

**SPRINGETTSBURY TOWNSHIP
DEVELOPMENT AUTHORITY**

**DECEMBER 8, 2005
APPROVED**

The Springettsbury Township Development Authority held a meeting on Thursday, December 8, 2005 at 6:30 p.m. at the Township Offices located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN ATTENDANCE: Bill Schenck, Chairman
George Dvoryak, Vice Chairman
Nick Gurreri
Don Bishop
Mike Bowman

ALSO IN ATTENDANCE: John Holman, Township Manager
Charles Rausch, Solicitor
Dori Bowders, Recording Secretary of Authority
Jean Abrecht, Stenographer

1. CALL TO ORDER:

SCHENCK Chairman Schenck called the meeting to order at 6:30 p.m. He asked whether a Quorum could be certified.

2. CERTIFICATION OF QUORUM:

HOLMAN Mr. Holman confirmed that a Quorum was present.

3. ACTION ON MINUTES:

A. August 25, 2005

MR. BISHOP MOVED TO APPROVE MINUTES OF THE AUGUST 25, 2005 DEVELOPMENT AUTHORITY MEETING. MR. BOWMAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

4. OLD BUSINESS:

A. IFIP Funding Award

SCHENCK Chairman Schenck requested a report on the IFIP Funding.

HOLMAN Mr. Holman reported that the Authority was awarded a grant of \$567,000 per year for the next 10 years for a total of \$5,670,000 for road improvements within the Township and around the area of York Town Center proposed development. He explained further that the IFIP is awarded to townships which have projects ready to go that would generate employment and economic development within the community. The goals and objectives were met, and Springettsbury WAS one of the first two awarded in the State of Pennsylvania. He thanked the Board for its support in making application for those funds. The Board had been working on

this for approximately 15 years. Mr. Holman added that he had discussed the Letter of Intent with DCED and it was determined that the letter from the state is on the Secretary's desk waiting for signature. A signed copy will be faxed to Mr. Holman. Mr. Holman stated that one of the requirements of the IFIP is an agreement between the Economic Development Authority and Springettsbury Township for a guarantee of funds. He requested permission from the Board to have Solicitor Rausch draft such agreement for review at the next Development Authority meeting. He added that the funding would come to the Authority.

Consensus of the Board was agreement to have Mr. Holman and Solicitor Rausch draft such an agreement.

HOLMAN Mr. Holman stated that he will present a budget for the project to the Authority in February for review and recommendation to the Board of Supervisors to adopt. A contract from the state should be in place by then.

HOLMAN **Concord Road/Norfolk Southern Rail Crossing**
Mr. Holman reported further that the Township had received a total of \$900,000 both from MPO and Safety Lu for the Concord Road rail crossing. Copies of the signed agreements from Norfolk Southern had been provided to the Board. Solicitor Rausch is completing the stipulation agreement. A check in the amount of \$7,500 will be provided to the Solicitor for forwarding to Norfolk Southern, in lieu of the Township closing the rail crossing. Mr. Holman noted that construction will begin during the summer with completion expected in October.

5. NEW BUSINESS:

A. Budget

SCHENCK Chairman Schenck noted that, as Mr. Holman mentioned, a budget will be developed for review during the February meeting.

B. 2006 Meeting Schedule

- 1) February 9, 2006 – 6:30 p.m.
- 2) May 11, 2006 – 6:30 p.m.
- 3) August 24, 2006 – 6:30 p.m.
- 4) November 15, 2006 – 6:30 p.m.

MR. GURRERI MOVED TO APPROVE THE 2006 SPRINGETTSBURY TOWNSHIP DEVELOPMENT AUTHORITY MEETING SCHEDULE. MR. DVORYAK WAS SECOND.

BISHOP Mr. Bishop commented that November 15th is a Wednesday.

BOWDERS Mrs. Bowders responded that the meetings are one half hour prior to the regularly scheduled Board meeting. Only one meeting will be held in November.

MOTION UNANIMOUSLY CARRIED.

6. ADJOURNMENT:

SCHENCK Chairman Schenck adjourned the meeting at 6:40 p.m.

Respectfully submitted,

Nick Gurreri
Secretary

ja

**SPRINGETTSBURY TOWNSHIP
DEVELOPMENT AUTHORITY**

**AUGUST 25, 2005
APPROVED**

The Springettsbury Township Development Authority held a meeting on Thursday, August 25, 2005 at 6:30 p.m. in the Springettsbury Township Park Pavilion at 1501 Mt. Zion Road, York, PA.

MEMBERS IN ATTENDANCE: Bill Schenck, Chairman
George Dvoryak, Vice Chairman
Nick Gurreri, Secretary/Treasurer
Don Bishop
Mike Bowman

ALSO IN ATTENDANCE: John Holman, Administrator of Authority
Charles Rausch, Solicitor
Dori Bowders, Recording Secretary of Authority
Jean Abreght, Stenographer

1. CALL TO ORDER:

SCHENCK Chairman Schenck called the meeting to order at 6:35 p.m. He asked whether a Quorum could be certified.

2. CERTIFICATION OF QUORUM:

HOLMAN Mr. Holman reported that a Quorum was present.

