

# EAST LAMPETER TOWNSHIP

2250 OLD PHILADELPHIA PIKE  
LANCASTER, PENNSYLVANIA 17602

(717) 393-1567  
FAX (717) 393-4609

March 27, 2017

Dear Property Owner,

Enclosed is the Final Plan for the creation and initial operation of the *Lincoln Highway Business Improvement District* ("BID"). Following a public hearing on the Preliminary Plan held March 20, 2017, it was approved without change by the East Lampeter Township Board of Supervisors as the Final Plan.

The Township Board feels strongly that the BID will provide many benefits to businesses and property owners within the District. As a Township Authority, with at least three representatives from the BID on the governing body, it will initiate and complete projects and programs directly benefiting the BID area.

The Final Plan contemplates creating a "brand" for the BID to promote the corridor. Other projects include the design and installation of "Gateway" signage at both ends of the corridor, informing visitors of having reached this special place and "Wayfinding" signage, guiding them to specific destinations.

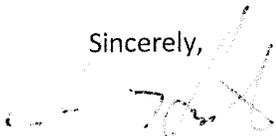
Enclosed is the Draft Ordinance to create the BID, which, if adopted by the Township Board will govern its operation. It caps the BID Assessment rate and imposes a five-year sunset. It is anticipated that this will be considered for adoption by the Board at its Monday, June 5, 2017 meeting.

An informal meeting will be held Monday, April 10, 2017 at 2 pm in the Township office to review the Final Plan and answer any questions. Please consider attending.

The BID will complement and enhance the Township's efforts to make investments within the corridor to improve the business climate, improve safety for all and increase property values. Your support is appreciated and needed to make this a reality.

Thank you.

Sincerely,



Ralph Hutchison  
Township Manager

Cc: Board of Supervisors

# FINAL PLAN<sup>1</sup> FOR THE LINCOLN HIGHWAY BUSINESS IMPROVEMENT DISTRICT

## **Introduction**

Among the recommendations of the Lincoln Highway Streetscape Plan, Phase 2 adopted by the East Lampeter Township (“Township”) Board of Supervisors (“Board”) on May 11, 2015 is the creation of a Business Improvement District (“BID”). The purpose of the BID is to raise property values, enhance the business climate and improve the quality of life by providing supplemental services and improvements not otherwise provided by the Township, such as branding, marketing, streetscape improvements, amenities and maintenance, wayfinding signage and maintenance, bus stop improvement and maintenance, and trees and other plantings.

This Preliminary Plan<sup>2</sup> (“Preliminary Plan<sup>2</sup>”) has been prepared in accordance with the Neighborhood Improvement District Act, Act of December 20, 2000, P.L. 949, No. 130 (73 P.S. §831 *et. seq.*) (“BID Act”). On January 16, 2017, the Township Board initiated the public process for the establishment of the BID.

The Preliminary Plan<sup>2</sup> includes a description of the BID service area (**Exhibit A**); a map of the BID (**Exhibit B**); a list of the properties to be included in the BID and subject to the Special Assessment Fee (“Assessment”) (**Exhibit C**); the proposed improvements within the BID and their estimated total cost, only a small fraction of which is expected to be paid by the BID (**Exhibit D**); a proposed budget for the first two fiscal years of the BID (**Exhibit E**); and of the proposed revenue sources for financing all proposed improvements, programs and services.

### **1. Name**

The name of the BID is the Lincoln Highway Business Improvement BID.

### **2. Service area**

The description of the BID service area is attached as **Exhibit A**. It is comprised solely of commercial real properties (defined in the BID Act as real properties used for any for-profit activity involving trade and traffic or commerce in general). The description of the service area corresponds to the BID map (**Exhibit B**).

### **3. Properties to be assessed**

A list of properties proposed to be assessed was compiled with the assistance of the Lancaster County Tax Assessment Office and the Township Manager and is attached as **Exhibit C**. Owner occupied residential properties, located within the service area boundaries, will not be assessed.

### **4. Improvements within the BID and their estimated cost**

A list of proposed improvements, with the estimated cost, in which the BID is expected to be but one of multiple funding sources is attached as **Exhibit D**.

### **5. Proposed budget**

The proposed budget for the BID’s first two fiscal years (2017 and 2018) is attached as Exhibit E, including the portion of the first year during which it is expected to initially operate (July 1 to December 31, 2017).

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<sup>1</sup> Since no revisions were made to the Preliminary Plan it became the Final Plan.

<sup>2</sup> Reference to “Preliminary Plan” also means “Final Plan.” See footnote 1.

**6. Proposed revenue sources**

It is anticipated that the proposed improvements, programs and services provided by the BID will mostly be financed by the Assessment. Additionally, the BID Authority is expected to work cooperatively with the Township Board to obtain additional funding that will allow the BID to achieve its goals more rapidly and comprehensively.

**7. Estimated time to implement and complete the proposed improvements, programs and services.**

All improvements, programs and services of the BID are expected to commence in the last half of 2017 and continue on an on-going basis to coincide with the implementation and completion of the Lincoln Highway Streetscape Plan, Phase 2.

**8. Governance and administration; property owner representation**

The administrative body to govern and administer the BID (“BID Authority”) will be a municipal authority to be established by the Township pursuant to the Municipal Authorities Act, Act of June 19, 2001, P.L. 287, No. 22 (53 Pa. C.S. §5601 *et. seq.*) (“MA Act”). The BID Authority Board shall include a representative of each of the following located in the proposed BID: (a) property owners, (b) business owners, which may include a lessee of a property owner, and (c) institutions, such as a school, museum or theater.

