

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
JULY 22, 2015**

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for July 22, 2015, was brought to order at 4:00 PM by Chair Shane Patterson in the Meeting Room of the Dover Township Municipal Building. Committee members present were Robert Wright, Robert Stone, Shane Patterson, and Kim Gross. Township Representatives in attendance were Laurel Oswalt, Township Manager; Stephen Parthree and Charles Richards, Township Supervisors; Georgia Sprenkel, Township Zoning Officer; and Trena Hall, Recording Secretary. Also in attendance were Ashley Spangler Sr. and Ashley Spangler Jr. This meeting has been recorded for minute purposes only.

APPROVAL OF THE JUNE 24, 2015

Motion by R. Stone and seconded by R. Wright to approve the June 24, 2015, I/CDC meeting minutes, as presented. **Passed** with 4 ayes

PUBLIC COMMENT

Ashley Spangler Sr. is interested in becoming an I/CDC member. Manager Oswalt informed Mr. Spangler to fill out an application so it can be presented to the Board of Supervisors for approval.

YORK COUNTY ECONOMIC ALLIANCE (YCEA) – K. Gross is still working on the comparison of Dover to York County and will have information by the next meeting. She also contacted Heather at Rock Realty for information on medical businesses since she does not have access to ESRI. K. Gross noted that Dover Township falls into the Greater York Region according to the County Economic Development Plan.

The York County Planning Commission configured a map on desirable parcels for development in the Greater York Region and showed where infrastructure, industrial and business parks, zoning, etc. already exist. The survey results for the next 5-10 years were: small business retention and expansion where infrastructure supports, neighborhoods serving smaller scale retail expansion that addresses the daily need of residents, revitalization and information, and manage growth and development.

This survey indicated that Dover Township is a challenging area for transportation. The suggested interchange at Interstate 83 would help the Dover Community. This could help attract light industrial business. Ashley Spangler Sr. inquired how to move along the development of bringing an exit off of Interstate 83 onto Canal Road. This area of land is owned by Bob Kinsley. Chuck Richards inquired if this committee should approach Bob Kinsley about this project, which will take years to create. Manager Oswalt suggested contacting the York Area

Metropolitan Planning Organization (YAMPO) about this traffic topic. Manager Oswalt thought that Supervisor Matthew Menges may be a member of this organization and if so, will ask him to inquire about this at the next YAMPO meeting.

Ashley Spangler Jr. suggested planning for smaller businesses to locate along Route 74 and Bull Road. He read that larger retailers like Walmart and Target are beginning to downsize and locate smaller stores in areas because residents are looking to spend locally.

R. Stone noted that the Mercantile Tax is still an issue for the small businesses.

LERTA, KOZ and Mercantile Tax information was provided. LERTA is a 10 year tax relief program that can be used for new construction or additions to real estate. A tax structure would need to be set on the value of the improvements and a time period. This tax is parcel specific and all three taxing bodies must approve the tax but do not have to participate. LERTA can be approved as an attraction tool and or removed if the use is not desired. Currently Dover is not promoting this program. If LERTA would be enacted, specific parcels should be clarified and the definition of *deteriorated properties* would need to be reviewed and have more restrictions.

Chuck Richards suggested inviting Doug Hoke or someone from the Wolfe Organization to speak on grants that are available to help create jobs in the area. This was suggested because of an article Chair Patterson read about the Wolfe Organization.

Parcels could be promoted in the Industrial Park with limitations. It was suggested to only offer LERTA to interested medical facilities on Hilton and Bull Road for medical use. An urgent care center was suggested. Manager Oswalt noted, for the next meeting, to look at the zoning parcels and specify what parcels to offer the LERTA incentive with what restrictions. Kim asked if someone from her office should go to the school board meeting to discuss LERTA.

This committee inquired what other municipalities offer LERTA and how businesses are made aware that a municipality offers this program. LERTA can be advertised through the real estate agent advertising the property, the Township's website, and the York County Economic Alliance.

Ashley Spangler Jr. inquired if a time restraint can be applied to help sell the property quicker. The Board can specify how long LERTA can take place, the areas, etc. I/CDC can recommend a resolution/ordinance with the structure of the LERTA program, including the specific parcels to be included and not included and then take this to the Board of Supervisors to be adopted. It was suggested to start with the areas that the York County Planning Commission designated for businesses. Mentioned locations to look at from the I/CDC committee were: Hilton and Bull

Road, Grandview Golf Course, Industrial Park north of Borough, and Corner of Bull and Canal Road. Some areas may be able to be developed without LERTA.