3. ACTION ON MINUTES:

1. May 26, 2005

MR. GURRERI MOVED TO APPROVE THE MINUTES OF THE MAY 26, 2005 DEVELOPMENT AUTHORITY AS PRESENTED. MR. BOWMAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

2. NEW BUSINESS:

1. IFIP Update

HOLMAN Mr. Holman stated that this involved road improvements through the Infrastructure Facilities Improvement Program. High Real Estate advised that the grant application itself had moved through Budget and Financing. They anticipate hearing on the grant by the end of August, but that date had slid from the end of June to the end of July. Based on the latest email received from High Real Estate all information requested by the state had been submitted so the application is complete. Once the review from Budget and Finance is completed, a decision should be received promptly. Upon receipt of that decision, Mr. Holman stated he would notify the Board members.

2. Notice of Plant Closing – Bon Ton Credit Division – 601 Memory Lane, Building A

HOLMAN Mr. Holman reported that a meeting had been scheduled with the Bon Ton Vice President and another member in two weeks. Unfortunately, he had been notified (this date) that the meeting had been cancelled as they were unable to be present. The meeting will be re-scheduled and he will notify the Board when another date is set. The notice had been sent out to all employees who will be laid off. The Board had asked that a meeting be scheduled with the Chairman to discuss what the Township could do to help the Bon Ton.

SCHENCK Chairman Schenck asked how this would affect the agreement with them for the 10-year reimbursement to the Township for expenses.

HOLMAN Mr. Holman responded that according to the Bon Ton and according to the state, they had not taken any advantage of the terms in tax exemptions or anything else in the agreement. Mr. Holman will be making a review and checking with the state, which was the main reason he wanted to meet with the Bon Ton to determine whether the property taxes are still in place instead of the agreement which states that they're paying a service contract to the Township. He planned to work with the Township Solicitor as they still have a number of offices in the facility. The major portion of that was the credit card division.

SCHENCK Chairman Schenck recalled that the other part of that agreement was something to the effect that if the Bon Ton was not using the facility somehow the landlord agreed with it for future tenants.

BISHOP Mr. Bishop commented that the Township won't lose and will be paid either way.

SCHENCK Chairman Schenck voiced his concern for any future tenants.

HOLMAN Mr. Holman noted that the contract payments still will be received as the requirement is that the Township be paid for its services.

SCHENCK Chairman Schenck noted that that agreement was with the Bon Ton.

HOLMAN Mr. Holman responded that if the Bon Ton violated the agreement it would be dropped. However, he reiterated that he will review the entire matter with the Solicitor.

RAUSCH Solicitor Rausch added that it was his recollection that they agreed to those payments regardless of the lease.

HOLMAN Mr. Holman stated that he would notify all Board members of future meetings, review the contract with Solicitor Rausch and provide a complete report to the Board.

3. Internal Revenue Service, Eastern Boulevard Office – Letters from Senator Santorum and Congressman Platts

SCHENCK Chairman Schenck stated that a letter had been received indicating that the IRS office would not be closed.

HOLMAN Mr. Holman reported that Congressman Platts and Senator Santorum responded to his letter and advised that under the budget they have funded all of the IRS offices. The IRS center located in Springettsbury Township has had an increase in business this year. Some others have decreased, but this one has increased serving York County in Springettsbury Township. That letter will be kept in the tickler file for next year as a reminder to the Congressmen and Senators. That's a very important business in the Township, and an important service to the community of York County.

BISHOP Mr. Bishop stated that he had a difficult time getting all exercised about them wanting to close that office. It is a service as opposed to a business.

BOWMAN Mr. Bowman commented that he had the same opinion; however, they needed the IRS this year and they were very helpful.

GURRERI Mr. Gurreri noted that he had received a letter from an elderly lady who used the service and it had been helpful.

4. ADJOURNMENT:

SCHENCK Chairman Schenck adjourned the meeting at 6:45 p.m.

Respectfully submitted.

Nick Gurreri
Secretary

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**SPRINGETTSBURY TOWNSHIP
DEVELOPMENT AUTHORITY**

**MAY 26, 2005
APPROVED**

The Springettsbury Township Development Authority held a meeting on Thursday, May 26, 2005 at 6:30 p.m. at the Township Offices located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN ATTENDANCE: Bill Schenck, Chairman
Don Bishop
Nick Gurreri, Secretary/Treasurer
Mike Bowman

MEMBERS NOT IN ATTENDANCE: George Dvoryak, Vice Chairman

ALSO IN ATTENDANCE: John Holman, Administrator of Authority
Stacy MacNeal, Acting Solicitor
Dori Bowders, Recording Secretary of Authority
Jean Abreght, Stenographer

1. CALL TO ORDER:

SCHENCK Acting Chairman Bill Schenck called the meeting of the Springettsbury Township Development Authority to order at 6:30 p.m.

2. CERTIFICATION OF QUORUM:

SCHENCK Acting Chairman Schenck stated that a Quorum was present with four voting members. Mr. Dvoryak was not present.