**9. Powers, duties, decision-making**

The powers, duties and method for making decisions by the BID Authority will be governed by the BID Act, the MA Act and the ordinance authorizing the establishment of the proposed BID.

**10. Property Assessment**

**A. Properties subject to Assessment**

All taxable commercial real properties within the service area, as described in Section 2, with the exception of owner-occupied residential properties, shall be subject to the Assessment. The classification of property as taxable, commercial and/or owner-occupied residential shall be made on January 1 of each fiscal year. There shall be no interim Assessment for changes of classification that occur during the fiscal year. Neither vacancy nor non-use of a property qualifies a property for assessment exemption under any circumstance.

**B. Method of assessment**

The Assessment shall be calculated by multiplying the taxable assessed value times the established Assessment millage rate. The assessed value shall be as of January 1 of the fiscal year from data supplied by the Lancaster County Property Assessment Office.

**C. Authorization for imposing Assessment**

In accordance with the BID Act, the Township Board is expected to empower the BID Authority board to impose the Assessment. As indicated in the Proposed Budget, the Assessment for the first full fiscal year would be 0.4 mill of the January 1, 2017 assessed value of all taxable real property in the proposed BID. Since it is anticipated that the BID operations will commence on July 1, 2017, the Assessment for the initial short fiscal year would be 50% of such rate, or 0.2 mill of the January 1, 2017 assessed value of all taxable real property in the proposed BID.

**D. Tax-exempt property owners**

In lieu of the Assessment, tax-exempt property owners in the BID will be allowed and encouraged to provide in-kind services or a financial contribution to the BID Authority.

## **11. BID Authority and Township duties and responsibilities**

A detailed written agreement will be signed by the Township and the BID Authority that includes the following:

### **A. Billing and collection of the Assessment**

Upon request of BID Authority, which is anticipated, the Township shall agree to be responsible for the collection of the Assessment. In carrying out this responsibility, the Township is seeking an agreement with the Lancaster County Treasurer's Office to include the Assessment with the annual bill for Township and County real estate taxes. The anticipated agreement between the BID Authority and the Township will include provisions for notification and collection procedures for unpaid Assessments, which may be handled by the County Treasurer in the same manner as unpaid Township real estate taxes.

### **B. Maintain same level of Township services.**

The Township will maintain the same level of municipal programs and services provided within the BID after the BID designation as before.

### **C. Sunset provision.**

The Township may in the agreement with the BID Authority and in the enabling ordinance establishing the BID include a sunset provision of no less than five years for renewal.

## **12. Annual Report to property owners**

The BID Authority shall annually submit a Report, including financial and programmatic information and a summary of audit findings to all assessed property owners located in the BID and to the Township Board. It is anticipated that the Annual Report will include information from the Township regarding the status report of improvement and project priorities from the Lincoln Highway Streetscape Plan.

## **13. Public hearing; opportunity to object**

### **A. Preliminary Plan<sup>3</sup>**

A public hearing for the purpose of receiving public comment from property owners in the BID will be held on March 20, 2017 at 6:30 p.m. in the Township building, 2250 Old Philadelphia Pike, Lancaster, PA 17602<sup>4</sup>. If no revisions are made to the Preliminary Plan, it shall be the Final Plan<sup>5</sup> and written objections signed by property owners representing the ownership of 40% in numbers of the properties in the BID and filed in the office of the Township Manager, 2250 Old Philadelphia Pike, Lancaster, PA 17602 by May 4, 2017 shall defeat the establishment of the BID.

### **B. Revisions to Preliminary Plan, if any<sup>6</sup>**

If, based on comments from property owners in the proposed BID, revisions are made to the Preliminary Plan, a revised Final Plan shall be submitted to property owners located in the proposed BID and another public hearing shall be held. Written objections to a revised Final Plan signed by property owners representing the ownership of 40% in numbers of the properties in the BID and filed in the office of the Township Manager, 2250 Old Philadelphia Pike, Lancaster, PA 17602 within 45 days of the hearing on any revisions to the Preliminary Plan and presentation of a revised Final Plan shall defeat the establishment of the BID.

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<sup>3</sup> Reference to "Preliminary Plan" also means "Final Plan." See footnote 1.

<sup>4</sup> The hearing was held on the date/time indicated.

<sup>5</sup> No revisions were made to the Preliminary Plan so it became the Final Plan.

