option of adding Dover Township to the YCEA Call-To-Action process.

G. Sprenkel stated that Bennett Williams Reality currently maintains a good working relationship with the Township in regards to attracting new business.

Manager Oswalt stated that Kinsley has recently reached out to the Township with inquires on sewer connection capacities within the Industrial Park. Manager Oswalt stated that no formal information has been acquired on the potential development.

K. Gross explained her materials to the committee regarding the most current Dover Township statistical consumer data. This data was accumulated using many sources of tracking information utilized by the YCEA. Some of the key sources were zip code data bases, census

tracks, disposable incomes, ages, family sizes, vehicles, favored restaurants and more. K. Gross stated that she feels the material represents interesting positives, challenges and recommendations to consider. K. Gross suggested to all committee members to review the material and voice any ideas, suggestions or questions anyone may incur regarding the information at the next scheduled committee meeting.

C. Richards stated that Memorial Hospital plans seem to be moving forward and inquired with K. Gross as to whether the Township should contact this particular entity to make them aware of potential useful building site parcels within the Township.

K. Gross stated any outreach and relationship building may prove successful; whether it be Memorial Hospital or Wellspan affiliates, medical facilities are a great market.

MARKETING DISCUSSION – STATUS OF DELIVERABLES FROM YCEA

K. Goss stated that a listing of deliverables from the YCEA is currently being crafted and will be ready for presentation at a later date.

OTHER BUSINESS

J. Popovich stated a fellow co-worker; within Representative Seth Grove's office, contacted the York County Planning Commission. J. Popovich stated this individual regularly attends the YCPC meetings. J. Popovich added that he had the YCPC contacted thru this individual; to obtain updates on the Traffic Light Adaptive Signalization project, to update the committee. He was informed that Penndot's engineering consultant for the PA Route 74 adaptive signal project has been finalizing the communications decisions for the Dover Township adaptive signals; Alta Vista, Fox Run to Emig Mill. The linkage is for the signals in West Manchester, York Township and York City; all in order to complete the final design for the project. The signals in Dover Township will be connected via wireless radio communication antennas. The bid date is scheduled for May 19, 2016. J. Popovich stated that the main goal of the project is to have the traffic within the Township flow more freely.

Manager Oswalt stated this project will be done in real time, as the process operates and adjusts to what is in the queue of traffic and what the cameras see of the traffic. Manager Oswalt stated that the Board of Supervisors are aware of this proposal and that the Township recently received Penndot T-153 documents; for the adaptive portion, that will be seeking Resolution from the Board with regards to this project.

FARMER'S MARKET IDEA – STATUS UPDATE

R. Wright inquired on the status of the Farmer's Market business venture.

Manager Oswalt stated that the Board of Supervisors was presented with the Farmer's Market

concept at a recently held Work Session. It was collectively agreed upon by the Board to further pursue this idea and proactively research further into all aspects of the proposed Farmer's Market.

Manager Oswald informed the committee that it was discussed at the work session to consider other locations as well; other ideas being an area located on the municipal office's grounds or on Township property located across the street from the municipal office, due to visibility considerations. Many details are being researched and discussed and further information will be presented when available.

K. Gross offered contact information for the individuals who operate local Farmer's Markets in areas such as Baltimore and Dillsburg. K. Gross stated that this information may prove useful in providing helpful insight or advice they may have for the Township in pursuing this new venture.

WELCOME TO DOVER SIGN – STATUS UPDATE

Manager Oswald inquired with C. Benton on the current status of the Welcome to Dover Sign project. C. Benton stated at this time he is gathering questions and ideas; from the prospective department completing the sign, and will present those questions and ideas to Manager Oswald as soon as possible to maintain project progress.

Manager Oswald stated the Township possesses a piece of equipment in need of painting and offered the project idea to C. Benton to relay to any interested departments within the school district. Manager Oswald added this project being a matter of public relations and possible student outreach idea.

The meeting was adjourned at 4:45 PM by Vice Chairperson Robert Wright

Respectfully submitted by: _____

Tiffany Strine, Recording Secretary