

June 12, 2017

The East Lampeter Township Industrial and Commercial Development Authority met on Monday, June 12, 2017, at 5:30 pm. at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Mr. Meyer, Chairman. In addition to Mr. Meyer members present were: Mr. John Blowers, Mr. Ethan Demme, Mr. Glenn Eberly and Mr. Dave Buckwalter. Also present was Mr. Ralph Hutchison, Township Manager.

The following persons signed in as being present in the audience:

Alex & Austin Marborger, 1664 Old Philadelphia Pike, Troop 83

Approval of the Minutes of the Monday, May 8, 2017 Authority Meeting

Chairman Meyer asked if there were any additions or corrections regarding the minutes of the May 8, 2017 meeting as prepared.

A motion was made by Mr. Buckwalter to dispense with the reading of the minutes and approve the minutes as presented. Mr. Blowers seconded the motion and it was passed by a vote of three in favor and two abstaining (Mr. Demme and Mr. Eberly were absent from the May 8, 2017 meeting.)

Old Business

None

New Business

a. Recommendation of Tax Increment Financing (TIF) District Boundaries

Mr. Hutchison explained that as part of the process to establish a TIF program for the Route 30 corridor it is required that the Authority make a recommendation to the Board of Supervisors the district boundaries for the TIF. He provided the Authority with a map of the draft boundaries and explained that the orange properties would be included in the TIF program. He explained that there were two parameters that needed to be addressed including the district having contiguous properties and the total of the assessed values of the included properties cannot exceed ten percent of the total assessed values of the Township. He stated that there are 72 parcels which represents approximately \$143 million which is less than the ten percent total of approximately \$150 million. He stated that the goal of the TIF, if adopted as a 20 year program, is to capture increases over that 20 year period in assessed values that would be created by development and improvement activity completed by the property owners. He stated that the property owner's taxes paid doesn't change but the increased assessed value that would be taxed would be separated into the TIF fund to pay for projects along the corridor for the Route 30 Streetscape Plan. He stated that they are trying to identify the properties that would have the

potential to make improvements that would create an increased assessed value in the future. Mr. Hutchison stated that roads do not create a separation for contiguous purposes.

The Authority and Mr. Hutchison discussed the implementation of the program explaining that if adopted in 2017 the 2017 assessed values would be used but if the program is not implemented until January 1, 2018 then the assessed values as of January 1, 2018 would be used. Mr. Meyer asked about the Lancaster Mennonite property being included. Mr. Hutchison explained that it was for contiguous purposes since the property is tax exempt. Mr. Demme suggested modifications to the map to exclude properties such as the Volleyball Corner, the proposed car wash, and include properties along Route 30 at the corner of Route 896. The Authority discussed different locations that they felt should be included and removed from the TIF district and which properties would keep it under the \$150 million limit.

Mr. Eberly asked if the Authority adopts the map could it be changed. Mr. Hutchison stated that the Authority makes a recommendation to the Board of Supervisors who could adopt an ordinance defining the district and would be set for a period of time unless amended. He stated that if changes need to be made it would have to go through the same process that the Township is currently taking. Mr. Demme suggested removing some of the properties off the western portion of the map, adding some properties at the Northeast corner of Route 896 and Route 30 and including some properties such as the former Super 8 motel, the Continental Inn, and add some of the hotels along Route 896.

Mr. Demme made a motion to recommend the TIF District Boundaries map to the Board of Supervisors with modifications as discussed up to the maximum assessed limit. Mr. Buckwalter seconded the motion and it was passed by unanimous voice vote.

Other Business

None

Public Comment

None

Adjournment

A motion was made by Mr. Demme and seconded by Mr. Blowers to adjourn the meeting. The motion was passed by unanimous voice vote.

Respectfully submitted,

Ralph Hutchison