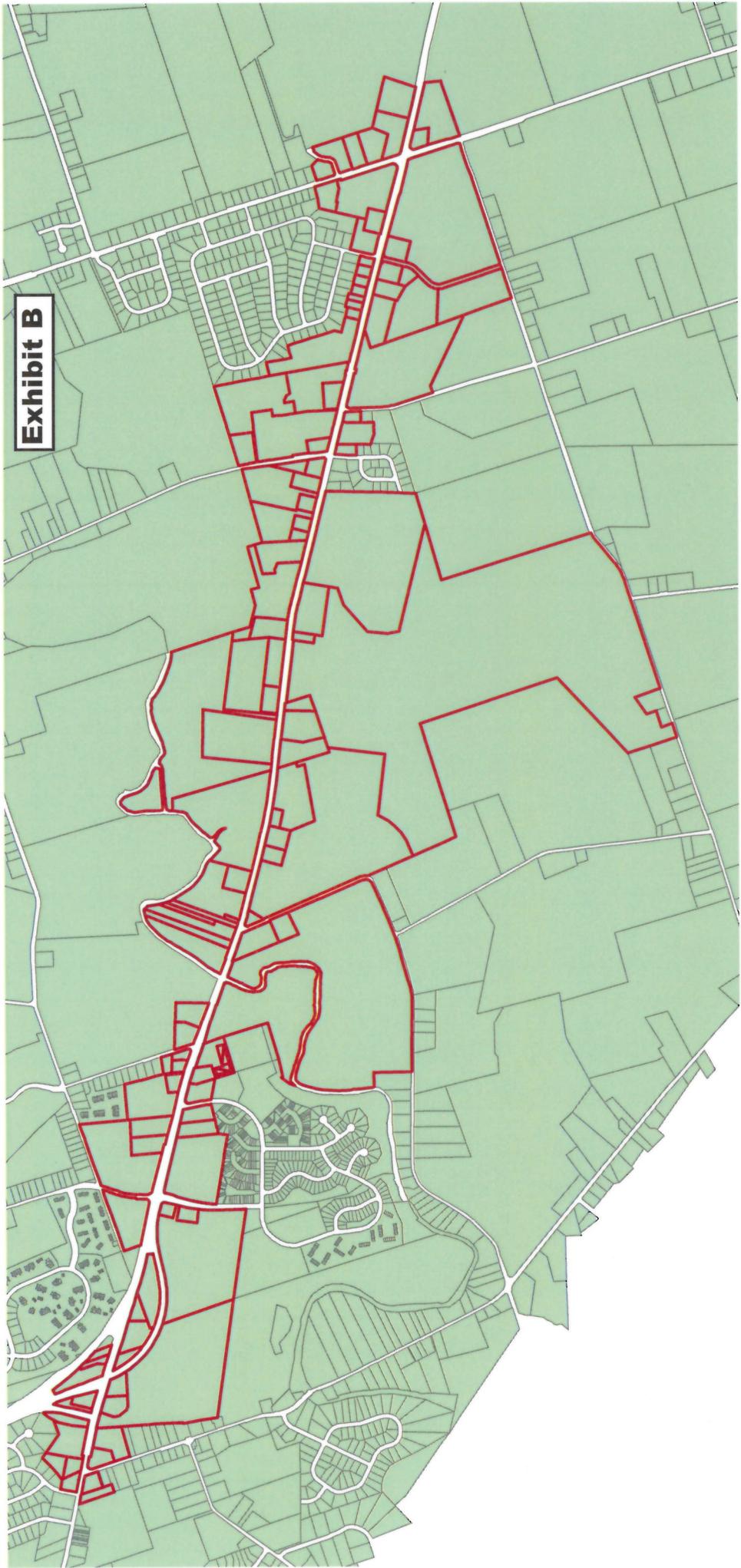
<sup>6</sup> Not applicable (no revisions were made to the Preliminary Plan).

Exhibit A - Proposed service area

The service area of the proposed Business Improvement District (BID) is generally along Lincoln Highway East in the central part of East Lampeter Township. The area is proposed to begin at 1944 Lincoln Highway East at its westernmost point and continue along Lincoln Highway East to 2521 Lincoln Highway East at its easternmost point. Additionally, the proposed district includes properties which abut Lincoln Highway East or are located adjacent to properties located directly on Lincoln Highway East at the following addresses:

24 and 35 S. Willowdale Drive  
S. Oakview Road  
2395 and 2405 Covered Bridge Drive  
19, 21, 25, 33 and 34 Eastbrook Road  
2 and 5 Strasburg Pike  
100 Stanley K. Tanger Blvd.  
10 Witmer Road  
2209 and 2215 Millstream Road  
5 Hartman Bridge Road

