

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
FEBRUARY 28TH, 2024**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for February 28th, 2024, was called to order at 4:00 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Kim Hogeman, Charles Benton, Dave Wolverton, and James Turnure. Ashley Spangler Sr., Anthony Sarago, and Ashley Spangler Jr. were absent with prior notice. Also, in attendance were Cindy Snyder, Borough Council Member; Laurel Oswalt, Township Manager; John McLucas, Township Planning Director; Stephen Parthree, Township Supervisor; John Popovich, Representative Seth Grove, and Brooke Scarce, Township Secretary. There were 0 members of the public present.

APPROVAL OF MEETING MINUTES FOR JANUARY 24TH, 2024

Motion by Kim Hogeman and seconded by Brian Caden to approve the January 24th, 2024 Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 4 ayes.

PUBLIC COMMENT

No public comments were offered.

BUSINESS ASSOCIATION UPDATE

B. Caden stated there are a couple of new businesses that are planning to attend the March meeting. Students from Dover High School will be presenting at the March meeting. The Business Association is exploring the idea of holding their monthly meetings at a different venue. Dover Rec and 2 Delicious are partnering together for a food truck event and the Business Association is looking to sponsor the event.

Manager Oswalt stated the Business Association helped cook breakfast for Groundhog Day.

J. McLucas stated that the Business Association has invested in stickers. There are stickers for members and regular stickers.

Comprehensive Plan Action Items

There were no Comprehensive Plan action items discussed.

OLD BUSINESS:

Additional Priority Parcel Suggestions

J. McLucas stated that there were no priority parcels prepared for today's meeting. However, there is a lot for sale located on Carlisle Road across Route 74 from Moove-In-Self Storage that could potentially become a priority parcel in the future. The parcel is a nice size and has direct access to Grenway Road.

Home Grown Business Applications

J. McLucas stated that he has not received any new applications. Platts Motors, Inc. is still on the Township website, he does not want to add 2Delicious to the website until another application is received.

C. Snyder questioned if an application was received from Route 74 Diner.

J. McLucas stated that he has not received an application from them yet.

B. Caden stated that maybe the committee could nominate different businesses. It is a free way to advertise their business.

C. Snyder stated that she likes Baughman Memorial Works, Inc. would be a good candidate. She stated that she can take an application to their office.

J. McLucas stated that in 2024 the Township is launching an Ag Heritage event so he would like to see residents in the agricultural industry fill out applications. He stated that he will be reaching out to Livingston Family Farms and Smyers by the end of the week.

C. Benton stated that the FFA program is holding an event at the school on April 6th and a lot of local farm businesses will be at the event.

B. Caden questioned if there could be an added agenda item for the May meeting which would cover discussion regarding which businesses to target next.

Manager Oswalt stated that she can add the item to the agenda.

Employers Training Survey Further Discussion

J. McLucas stated that at the meeting in December, the committee went through all the survey results and from the results they were able to determine the training opportunities that need to be applied but remaining decisions include the location to hold the training and who will conduct the training.

C. Benton stated that school could be used as the location facility but would need to determine what type of training would be provided. Once a topic has been provided, it would then need to be taken to the Board of Directors for their approval.

J. McLucas stated that the number one skill from the survey that everyone is lacking is people skills.

J. Turnure stated that a way to teach people skills is through a mock interview process.

B. Caden stated that there could be one workshop which would cover the interview process by business professionals. The session would include feedback from the business professional about how the interviewing process went.

C. Benton questioned if YCEA has any services that they provide.

K. Hogeman stated that the White Rose Toastmaster group provides some of the following service: mock interviews, basic communication skills, Q&A, and etc.

J. McLucas stated that a starting point is finding a facility that would be willing to hold the workshops.

D. Wolverson stated that unofficially he spoke to some of the school board members, and they were in favor of the idea of holding session.

C. Benton questioned if the workshops would be one night or spread out over a 3 week period.

J. McLucas stated that at first it would be a one night workshop and then from there the decision can be made on whether more workshops should be included depending on the turnout of the first workshop.

K. Hogeman stated that the York Literacy Council would be another good resource to see what services they provide.

B. Caden stated that DABA could be involved in the process whether that is helping with the workshops or sponsoring the workshop.

J. McLucas stated that the workshop would not just include mock interviews, it should include other ways to enhance people skills.

B. Caden stated that he thought there could be different stations set up for people to rotate through.

J. McLucas stated step one is identifying the venue and the topic. The next step in the process would be to determine how to break out the presentations and who is going to do the presentations.

Manager Oswald stated that if there is somebody in mind to do the presentations, it would be a good idea to get their feedback on what might work.

K. Hogeman stated that she can reach out to White Rose Toastmaster to see if they would be willing to come to a meeting and do a presentation on the services they offer.

C. Benton stated that he can reach out to Lisa Barshinger who works for First Capital Credit Union. She is an education specialist, and also covers material with the business program at the High School.

J. Popovich stated that every spring, Spring Grove High School has a business expo where juniors and seniors are invited to talk and mingle with different businesses. Some of the businesses that attend the expo offer jobs to the students.

C. Benton stated that Dover High School used to do something similar to that years ago.

Manager Oswald stated that at the end of the workshop, there should be some sort of evaluation but also questions and suggestions on future topics they would be interested in attending.

C. Benton questioned what is the timeline.

J. McLucas stated that he was thinking early fall which would give plenty of time to organize the workshop and advertise.

C. Benton questioned if the workshop would be in the evening or on a weekend.

J. McLucas stated the workshop would be held sometime in the evenings of Monday through Friday.

K. Hogeman questioned if it would cost money to attend the workshop.

Manager Oswald stated that based upon the responses from the survey, business owners are willing to pay but the cost would just depend on which workshops are provided.

C. Benton stated that he has a contact at Man Tech that he can reach out to see what services they offer.

Manager Oswald stated the next step would be to get the ideas from the resources mentioned in the minutes above and bring them back for the next meeting to discuss what options are available as well as to begin to plan the event.

Development Update

J. McLucas stated the warehousing project will be going to the Planning Commission in March but other than that, there is no new development that has not been previously reported. He also stated that at the last meeting there was a question as to how many storage units will be available at the storage facility located on Carlisle Road that was the old distillery. There will be 108

outdoor storage units mainly for boats and RVs, 122 climate controlled storage units, and 63 traditional storage units.

With no further business, the meeting was adjourned at 5:00 PM by Chairman B. Caden.

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Township Secretary