

**SPRINGETTSBURY TOWNSHIP
PUBLIC HEARING – LERTA**

**MARCH 11, 2021
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, March 11, 2021 at 6:30 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA in person and by Zoom technology.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Charles Wurster, Assistant Secretary/Treasurer
Don Bishop
Robert Cox

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Kathy Masch, 4100 Lincoln Highway LLC
Kenetha Hansen, York County Economic Alliance
Dori Bowders, Director of Administrative Operations
Abby Gibb, Communications Manager
Jean Abreght, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called the Public Hearing to order. He stated the purpose of the Public Hearing was to discuss a LERTA designation for 4100 Lincoln Highway East.

2. NEW BUSINESS

A. Determine Boundaries of Deteriorated Area under the Local Economic Revitalization Tax Assistance (LERTA) Act – 4100 Lincoln Highway East

RAUSCH Solicitor Rausch indicated that under the LERTA Act before a governing body can designate an area within the municipal boundaries as deteriorated and, therefore, fits under the LERTA Act Exemption, the municipality must hold a public hearing to make that determination. He indicated that the purpose of the Hearing this date will be to hear from the Applicant and to anyone else who might want to speak for or against the application. He noted that the owner of the property had submitted a written acknowledgment and approval of the application.

MASCH Kathy Masch spoke before the board on behalf of Scott Wagner and Glenn Rexroth, Partners of 4100 Lincoln Highway LLC. She presented a request for consideration of a 10-year LERTA designation from Springettsbury Township for 4100 Lincoln Highway East. The property is owned by Stony Brook Professional

Properties, LP and is located partially in Springettsbury Township and partially in Hallam Township. Statements concerning the LERTA request are summarized:

- Property is located between two school districts Eastern and Central; tax abatement will be sought.
- Site is deemed economically undesirable due to cost of development to meet current market rates for warehouse leasing rates.
- Site work costs will be extensive due to extreme slope of the property; retaining walls; cost was estimated about \$1.2 million.
- Additional higher costs associated due to permitting and approvals in two municipalities.
- Plan for the property includes two warehouses: one in Hallam Township 66,600 sf; one partially in Springettsbury Township and Hallam Township, 75,000 sf.
- Location of the warehouses close to Rt. 30 and I-83.
- Total improvements made to the property - \$10 million.
- Tax amount would be higher than what is being collected currently on the land.
- 35% of the 75,000 sf building in Central School District
- Legal definition of the property boundaries is available.
- Land in Springettsbury that would be subject to the LERTA is 4.933 acres
- If a building were erected on the land designated by LERTA, Springettsbury would receive a percentage of the tax revenue.
- Hallam Township portion of the land is currently Commercial Vacant.

3. PUBLIC COMMENT

HANSEN Kenetha Hanson, V.P. York County Economic Development indicated that the Economic Development entertains a number of site inquiries every year. No inquiries had been received for this property, most likely due to development costs. Economic Development had worked with some taxing bodies with regard to LERTA questions. The LERTA Act itself does go beyond what one sees when the term blighted is used. Development for this site could be very challenging from a site excavation cost standpoint.

4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 7:03 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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