**Exhibit B**



### Exhibit C - List of Properties to be Assessed

	Street Address	Tax Parcel ID	Assessed Value*	Owner Name
2395	Covered Bridge Dr	3107422210005	1,646,200	KREIDER KAYE
	Covered Bridge Dr	3107422210001	7,486,700	TARGET CORP
	Covered Bridge Dr	3107422210002	264,600	TARGET CORP
	Covered Bridge Dr	3107422210006	228,900	Timothy C. Harrison
	Covered Bridge Dr	3107422210003	458,500	Timothy C. Harrison
2405	Covered Bridge Dr	3107422210004	3,341,300	Timothy C. Harrison
25	Eastbrook Rd	3104606400000	2,889,600	EAST LANCASTER HOSPITALITY LLC
34	Eastbrook Rd	3101353600000	1,228,100	RONKS HOSPITALITY LLC
21	Eastbrook Rd	3106204500000	1,424,900	SHAMALIYA LLC
	Eastbrook Rd	3106993400000	1,193,500	Shradhdha Hospitality Assoc
33	Eastbrook Rd	3104159400000	789,600	USA INN & SUITES LLC
5	Hartman Bidge Rd	3107670000000	830,300	Hess Realty Corp
2300	Lincoln Hwy East	3104782200000	8,840,200	2300 Lincoln Highway LLC
2335	Lincoln Hwy East	3104552700000	753,800	2335 LINCOLN HIGHWAY EAST LP
2335	Lincoln Hwy East	3103256500000	29,200	2335 LINCOLN HIGHWAY EAST LP
2343	Lincoln Hwy East	3104781600000	3,002,900	44 LANCASTER ASSOCIATES LLC
2250	Lincoln Hwy East	3103912900000	2,340,300	501 HOSPITALITY MANAGEMENT LLC
2246	Lincoln Hwy East	3101582500000	471,400	ADF LINCOLN HOLDINGS LLC
2141	Lincoln Hwy East	3102077600000	404,400	Angali LLC
2040	Lincoln Hwy East	3108441300000	698,500	ARI PROPERTIES LLC
2201	Lincoln Hwy East	3100989100000	91,200	BARTGIS LYLE & CAROLE L
2187	Lincoln Hwy East	3107496100000	564,200	BRODERICK DONALD R II
2347	Lincoln Hwy East	3106817300000	403,900	BROOKRIDGE LEASING
2310	Lincoln Hwy East	3104941800000	1,344,800	Central PA Equities 25 LLC
2467	Lincoln Hwy East	3103643200000	765,400	CHICK FIL A INC
2121	Lincoln Hwy East	3105167100000	861,300	Commerce Bank
2285	Lincoln Hwy East	3107554100000	2,192,400	CONTINENTAL LTD
	Lincoln Hwy East	3104928500000	102,600	CONTINENTAL LTD
2291	Lincoln Hwy East	3109063500000	2,102,700	Corral Realty LLC
2060	Lincoln Hwy East	3103792100000	407,700	DAL PARTNERS LLC
2133	Lincoln Hwy East	3101148700000	2,820,000	DOMMEL THOMAS R & ELAINE L
2270	Lincoln Hwy East	3100693800000	747,400	DUONG & NGUYEN LLC
2090	Lincoln Hwy East	3102259000000	11,687,000	EAST LAMPETER ASSO
2359	Lincoln Hwy East	3100847200000	740,800	EG Properties OF 2359 Lincoln Highway LLC
2439	Lincoln Hwy East	3108094000000	158,500	Entertainment Theatre Group
2160	Lincoln Hwy East	3104922610004	627,900	EVERENCE FEDERAL CREDIT UNION
2249	Lincoln Hwy East	3101743200000	3,942,400	Festival Fun Parks LLC
2255	Lincoln Hwy East	3100654700000	1,339,100	Festival Fun Parks LLC
2275	Lincoln Hwy East	3102960500000	1,984,100	Festival Fun Parks LLC
2150	Lincoln Hwy East	3102875700000	612,500	FR Lancaster LLC
	Lincoln Hwy East	3107685200000	541,500	FRANCHISE REALTY ET AL
2425	Lincoln Hwy East	3104052200000	7,670,400	GLASS KITCHENS OF LANCASTER
	Lincoln Hwy East	3102810000000	2,273,400	GORAGANDHI HOTEL MANAGEMENT LL
2459	Lincoln Hwy East	3101735700000	162,600	HAAS RAYMOND J JR & MARIE L
2165	Lincoln Hwy East	3107415400000	1,144,500	Harikrupa Lancaster Hospitality LLC

### Exhibit C - List of Properties to be Assessed

	Street Address	Tax Parcel ID	Assessed Value*	Owner Name
2175	Lincoln Hwy East	3109818100000	956,900	Hironis, Dimitrios Jr.
2453	Lincoln Hwy East	3100688300000	435,600	HOFMANN ARTHUR J
2038	Lincoln Hwy East	3106774300000	953,800	IBM Procurement Services
2140	Lincoln Hwy East	3100998400000	1,258,600	JAY GURUJI INC
2070	Lincoln Hwy East	3106588600000	370,800	Jennifer Frailey POA
2302	Lincoln Hwy East	3101861800000	582,900	K&K HOSPITALITY LLC
2080	Lincoln Hwy East	3108695300000	2,195,700	LAMPETER JOINT VENTURE
2160	Lincoln Hwy East	3104922610002	662,600	LANCASTER MENNONITE SCHOOL
2160	Lincoln Hwy East	3104922610001	662,600	LANCASTER MENNONITE SCHOOL
2176	Lincoln Hwy East	3109989300000	283,500	Lancaster Mennonite School
2151	Lincoln Hwy East	3104154900000	282,500	LAXMI INC
2151	Lincoln Hwy East	3103902200000	1,310,500	LAXMI INC
	Lincoln Hwy East	3105088900000	120,900	LAXMI INC
	Lincoln Hwy East	3103086900000	53,900	Laxmi Inc.
2386	Lincoln Hwy East	3102852700000	405,200	LE TRANG
2031	Lincoln Hwy East	3106470500000	52,800	LE TRANG H
2357	Lincoln Hwy East	3109157900000	790,100	LHE PROPERTIES LP
2205	Lincoln Hwy East	3100342700000	105,100	LINCOLN PROPERTIES LTD
2521	Lincoln Hwy East	3102216600000	1,360,100	LTG NORTH LP
2042	Lincoln Hwy East	3100020300000	2,692,100	MAA LAXMI INC
2047	Lincoln Hwy East	3100816500000	71,600	Manheim Car King Properties LL
2051	Lincoln Hwy East	3101731900000	204,000	Manheim Car King Properties LL
2223	Lincoln Hwy East	3104786100000	693,200	Manheim Township Development
	Lincoln Hwy East	3103182100000	1,257,400	MCMINN S N INC
2350	Lincoln Hwy East	3101188500000	25,771,400	MCS LANCASTER DE HOLDING LP
2501	Lincoln Hwy East	3108361400000	1,039,800	Molt LLC
2390	Lincoln Hwy East	3104661500000	1,378,700	Myghm Lancaster II LLC
2331	Lincoln Hwy East	3101237600000	1,193,400	NBA HOTELS LLC
2445	Lincoln Hwy East	3109831100000	123,500	NGO THANH N
2443	Lincoln Hwy East	3109083100000	125,700	NGUYEN HAHN HAHN
2394	Lincoln Hwy East	3106486200000	221,300	NIECZYPORUK JACOB A & MARY E
	Lincoln Hwy East	3104457200000	54,500	NISSLEY RICHARD L
2280	Lincoln Hwy East	3104364000000	266,000	Peter Scudner
2050	Lincoln Hwy East	3101273400000	242,200	PINTO STEPHEN
2208	Lincoln Hwy East	3100379100000	350,700	RACLYN MANAGEMENT LLP
2460	Lincoln Hwy East	3100746000000	773,200	ROCKVALE GROUP
	Lincoln Hwy East	3107426900000	1,283,700	ROCKVALE GROUP
	Lincoln Hwy East	3105316400000	843,500	ROCKVALE GROUP
	Lincoln Hwy East	3101194600000	63,200	Rockvale Group
2463	Lincoln Hwy East	3103900300000	180,400	ROGERS JAMES & LUCRETIA
2007	Lincoln Hwy East	3102045900000	1,262,700	SACK LLC
2191	Lincoln Hwy East	3109248800000	702,000	SAMUEL BROTHERS REALTY LP
2100	Lincoln Hwy East	3102472300000	8,040,800	Satguru Inc.
2129	Lincoln Hwy East	3107144500000	1,950,700	SHREE KRISHINA INC
2260	Lincoln Hwy East	3109164300000	3,732,100	SHRI NARAYAN LANCASTER LP