S. Parthree asked if there are recommendations that can be given to the Board of Supervisors. The committee needs to become more educated before making any recommendations. Mr. Parthree will advise the Board that I/CDC is researching a LERTA program.

This committee discussed how the tax rates for Dover are decreasing. They also discussed how Grandview Golf Course is zoned commercial and could be operated as normal or be developed into a strip mall, other stores, etc.

A LERTA program would need to be discussed with the school district. The school district, County and the Township would need to agree to this program. Mr. Cherry from the School District Board should be attending the next meeting.

KOZ is funded through the State. This is used on more urban projects. There are many restrictions that must be met.

This committee decided to pursue LERTA.

MBP Tax – This is a gross tax not a net tax. There are three criteria to this tax: wholesale, retail and others. Many townships have the same tax rates as Dover.

The general fund budget for the Township is \$5.5 Million. \$347,000 is mercantile tax. Funds would need to be found elsewhere if this tax is eliminated, and once the tax is eliminated, the tax can never be instituted again. Legislation is currently discussing a bill to help out schools by implementing this tax for them. Currently school districts do not have the privilege to have the mercantile tax, but if the bill is passed, the school will be able to get half of what the Township collects or take the whole amount if the Township does not have the tax. Members agreed that the Township should not eliminate the tax but could reduce it. The rate cannot be increased. R. Stone noted that any benefit that we provide as an incentive tax to businesses could be completely wiped out if the school district can reinstate it at 1.5%. But if the school gets half of what the Township taxes then is it wiser to lower the tax. S. Parthree and R. Stone theorize that if you lower taxes you will increase revenue. They believe the Township should consider lowering the mercantile tax.

Ashley Spangler Jr. questioned where/how would you make this tax amount up that would be decreased coming into the Township. The response was that the Board of Supervisors would need to find a way to balance the budget. This tax should be going to the service that is impacted

most by the businesses. The Township is the service that maintains the roads, water and sewer, traffic lights, etc.

K. Gross questioned if there are any other townships that eliminated or decreased the mercantile tax and how this affected them. Manager Oswalt and K. Gross will inquire about this at the next Manager's meeting.

S. Parthree recommended inviting Representative Seth Grove to attend the next I/CDC meeting and question him on taxes and the Interstate 83 interchange. Manager Oswalt will contact Representative Seth Grove to attend a meeting. S. Parthree noted that he would also contact Representative Seth Grove. Manager Oswalt will also inquire, with other municipalities, to see if they have made any changes with the mercantile tax and the results. K. Gross will have someone from YCEA attend a later meeting if Representative Seth Grove can attend the next meeting.

R. Stone noted that he found a good Community Development Consultant based out of Pittsburgh. He is unsure of the cost involved and the services provided. He will have more information for the next meeting. R. Wright inquired if there is money available to do this. S. Parthree noted that R. Stone will research this and then determine if this committee should spend the money for the services provided.

Website Development Ideas – This issue is tabled until ideas are developed to market. Chair Patterson inquired if anyone has reviewed the Township Comprehensive Plan which is available to review at the Township Building. The next updates to the Comprehensive Plan are due in 2017 which will cost around \$60,000 plus Zoning plans costing around \$40,000.

Update on GIS Mapping Efforts – Discussed linking Zoning and Demographics together on the Township website. Manager Oswalt will inquire if information needs to be limited due to privacy issues.

Motion by R. Stone and seconded by R. Wright to recommend that the I/CDC have a website linkage, as presented. **Passed** with 4 ayes. S. Parthree, C. Richards, Manager Oswalt, or Georgia Sprenkel will bring this to the Board of Supervisor's attention.

Updates on the Following:

Sign on Grandview Golf Course – No update until school is back in session. Manager Oswalt will reach out to the Dover School District and see if there is a department/class who would be interested in helping with this project.

Property Maintenance Issues – Georgia Sprenkel contacted Crone’s Gas and Goodies on Route 74 and Mr. Bonsell about the trailer on Davidsburg Road, to maintenance their properties.

Development Prospects: Lindl Food and Hilton /Poplars Development – The Developer still needs to meet some conditions before the plan is released for recording. No start date has been received. The same Developer is managing the Hilton and Poplars Road Development which most of the spaces have been committed.

The meeting was adjourned at 5:55 PM by R. Wright and seconded by R. Stone.

Respectfully submitted by: _____
Trena M. Hall, Recording Secretary