

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
SEPTEMBER 23, 2015**

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for September 23, 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 Shane Patterson, Kim Gross, Robert Stone, and Ashley Spangler Sr. *Robert Wright was absent with prior notice.* 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 Representative Seth Grove's Chief of Staff, John Popovich, Ashley Spangler Jr., Charles Benton and Blanda Nace with the York County Economic Alliance. This meeting has been recorded for minute purposes only.

APPROVAL OF THE AUGUST 26, 2015

Motion by R. Stone and seconded by A. Spangler Sr. to approve the August 26, 2015, I/CDC meeting minutes, as presented. **Passed** with 4 ayes

PUBLIC COMMENT

No Comments

SPEAKER-BLANDA NACE-VICE PRESIDENT OF COMMUNITY AFFAIRS FOR THE YORK COUNTY ECONOMIC ALLIANCE (YCEA)-

Blanda Nace works with the York County Industrial Development Authority. Currently he is working on the Harley Davidson Tract project. The Authority did purchase the 58 acres to keep Harley Davidson in the area. This project began in 2009. Currently there is a developer under contract using a LERTA program. The Authority wanted to see what kind of tax abatement they could get to pass along to the tenant.

The Economic Alliance is available to educate municipalities. A tax abatement measure is agreed on between the School District, the County and the Municipality. LERTA was established by the Commonwealth by State law to allow the taxing bodies the ability to exempt improvements of real estate taxes to a business property for up to 10 years. This can be used for commercial and industrial properties, normally not on residential. The exemptions are based on the increase of assessed values because of the improvements made to the site. The scale is adjustable and all three taxing bodies can develop their own collection schedule. Traditionally it is a 10% decrease each year until the 10th year. LERTA has to be applied to a deteriorated property and there are 7 criteria to consider a property blighted. The Planning Commission can

determine if a property is economically undesirable. YCEA has software which can utilize data requested from a new company. This data is considered an Economic Impact Analysis.

The LERTA process is as follows: The Planning Commission will review and make recommendations, to the Board of Supervisors, regarding the blight designation. The Board of Supervisors would review and hold a Public Hearing which is advertised with the 30 day review period. The Board of Supervisors would then pass the Ordinance to designate the site. The School Board and County also must vote to participate in this tax abatement.

C. Richards questioned if the Township's Industrial Park could participate in LERTA since the property has been vacant for many years. Mr. Nace noted that using LERTA would be a great incentive but it is up to the Planning Commission and Supervisors to use this tool.

S. Parthree inquired what other properties to suggest, including those properties that have been vacant or challenging. Mr. Nace also noted to not advertise some properties in advance but to make know that Dover Township is LERTA eligible. Kim noted, as discussed before, that if you designate a property LERTA you can take it back.

Chair Patterson asked where the communications begin on a project like this. Many projects begin with a Site Locator who would be your local Real Estate Agent doing business on a National level. Site Locators also reach out to the local Economic Development Agency.

Chair Patterson questioned how picking properties ahead, to advertise as LERTA eligible, will help Dover Township. Mr. Nace noted that when businesses are looking to locate to an area, they look at the costs involved with relocation, tax structures, available utilities, surrounding infrastructure, the size of parcels, travel times, the income of the area, the educational status, etc.

S. Parthree inquired what kind of businesses Dover Township should be looking to attract. Mr. Nace noted that any development is good development. You want any business that is going to pay their taxes and bring in other consumers and businesses.

R. Stone noted that this committee is looking at ways to attract businesses to the area. He inquired how to attract business from the marketing and zoning perspective. He announced that the committee is considering a consultant to help market the Township's assets and available business space. He asked Mr. Nace if YCEA offers these kinds of services and if they are fee based. Mr. Nace noted that YCEA does provide a lot of data at no cost. It all depends on how much time is needed on a project. YCEA has done Site Analysis for other municipalities. K. Gross noted that she and YCEA will work with Manager Oswalt and schedule a visit to look at priority sites. Manager Oswalt noted that Dover Township is currently working on making changes to the Zoning Ordinance. This analysis can be done this season. K. Gross encouraged

that a Site Analysis be completed in combination with the language of being LERTA receptive and getting as much information to the YCEA for Site Selectors.

S. Parthree brought into conversation the effect that Memorial Hospital may have on Dover Township. Mr. Nace noted that Memorial Hospital is currently having problems getting approved for traffic access to the property. He did not have any information on the project, except that it is not a LERTA property.

R. Stone questioned what steps to take next. Mr. Nace suggested an in depth Travel Analysis on the area. This is something that the York County Planning Commission can help with. YCEA does not have this program. The Township needs to be on the YCEA radar so they can recommend properties in the Dover area.

Chuck Benton, Director of Career Education and Academic Services from the Dover Area School District, shared a project that is proposing a northwest extension off of Interstate 83, around the Newberry/Strinestown area. There would be one exit on Route 74 in Dover Township around the old Farrell's Nursery and one onto Route 30 between Thomasville and Abbottstown. This idea was produced by the School District's Geospatial Technology Class. This project is going to be presented to the Metropolitan Planning Commission. Mr. Benton is currently working with Representative Seth Grove on doing this. Mr. Benton noted that the school has also started a program called "Project Lead the Way" for Engineering and Computer Science. This program is training students to enter the workforce in specific fields of service. The Township can market this to future businesses coming into the area.

Ashley Spangler Jr. noted that planning is needed now, so you can look forward to see what the end result may be. We currently do not have the infrastructure but making the Zoning more flexible will definitely help. He also noted that an interchange would help make traffic access into Dover's Industrial Parks much easier.