### Exhibit C - List of Properties to be Assessed

	Street Address	Tax Parcel ID	Assessed Value*	Owner Name
2323	Lincoln Hwy East	3106395100000	4,234,600	SKIADAS NONDAS
2510	Lincoln Hwy East	3100402900000	4,343,900	STEAMBOAT HOSPITALITY LP
1947	Lincoln Hwy East	3107384200000	180,800	STUMPF BETTY J ET AL
1951	Lincoln Hwy East	3109580500000	43,200	STUMPF CLYDE & SON INC
1951	Lincoln Hwy East	3109192900000	1,058,500	STUMPF CLYDE & SON INC
2464	Lincoln Hwy East	3102664000000	662,600	TWOTON INCORPORATED
2461	Lincoln Hwy East	3102842900000	160,700	UWANAWICH SONIA
2034	Lincoln Hwy East	3109555700000	9,833,200	WAL-MART BUSINESS TRUST
2495	Lincoln Hwy East	3101770500000	4,633,600	WATERFORD QC ASSOCIATES LP
	Lincoln Hwy East	3108501600000	1,261,100	WATERFORD QC ASSOCIATES LP
2126	Lincoln Hwy East	3106810600000	544,700	WAWA INC
2132	Lincoln Hwy East	3108480900000	529,400	WAWA INC
1944	Lincoln Hwy East	3105986300000	483,400	WISSLER REALTY ASSOC
2230	Lincoln Hwy East	3107434400000	605,400	ZIMMERMAN WILLIAM E & PATTI D
2232	Lincoln Hwy East	3109380100000	799,400	ZIMMERMAN WILLIAM E & PATTI D
	Millstream Rd.	3102444400000	332,600	Marlin Groff
	Oakview Rd.	3107362700000	509,600	EAST LAMPETER LJS ASSOCIATES
100	Stanley K Tanger Blvd.	3106904900000	20,594,200	TANGER PROPERTIES LIMITED PRTN
	Strasburg Pike	3100032100000	655,800	DILLON REAL ESTATE COMPANY INC
5	Strasburg Pike	3101898100000	388,500	LAURENZO FREDERICK C
2	Strasburg Pike	3107311600000	370,800	WISSLER REALTY ASSOCIATES
24	Willowdale Dr	3108527700000	4,164,800	NC DESAI
35	Willowdale Dr	3100182800000	5,023,200	ROCKVALE GROUP
35	Willowdale Dr	3108794600000	28,957,700	ROCKVALE GROUP
35	Willowdale Dr	3102153100000	11,442,100	ROCKVALE GROUP
35	Willowdale Dr	3102254800000	277,200	ROCKVALE GROUP
19	Witmer Rd.	3100951300000	340,200	LE TRANG

\* Assessed Values based on data from the Lancaster County Property Assessment Office.

<b>List of Properties not to be Assessed (Currently Tax Exempt)</b>				
In lieu of the Assessment, Tax-Exempt Property Owners will be allowed and encouraged to provide in-kind services or a financial contribution to the Business Improvement District				
2099	Lincoln Hwy East	3106929400000	1,284,800	COMMONWEALTH OF PENNA
2015	Lincoln Hwy East	3103608400000	1,936,000	COMMONWEALTH OF PENNA
2353	Lincoln Hwy East	3108654300000	1,528,500	GOODWILL INDUSTRIES
2195	Lincoln Hwy East	3100177900000	1,445,400	HUMANE LEAGUE OF LANC COUNTY
2203	Lincoln Hwy East	3100974400000	119,200	HUMANE LEAGUE OF LANC
2160	Lincoln Hwy East	3104922610003	563,200	LANCASTER MENNONITE CONF SCH
2209	Millstream	3109404100000	652,400	EASTERN MENNONITE BOARD OF
2215	Millstream	3107935200000	1,930,500	LANCASTER MENNONITE CONF

