



LINCOLN HIGHWAY LANCASTER

PRELIMINARY PLAN FOR THE LINCOLN HIGHWAY LANCASTER BUSINESS IMPROVEMENT DISTRICT (“BID”)

INTRODUCTION

A Business Improvement District (“BID”) is a tool aimed at improving the property values, enhancing the business climate within the BID and improving the quality of life in a municipality by providing supplemental services to a specified area not otherwise provided by the Township, such as branding and marketing, streetscape improvements including lighting and benches, sidewalk repairs and decorative paving, restroom amenities and maintenance, wayfinding signage and maintenance, bus stop improvement and maintenance, trees and other plantings, undergrounding of utilities, seasonal decorations and banners, coordination with public entities for traffic flow and safety measures.

As part of the Township’s adopted Route 30 Streetscape Plan of May 11, 2015, the creation of a BID was recommended as a top priority. This document states the plan for the implementation of a BID here in the Township (the “Plan”).

1. Name of the BID

The **Lincoln Highway Lancaster Business Improvement BID**.

2. Proposed Service Area

See **Exhibit A** to this Plan for the map. The proposed service area is exclusively made up of commercial properties (defined by law as real properties used for any for-profit activity involving trade and traffic or commerce in general). The description of the service area, **Exhibit B**, corresponds to the map.

3. The Properties to be Assessed

See **Exhibit C** to this Plan. For additional clarification, owner occupied residential properties located within the proposed service area will not be assessed.

4. Proposed Improvements and their Cost

A list of the proposed improvements, with estimated costs, in which the BID is expected to be one of multiple funding sources is attached as **Exhibit D**. Additional sources may include grants and donations.

5. Proposed Budget and Revenue Sources

See **Exhibit E** for the proposed budget for fiscal year 2026.

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.

6. Estimated Time for Implementation and Completion of Improvements

All improvements, programs and services of the BID are expected to commence in the last half of 2026 and then continue on an ongoing basis.

7. Rules Governing the BID

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. 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.

8. The method of determining the amount of the Assessment fee

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, 2026, assessed value of all taxable commercial 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.

9. Identify the duties and responsibilities of the Township with respect to the BID

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 the request of the 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 will directly bill property owners subject to the BID assessment in a similar manner as it bills other township and township-related fees. The anticipated agreement between the BID Authority and the Township will include provisions for notification and collection procedures for delinquent assessments, which may include penalties, interest, collection fees, lien filing and satisfaction fees and other charges imposed for failure to pay promptly as allowed under current laws.

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.

10. Public hearing and the opportunity to object

A. Public Hearing

A public hearing for the purpose of receiving public comment from property owners in the BID will be held on Monday, June 2, 2025, at 7 p.m. in the Township building, 2250 Old Philadelphia Pike, Lancaster, PA 17602.

B. Revisions to Preliminary Plan, if any

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.

If no revisions are made to the Preliminary Plan, it shall be the Final Plan.

C. Objections to the Final Plan

Written objections to a revised Final Plan signed by property owners representing the ownership of 40% in numbers of the properties in the BID 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. Written objections must be filed in the office of the Township Manager, 2250 Old Philadelphia Pike, Lancaster, PA 17602, no later than July 16, 2025.

11. 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 of Supervisors. 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.