Chair Patterson and Manager Oswald suggested that the YCEA visit and tour some existing sites that are available. The Township should provide the mapping details to YCEA. Chair Patterson also inquired if this committee wanted to pick sites to advertise and recommend to the Board. Sites suggested are as follows: Glenn Gerry site off of East Canal Road, the intersections of Hilton Avenue at Bull Road and at Route 74, and the Golf Course property along Route 74.

Manager Oswald noted that the Township needs to be prepared for LERTA and have the ability to speak of available sites when asked. The Township needs to see what other municipalities are doing to bring in business and be on the radar for new businesses to see what the Township has to offer. It was decided to have a list of LERTA eligible and not LERTA eligible properties. A. Spangler Jr. noted that you can advertise properties that are eligible for LERTA as an incentive

to come into the area, if needed. A business can still ask for LERTA during the Building Permit period.

C. Richards suggested picking out the good qualities that Dover Township has to offer and promote them. Some ideas were: The Township's increasing Sewer capacity, the many available properties north on the Route 74 corridor, and the travel access from Route 74 to Interstate 83. It was suggested to involve the press in announcing the changes to the Zoning ordinance and advertise as developer friendly. When updating the Township website, make it business oriented and use as a marketing tool. Today, developers can map and pin point the market they are interested in. R. Stone questioned if YCEA can help do this. Mr. Nace noted that they can to some extent.

S. Parthree inquired if someone should be attending the I/CDC meetings from the School Board. All agreed that a School Board member should be in attendance because they must participate with LERTA to be attractive. Chuck Benton is present on behalf of the Dover School District and will relay this information back to the School Board. He agreed that a Board member should be attending these meetings. Chair Patterson has concerns on involving the School District and others until this committee develops a better direction of ideas. Manager Oswalt noted that we need to prioritize ideas and decide what direction to move.

Mr. Nace noted that this committee is working in a positive direction and that the committee does know what they want.

K. Gross will provide the deliverables needed to get this process started. First step is to have sites provided. R. Stone asked K. Gross to have this written out with specific deliverables. Then the committee can provide feedback on the deliverables and then structure a work plan. This will show how we can move forward.

K. Gross and Mr. Nace noted that the York Economic Site Analysis will show ideas of what businesses would work best in the area, a summary of parcel maps, acreage, property owners, and an initial impression of the area and the surrounding neighbors in the area.

Manager Oswalt will email everyone requesting suggestions for LERTA eligible properties. Specific sites will be needed. C. Richards and John Popovich, suggested north of the Borough. Traffic drops off and there is property in that direction to build on. This area has great traffic access to Interstate 83. Also suggested was the corner of Hilton Avenue and Bull Road, the homes across from the old Shurfine building (once developed), property around Sherry's Ice Cream, and the golf course on Route 74.

C. Richards noted that there is no depth to the Commercial Zone along Carlisle Road. Incoming businesses will need to purchase more individual properties. A. Spangler Jr. noted that this may feed incoming business north of the Borough. Chair Patterson noted that the depth issue would be great to advertise for LERTA because there will be extra costs involved to purchase more property in front of and behind the site that they are interested in.

Chair Patterson thanked Blanda Nace and Kim Gross for the great discussion on what services that the YCEA can provide to Dover Township in promoting the area.

Demographics –

Comparisons of Dover Township to the rest of York County were provided and also the demographics on the Medical Industry. The Board decided that they need to pick out the good demographics and promote them.

Township Staff Feedback Collected from other Municipalities –

Information was collected on how the LERTA program works in other municipalities. Manager Oswalt also spoke to other Managers who have and don't have the Mercantile Business Privilege tax (MBP). Many would like to have it and questioned why the Township would want to eliminate or reduce the tax. Dover Township currently brings in around \$350,000. A. Spangler Jr. inquired if there is any proof that this MBP is keeping businesses from coming into the area. S. Parthree did not suggest decreasing the tax now, but if the tax would be decreased, it would be an incentive. A. Spangler Jr. inquired if lowering this tax will hurt the Township or help. S. Parthree noted that if you lower taxes you will increase your tax base. R. Stone does not like this tax and would like to see it lowered. A recommendation to eliminate or lower this tax is premature at this time. This committee needs to develop our growth strategies and table this issue for a few months.

Board Consensus was to table the MBP tax.

Ashley Spangler Sr. commented that Commercial growth is needed somewhere between Davidsburg Road and south on Route 74. He suggested cleaning up the properties along Route 74 at Hilton Avenue. There is depth to help promote this area and lots can be combined. The signal light can help promote the area.

Marketing Discussion –

R. Stone provided several RFP's and comprehensive plans with costs. Referrals came from a city, a township, and a county. R. Stone asked Board members to review the information to discuss at a future meeting.

Manager Oswalt noted that the Dover Township Comprehensive Plan will need to be updated in 2017. The Township advertises an RFP and chooses from the proposals.

R. Stone inquired if this committee is still looking for more members. The Board never set the amount of members they wanted. He did not want to get too big. This committee agreed that a School Board member, one or two members from the Borough, and a real estate person should still be involved.

K. Gross will have a Site Analysis for the next meeting to put on the agenda.

Ashely Spangler Jr. is still concerned about infrastructure north of the Borough. He suggested creating a Joint Venture with Warrington Township. They may have areas that they would like to promote along with Dover Township. Chuck Benton also mentioned Route 194 in Washington Township and Route 234 are different access ways to Route 74 and Route 30. Manager Oswalt will reach out to Warrington Township and see if they are interested in promoting any growth into their area.

The meeting was adjourned at 5:58 PM by R. Stone and seconded by K. Gross.

Respectfully submitted by:

Trena M. Hall, Recording Secretary