**Exhibit D – Proposed Improvements with Estimated Cost**

Improvements to be Funded by Multiple Sources	Estimated Cost
<b>TRANSIT IMPROVEMENTS</b>	
Currently there are only two bus shelters on the corridor, and some stops lack even a paved surface. The conceptual design integrates bus stop locations into the pedestrian network to create well-marked, safe, attractive, and comfortable bus stops.	
<ul style="list-style-type: none"> <li><i>Standard Bus Stop Improvements</i> Install pole mounted transit stop signs and concrete pads in the landscaped buffer area between the sidewalk or multi-use path and the curb at every stop</li> </ul>	\$1,050 per stop
<ul style="list-style-type: none"> <li><i>Enhanced Bus Stops Improvements</i> In addition to the standard stop facilities, install bus shelters with benches on concrete pads behind the sidewalk or multi-use trail</li> </ul>	\$30,000 per stop
<b>SIGNAGE AND WAYFINDING PROGRAM</b>	
To support the roadway and multi-modal transportation improvements, enhance the appearance of the corridor, and enrich the visitor experience, the conceptual design includes a signage and wayfinding program.	
<ul style="list-style-type: none"> <li>Signage and Wayfinding System Development</li> </ul>	<b>\$167,400</b>
<ul style="list-style-type: none"> <li>Brand Development</li> </ul>	<b>\$41,250</b>
<ul style="list-style-type: none"> <li>Major Gateway Signage ⇒ Estimated Quantity: 2</li> </ul>	Signs: \$550,000 Install: \$80,000 <b>Total: \$630,000</b>
<ul style="list-style-type: none"> <li>Minor Gateway Signage ⇒ Estimated Quantity: 7</li> </ul>	Signs: \$55,380 Install: \$16,000 <b>Total: \$71,380</b>
<ul style="list-style-type: none"> <li>Pole Mounted Banners ⇒ Estimated Quantity: 60</li> </ul>	Signs: \$210,000 Install: \$66,000 <b>Total: \$276,000</b>
<ul style="list-style-type: none"> <li>Directional Signage ⇒ Estimated Quantity: 41</li> </ul>	Signs: \$258,450 Install: \$49,200 <b>Total: \$307,650</b>
<ul style="list-style-type: none"> <li>Pedestrian Signage ⇒ Estimated Quantity: 10</li> </ul>	Signs: \$52,000 Install: \$12,000 <b>Total: \$64,000</b>
<b>LANDSCAPING AND STREETScape ENHANCEMENTS</b>	
The conceptual design includes considerable landscaping to improve the pedestrian environment and corridor appearance and to test the application of green stormwater control measures in the corridor.	
<ul style="list-style-type: none"> <li>Install street trees</li> </ul>	\$350/tree
<ul style="list-style-type: none"> <li>Install perennial plantings</li> </ul>	\$42/5'x5' Section
<ul style="list-style-type: none"> <li>Install roadside bioretention</li> </ul>	\$32/SF
<ul style="list-style-type: none"> <li>Install infrastructure/stormwater control</li> </ul>	Wetland: \$8.50/SF Bioretention: \$32/SF
<ul style="list-style-type: none"> <li>Install streetscape amenities</li> </ul>	Bench: @ \$1,400 Trash Bin: @ \$1,000
<b>BIKE NETWORK</b>	
The Lincoln Highway multi-use path is supplemented by a set of on- and off-road connections to serve key locations and provide more scenic, less congested riding options.	
Construct on-road connections using bike lanes where right-of-way permits and "sharrows" elsewhere	<b>Total: \$416,611</b>
Construct 12-foot wide off-road trail connections	<b>Total: \$11,191,038</b>

**Exhibit E - Proposed Budget for 2017 and 2018**

Account Description	2017		2018
	Full Year (Forma)	(Pro- 6-months (Operating Period)	Full Year
<b>REVENUES</b>			
Interest Income	\$ -		\$ 100
Federal Grants	\$ -		
State Grants	\$ -		
Wayfinding program sign fees	\$ -		
Wayfinding program sign maintenance fees	\$ -		
Assessments	\$ 100,000	\$ 50,000	\$ 100,000
Donations	\$ 10,000	\$ 5,000	\$ 10,000
<b>Total Revenues</b>	<b>\$ 110,000</b>	<b>\$ 55,000</b>	<b>\$ 110,100</b>
<b>EXPENDITURES</b>			
Auditing Services	\$ 4,000		\$ 4,100
Route 30 Branding Consultant Fees	\$ 45,000	\$ 22,500	\$ 22,500
Route 30 Marketing	\$ -		\$ 15,000
Legal Fees	\$ 5,000	\$ 2,500	\$ 2,500
Advertising	\$ 2,000	\$ 1,000	\$ 1,000
Route 30 Streetscape improvements - design and construction	\$ -		\$ 20,000
Rt 30 Wayfinding and Gateway signage program consultant fees	\$ 20,000		\$ 30,000
Wayfinding Signage sign purchases and replacements	\$ -		
Purchase, installation and maintenance of pole mounted banners	\$ 20,000		\$ 20,000
Wayfinding Signage maintenance Charges	\$ -		
Gateway Signage Construction and Installation	\$ -		
Bus stop Improvement and Maintenance	\$ -		
Installation and maintenance of street trees and other plantings	\$ -		
Purchases and Installation of Streetscape amenities/street furniture	\$ -		\$ 10,000
2016 Note Principal	\$ -		
2016 Note Interest	\$ -		
Township Administrative Services	\$ 5,000	\$ 2,500	\$ 5,000
<b>Total Expenditures</b>	<b>\$ 101,000</b>	<b>\$ 28,500</b>	<b>\$ 130,100</b>
<b>Increase (Decrease) in Fund Balance</b>	<b>\$ 9,000</b>	<b>\$ 26,500</b>	<b>\$ (20,000)</b>

