

**SPRINGETTSBURY TOWNSHIP
PUBLIC HEARING – LERTA**

**SEPTEMBER 10, 2015
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, September 10, 2015 at 6:30 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak
Bill Schenck
Kathleen Phan

MEMBERS NOT

IN ATTENDANCE: Julie Landis

ALSO IN

ATTENDANCE: Kristen Denne, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Jean Abreght, Stenographer

1. CALL TO ORDER

AUTERSON Darrell Auterson introduced himself and thanked the board for the opportunity to present the potential project. Mr. Auterson serves as the President and CEO of the York County Economic Alliance. He provided some of the history of the property formerly occupied by the Naval Ordnance facility and Harley Davidson. In 2008/2009 Harley made the decision to remain in York County and wished to divest themselves of their West Campus location. The EDC and IDA worked through the process and IDA became the acquirer of the real estate. Several developers have been interested in the property; however, the North Point organization is a serious current developer. He noted that Kenetha Hanson from his organization was present and he introduced Blanda Nace, who presented information surrounding the project.

2. NEW BUSINESS

A. Presentation by Blanda Nace – York County Industrial Development Authority

NACE Blanda Nace introduced himself, representative of the York County Industrial Development Authority. He provided a PowerPoint presentation showing the timeline, LERTA approval by the Springettsbury Planning Commission, due diligence underway by North Point and the existing conditions including environmental challenges. He noted that North Point's organization, through their

developments, provides from 400 to 1,000 jobs depending upon the tenants occupying their facility. The potential for LERTA provides a 10-year period adjustable sliding scale of taxes.

He noted that the Planning Commission favorably recommended LERTA for this project. Current assessment of the property is \$3.7 million with zero dollars being collected. As the property is transferred to a developer, they will begin paying on the current assessed value, which brings a total of \$90,000 to the township. At full taxable rate it amounts to \$528,000. That is broken out between the township, county and school districts. Full tax value for the township is about \$26,000; full tax value for the school districts is about \$485,000.

Mr. Nace concluded and requested a motion to acknowledge a LERTA designation and to advertise for the ordinance that would be passed at a later date. He offered to respond to questions.

Questions by Board of Supervisors

SWOMLEY Chairman Swomley questioned the scales for other York County locations.

NACE

- Church & Dwight, Jackson – 5 years 0%; last five years at 20% sliding scale.
- Target, West Manchester – 5 years 0%, 5 years 20%.
- School district – 10% first year; continued for 9 years.

RAUSCH Solicitor Rausch questioned whether the LERTA was a condition of their development.

NACE Mr. Nace responded that there is language in the contract about LERTA.

SCHENCK Mr. Schenck asked when the 10 year clock would start.

NACE Mr. Nace responded it would begin post construction with the new assessment. He added that North Point has a very fast-tracked schedule with a projection to be under roof with occupancy in January, 2017. However, as soon as they take title, they will begin paying the full tax rate, pro-rated.

RAUSCH Solicitor Rausch identified the property as the West Campus of 58.2403 acres as documented on the Deed.

3. PUBLIC COMMENT

NESS Dennis Ness, 239 Teila Drive, Dallastown, PA provided testimony on LERTA. He had done considerable research and presented a number of facts about LERTA for the board's consideration. He recommended a requirement for additional safeguards from the County for independent oversight.

PICCOLO Bob Piccolo, 2161 Eden Road questioned whether the project would be a trucking terminal, and if so, there would be a big concern with the road configuration and large trucks presenting even more traffic jams.

SWOMLEY Chairman Swomley noted that the developer is considering a distribution terminal as it has close access to Route 30 and 83.

PICCOLO Suzanne Piccolo, 2160 Eden Road commented on the already-existing truck traffic coming off 83 between Mt. Zion Road and 83. There are continual issues with getting through the traffic light, especially at Route 30 and North Hills Road. She noted that the trucks moving through the lights cause a large part of the delays.

RAUSCH Solicitor Rausch commented that the traffic issues can be addressed at the time of the land development process.

SWOMLEY Chairman Swomley noted on procedure that this hearing is only for comment. The next meeting of the Board of Supervisors will address advertisement of the ordinance only.

RAUSCH Solicitor Rausch added that the consideration will be whether or not a LERTA will be created for this property.

SWOMLEY Chairman Swomley stated the board would also determine the township's scale and schedule.

4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the Public Hearing at 6:56 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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