3. APPOINTMENT OF OFFICERS:

A. Chairman

MR. BISHOP MOVED FOR THE APPOINTMENT OF MR. SCHENCK AS CHAIRMAN OF THE DEVELOPMENT AUTHORITY. MR. BOWMAN WAS SECOND.

SCHENCK Acting Chairman Schenck asked for any other nominations. Hearing none, he called for the vote.

MOTION UNANIMOUSLY CARRIED.

B. Vice Chairman

SCHENCK Chairman Schenck called for nominations for Vice Chairman.

MR. BISHOP NOMINATED MR. DVORYAK FOR THE OFFICE OF VICE CHAIRMAN. MR. GURRERI WAS SECOND.

SCHENCK Chairman Schenck asked for any other nominations. Hearing none, he called for the vote.

MOTION UNANIMOUSLY CARRIED.

- C. Treasurer**
- D. Secretary**

MR. BISHOP NOMINATED MR. GURRERI AS TREASURER AND SECRETARY. MR. BOWMAN WAS SECOND.

SCHENCK Chairman Schenck asked for any other nominations. Hearing none, he called for the vote.

MOTION UNANIMOUSLY CARRIED.

4. APPOINTMENT OF OTHER POSITIONS:

SCHENCK Chairman Schenck stated that suggestions as to the other positions had been made as follows:

John Holman, Administrator
Jack Hadge, Financial Officer
Dori Bowders, Recording Secretary
Charles Rausch, Solicitor

MR. BISHOP MOVED FOR THE APPOINTMENT OF JOHN HOLMAN, ADMINISTRATOR; JACK HADGE AS FINANCIAL OFFICER; DORI BOWDERS AS RECORDING SECRETARY; AND CHARLES RAUSCH AS SOLICITOR. MR. BOWMAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

5. RESOLUTIONS:

A. Resolution No. 05-DA-01 – Adoption of By-Laws

SCHENCK Chairman Schenck called for a Motion to Adopt the By-Laws.

MR. BOWMAN MOVED FOR THE ADOPTION OF RESOLUTION 05-DA-01. MR. BISHOP WAS SECOND. MOTION UNANIMOUSLY CARRIED.

B. Resolution No. 05-DA-02 – Application for IFIP Grant

SCHENCK Chairman Schenck called for approval of the Application for IFIP Grant.

HOLMAN Mr. Holman stated that Resolution No. 05-DA-02 would confirm the action taken on the Board's behalf with regard to the IFIP Application, which had been previously executed by Mr. Schenck as Acting Chairman.

MR. BISHOP MOVED FOR THE APPROVAL OF RESOLUTION NO. 05-DA-02 – APPLICATION FOR IFIP GRANT. MR. BOWMAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

6. NEW BUSINESS:

A. Meeting Schedule

- 1) **August 25, 2005 – 6:30 p.m.**
- 2) **December 8, 2005 – 6:30 p.m.**

HOLMAN Mr. Holman indicated with regard to the IFIP Application, he did not expect any response or need for paperwork until mid-June to the end of July pending approval. The update would be in August. If it is necessary to act more quickly, a meeting could be scheduled just prior to the Regular July meeting. The suggested dates should satisfy the requirements of the By-laws for the meetings.

SCHENCK Chairman Schenck asked whether the meetings needed to be advertised similar to other meetings.

HOLMAN Mr. Holman responded that it must be advertised.

GURRERI Mr. Gurreri commented that it is his hope that the Authority could work hand-in-hand with York County Economic Development Authority as they have a staff to do some of the things that might need to be done.

SCHENCK Chairman Schenck called for a Motion to approve the Meeting Schedule.

MR. BISHOP MOVED TO ADOPT THE SCHEDULE FOR MEETINGS TO BE HELD AUGUST 25 AND DECEMBER 8, 2005 AT 6:30 P.M. MR. BOWMAN WAS SECOND. MOTION UNANIMOUSLY CARRIED.

SCHENCK Chairman Schenck stated that Mr. Gurreri advised of a potential to meet with Darryl Auterson on June 7, 2005.

HOLMAN Mr. Holman indicated a meeting had been scheduled and Mr. Gurreri will attend, in order to obtain information as to how the Authority could assist.

SCHENCK Chairman Schenck indicated he would attempt to attend as well.

**SPRINGETTSBURY TOWNSHIP
DEVELOPMENT AUTHORITY**

**MAY 26, 2005
APPROVED**

SCHENCK Chairman Schenck called for any Public Comment concerning the Development Authority. There was no Public Comment.

HOLMAN Mr. Holman introduced Kristi Reese, an Intern who will assist in putting paperwork together and work on completing the necessary work for the Authority.

REESE Ms. Reese stated that she is a student at Millersville University with a major in Communications and Public Relations. She looked forward to working with the Board and with Mr. Holman.

SCHENCK Chairman Schenck asked about other projects on which she would be working.

REESE Ms. Reese responded she would be involved with the Jt. Fire Services Study, Cable TV and the Development Authority.

7. ADJOURNMENT:

SCHENCK Chairman Schenck adjourned the meeting at 6:40 p.m.

Respectfully submitted,

Nick Gurreri
Secretary

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