**ORDINANCE NO. \_\_\_\_\_ OF 2017**

**ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER,  
LANCASTER COUNTY, PENNSYLVANIA, SIGNIFYING  
INTENT TO ORGANIZE A MUNICIPAL AUTHORITY FOR  
THE PURPOSE OF MAKING BUSINESS IMPROVEMENTS  
AND TO ESTABLISH A BUSINESS IMPROVEMENT  
DISTRICT**

WHEREAS, on January 16, 2017, the Board of Supervisors (the “Board”) for the Township of East Lampeter (the “Township”) approved Resolution 2017-06, which is attached hereto as Exhibit A and made a part hereof<sup>1</sup>; and,

WHEREAS, the public process in establishing a Business Improvement District (“BID”), as enumerated in section 2 of Exhibit A has been completed; and,

WHEREAS, 40% or more of the affected property owners within the proposed BID failed to timely register their disapproval of the Final Plan, in the form attached as Exhibit B<sup>2</sup>; and,

WHEREAS, the Final Plan provides the administrative body to govern and administer the BID (“BID Authority”) will be a municipal authority to be established by the Township pursuant to the Municipal Authorities Act, Act of June 19, 2001, P.L. 287, No. 22 (53 Pa. C.S. §5601 *et. seq.*) (“MA Act”); and,

WHEREAS, the Board is authorized, pursuant to section 5(f)(2) of the Pennsylvania Neighborhood Improvement District Act (Act 2000 130 or “the BID Act”), 73 P.S. § 835(f)(2), to enact a municipal ordinance establishing a BID; and,

WHEREAS, the Board is authorized, pursuant to section 6 of the BID Act, 73 P.S. § 836, to designate a BID Authority established under the MA Act as the BID management association; and

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<sup>1</sup> Editor’s Note: Exhibit A is on file in the office of the Township Manager.

<sup>2</sup> Editor’s Note: Exhibit B is on file in the office of the Township Manager.

WHEREAS, the Board is authorized, pursuant to sections 7(a)(8)(iii) and 7(b)(1), and as the term is defined in section 3 of the BID Act 73 P.S. §§ 837(a)(8)(iii), 837(b)(1) and 833, to levy and assess a Special Assessment Fee (“Assessment”);

NOW, THEREFORE, in consideration of the above recitals which are incorporated herein by reference and made part of this Ordinance, the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled, hereby ENACTS and ORDAINS as follows:

**ARTICLE I**  
**Business Improvement Authority**

**Section 1. Organization of the Authority.**

The Board of Supervisors (the “Board”) for the Township of East Lampeter (the “Township”), Lancaster County, Pennsylvania, constituting the governing body of the Township, finds that it is desirable for the Township to improve the business district located therein and intends to organize a municipal authority under the MA Act for the purpose of providing business improvement and administrative services to benefit the Business Improvement District located in the Township of East Lampeter, which is defined in the Final Plan (Exhibit B of this Ordinance) as the service area, map and list of properties shown on Exhibits A, B and C, respectively, of the Final Plan.

**Section 2. Name of the Authority.**

The name of the Authority shall be the “Lincoln Highway Business Improvement District Authority.”

**Section 3. Fiscal Year**

The annual fiscal year of the Authority shall begin on the first day of January and end on the thirty-first day of December of each year.

**Section 4. Articles of Incorporation.**

The proposed Articles of Incorporation of the Lincoln Highway Business Improvement District Authority (“BID Authority”), in the form attached as Exhibit C and made a part hereof, are hereby approved by the Board.<sup>3</sup>

**Section 5. Appointment of Members.**

The first members of the Board of the BID Authority named in the proposed Articles of Incorporation are hereby specifically appointed members of said Board (the “Board Members”) for the terms and offices set forth after their names.

**Section 6. Execution of Articles of Incorporation.**

The President of the Board is hereby authorized and directed to execute the Articles of Incorporation on behalf of the Township. The Secretary of the Township is authorized and directed to attest the President’s signature to the Articles of Incorporation. The Secretary is further authorized to publish notice of intention to file the Articles of Incorporation once in the legal periodical of Lancaster County and once in a newspaper of general circulation in Lancaster County and to file the Articles of Incorporation, a certified copy of this article, and proofs of publication of both the notice of the public meeting and the notice of intention to file said Articles of Incorporation, along with the required filing fee, with the Secretary of the Commonwealth of Pennsylvania.

**Section 7. Payment of fee.**

The Treasurer of the Township is authorized to appropriate from the general treasury of the Township the amount necessary to pay the filing fee referenced in Section 5.

ARTICLE II  
**Business Improvement District**

**Section 8. Establishment and Name of the District.**

In accordance with the Neighborhood Improvement District Act<sup>4</sup> (“BID Act”), the Lincoln Highway Business Improvement District (“LH BID”) is established for the purpose of providing

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<sup>3</sup> Editor’s Note: Exhibit C is on file in the office of the Township Manager.