Exhibit A

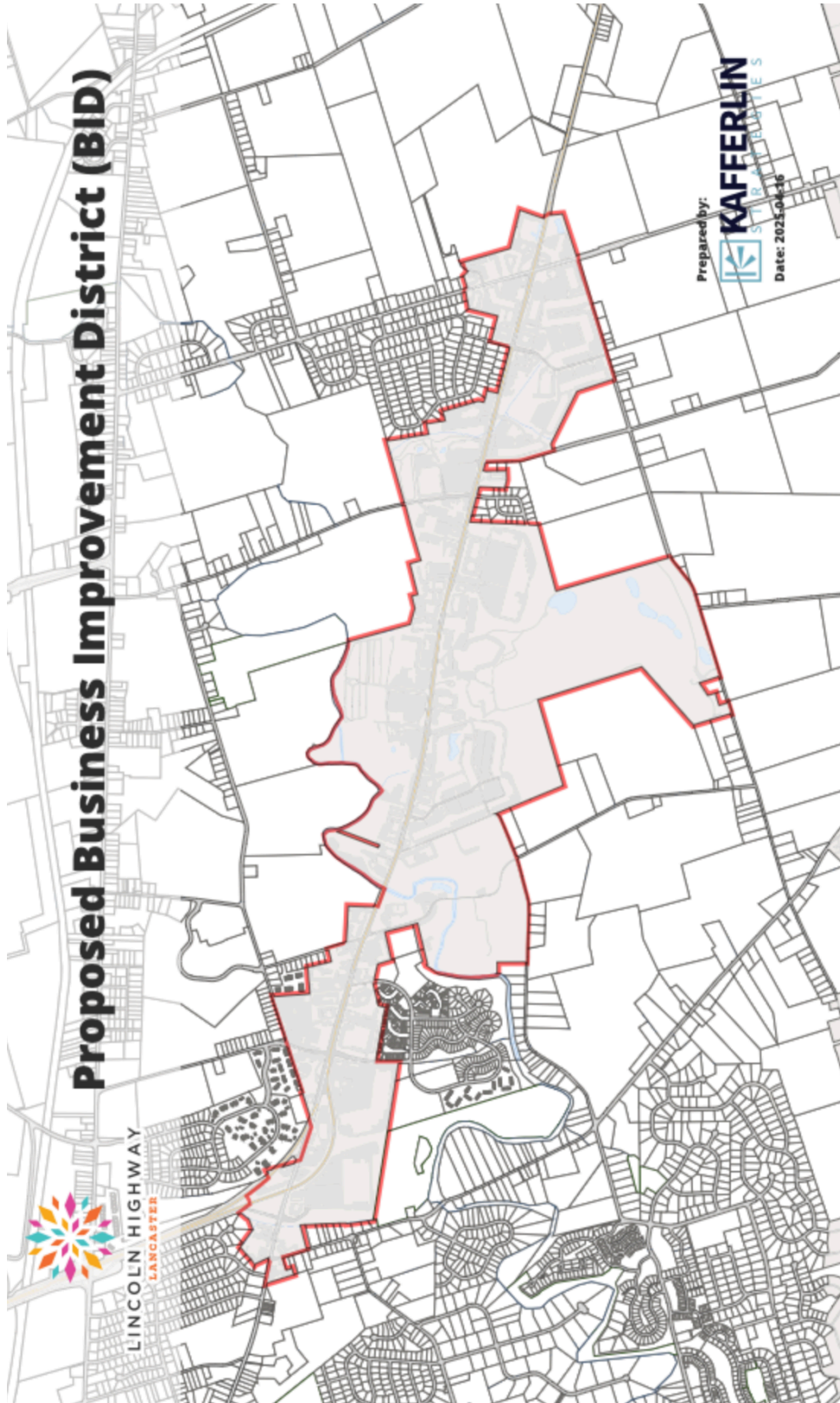


Exhibit B – Description of proposed service area

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

2385, 2395 and 2405 Covered Bridge Drive

19, 21, 25, 33 and 34 Eastbrook Road

2 and 5 Strasburg Pike

100 Stanley K. Tanger Boulevard

10 Witmer Road

2209 and 2215 Millstream Road

5 Hartman Bridge Road

Exhibit C – List of Properties to be Assessed

	STREET ADDRESS		TAX PARCEL ID	ASSESSED VALUE*	OWNER NAME
1	2385	COVERED BRIDGE DR	3107422210001	\$ 5,973,000	TARGET CORP
2	2395	COVERED BRIDGE DR	3107422210005	\$ 2,014,800	KREIDER Kaye L, Darrell, Brian E., Brent M.
3	2405	COVERED BRIDGE DR	3107422210004	\$ 4,381,700	RSI ACQUISITION EQUITIES LLC
4		COVERED BRIDGE DR	3107422210003	\$ 306,000	RSI ACQUISITION EQUITIES LLC
5		COVERED BRIDGE DR	3107422210002	\$ 99,800	TAX PROPERTY DEPT
6		COVERED BRIDGE DR	3107422210006	\$ 186,000	TIMOTHY C HARRISON
7	21	EASTBROOK RD	3106204500000	\$ 1,679,300	SHAMALIYA LLC
8	25	EASTBROOK RD	3104606400000	\$ 4,925,400	EAST LANCASTER HOSPITALITY LLC
9	33	EASTBROOK RD	3104159400000	\$ 747,800	JOY HOSP RE LLC
10	34	EASTBROOK RD	3101353600000	\$ 1,379,100	RONKS HOSP LLC
11		EASTBROOK RD	3106993400000	\$ 1,447,000	RLCB LLC
12	5	HARTMAN BRIDGE RD	3107670000000	\$ 693,000	SPEEDWAY LLC
13	1944	LINCOLN HWY E	3105986300000	\$ 817,800	SUNSHINE INVESTMENTS GROUP LLC
14	1951	LINCOLN HWY E	3109580500000	\$ 82,300	STUMPF CLYDE & SON INC
15	1951	LINCOLN HWY E	3109192900000	\$ 1,362,400	STUMPF CLYDE & SON INC
16	2007	LINCOLN HWY E	3102045900000	\$ 1,498,800	ZKG PROPERTY MANAGEMENT LLC