<sup>4</sup> Editor’s Note: *See* 73 P.S. § 831 *et seq.*

business improvement and administrative services to benefit the LH BID located in the Township of East Lampeter, which is defined in the Final Plan (Exhibit B of this Ordinance) as the service area, map and list of properties shown on Exhibits A, B and C, respectively, of the Final Plan.

**Section 9. Fiscal Year**

The annual fiscal year of the LH BID shall begin on the first day of January and end on the thirty-first day of December of each year.

**Section 10. Adoption of the Neighborhood Improvement District Final Business Plan.**

The BID Final Plan, in the form attached as Exhibit B and made a part hereof, is hereby adopted by Board.<sup>5</sup>

**Section 11. Appointment of the managing authority.**

The managing authority of the LH BID established herein, with all the rights and powers of a neighborhood improvement management association as defined under the aforementioned BID Act, shall be the BID Authority.

**Section 12. Assessment.**

The BID Authority is empowered to impose the Assessment annually, subject to the following limitations:

- (a) The Assessment shall not be imposed on owner-occupied residential property.
- (b) The Assessment shall not be imposed on tax-exempt property, but tax-exempt property owners are permitted and may be encouraged to provide in-kind services and/or financial contributions to the BID Authority.
- (c) The Assessment shall be calculated by the taxable assessed value as of January 1 of the fiscal year times the established Assessment millage rate.

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<sup>5</sup> Editor's Note: Exhibit B is on file in the office of the Township Manager.

- (d) The Assessment millage rate levied for any fiscal year shall not exceed the estimated cost of the programs, improvements and services for the same fiscal year as established in an annual budget adopted by the BID Authority.
- (e) The Assessment millage rate levied for any fiscal year shall not exceed fifty percent (50%) of the Township real estate tax millage rate for the same fiscal year.
- (f) Notice of the annual Assessment shall be issued and delivered to the property owner on or about the same time as notice of the annual Township real estate tax notice.
- (g) Property owners subject to the payment of Assessment shall be entitled to a discount from the amount of such Assessment upon making payment of the whole amount thereof within two months after the date of the Assessment notice of the same per centum as established by the Township for payment of the annual Township real estate tax within the same time period.
- (h) Property owners who shall fail to make payment of any the Assessment for four months after the date of the Assessment notice shall be charged a penalty of the same per centum as established by the Township for payment of the annual Township real estate tax for four months after the date of the tax notice, which penalty shall be added to the Assessment for collection purposes.

**Section 13. Collection authority.**

- (a) The BID Authority shall be responsible for the collection of the annual Assessment, unless the BID Authority requests that those responsibilities be handled by the Township or the County. Any necessary liens for nonpayment of property assessment fees shall be imposed as set forth in the BID Act.
- (b) In the event the Township undertakes the responsibility for the collection of annual Assessment pursuant to subsection (a) above, the Board of Supervisors may appoint a tax collector, who may be different from the tax collector responsible for Township real estate tax, to manage the collection of the Assessment and to enter into an

agreement with the LH BID, in the form approved by the Township Solicitor, which agreement shall include the following:

- 1) A description of the respective duties and responsibilities of the Township and the BID Authority with respect to the LH BID as provided in the final plan approved under § 10 of this Ordinance.
- 2) An agreement that the Township will maintain within the LH BID the same level of municipal programs and services that were provided within the LH BID before establishment.
- 3) The tax collector of the Assessment will be responsible for the collection of all Assessments levied within the LH BID and disbursing the funds to the BID Authority.
- 4) An Assessment which is in default shall be charged interest and penalties in the same manner and amount as a default in the payment of the Township real estate tax.
- 5) Liens for nonpayment of Assessments and related interest and penalties shall be filed in the same manner as liens are filed for nonpayment of the Township real estate tax.

**Section 14. Termination.**

The LH BID shall terminate on December 31, 2022. The LH BID may be continued beyond that date if the Township reenacts this Ordinance following a review of the LH BID and the programs and services provided by the BID Authority within the LH BID.

ARTICLE III  
**General Provisions**

**Section 15. Further action.**

The proper officers of the Township are hereby severally authorized and empowered on behalf of the Township to execute any and all papers and documents and to do or cause to be done any and

all acts and things necessary or appropriate for the implementation of this Ordinance, the organization of the BID Authority in accordance with the MA Act and the establishment of the LH BID in accordance with the BID Act.

**Section 16. Severability.**

If any sentence, clause, section, article or part of this Ordinance is found to be invalid, unconstitutional, illegal, for any reason, such invalidity, unconstitutionality or illegality shall not affect or impair any of the remaining sections, articles, clauses, parts or provisions of this Ordinance. The Ordinance shall be interpreted and applied as if said invalid, unconstitutional or illegal provision had not been part of the same and it is the intent of the Board of Supervisors that this Ordinance would have been adopted without such invalid, unconstitutional or illegal provision or clause or part thereof.

**Section 17. Effective date.**

This Ordinance shall become effective five (5) days after enacted.

Duly ordained and enacted by the Supervisors of the Township of East Lampeter, Lancaster County, Pennsylvania, this \_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF SUPERVISORS OF  
EAST LAMPETER TOWNSHIP

By: \_\_\_\_\_  
(Vice) Chairman

I, Ralph M. Hutchison, Secretary of the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of East Lampeter Township held on \_\_\_\_\_, 2017, at which meeting a quorum was present and voted in favor thereof.

\_\_\_\_\_

Ralph M. Hutchison, Secretary