17	2031	LINCOLN HWY E	3106470500000	\$ 65,300	LE TRANG H
18	2034	LINCOLN HWY E	3109555700000	\$ 6,299,700	WAL-MART BUSINESS TRUST
19	2038	LINCOLN HWY E	3106774300000	\$ 1,057,100	IBM PROCUREMENT SERVICES
20	2040	LINCOLN HWY E	3108441300000	\$ 731,200	LINCOLN HWY INVESTORS LLC
21	2045	LINCOLN HWY E	3100020300000	\$ 3,197,300	MAA LAXMI INC
22	2047	LINCOLN HWY E	3100816500000	\$ 141,100	I DEAL CARS HOLDINGS LLC
23	2050	LINCOLN HWY E	3101273400000	\$ 247,700	PALERMO DAVID
24	2051	LINCOLN HWY E	3101731900000	\$ 273,900	I DEAL CARS HOLDINGS LLC
25	2060	LINCOLN HWY E	3103792100000	\$ 633,100	DAL PARTNERS LLC
26	2070	LINCOLN HWY E	3106588600000	\$ 422,500	KATHHARP LLC
27	2080	LINCOLN HWY E	3108695300000	\$ 2,695,300	LAMPETER JOINT VENTURE
28	2089	LINCOLN HWY E	3102386200000	\$ 460,800	SUSQUE RIVER APARTMENTS LLC
29	2090	LINCOLN HWY E	3102259000000	\$ 15,336,400	EAST LAMPETER ASSO
30	2100	LINCOLN HWY E	3102472310004	\$ 5,000	SEVA PROPERTIES LLC
31	2110	LINCOLN HWY E	3102472310002	\$ 1,268,400	SSN 2110 LINCOLN HWY LANCASTER LLC
32	2120	LINCOLN HWY E	3102472310001	\$ 244,400	SATGURU INC
33	2121	LINCOLN HWY E	3105167100000	\$ 954,900	MECHANICSBURG REALTY INV CO
34	2126	LINCOLN HWY E	3106810600000	\$ 732,300	WAWA INC
35	2129	LINCOLN HWY E	3107144500000	\$ 2,476,100	SHREE KRISHINA INC
36	2132	LINCOLN HWY E	3108480900000	\$ 703,300	WAWA INC
37	2133	LINCOLN HWY E	3101148700000	\$ 4,268,600	DOMMEL THOMAS R & ELAINE L
38	2140	LINCOLN HWY E	3100998400000	\$ 1,401,300	JAY GURUJI INC
39	2141	LINCOLN HWY E	3102077600000	\$ 389,300	GOVIND HARI LLC

40	2150	LINCOLN HWY E	3102875700000	\$	678,700	SUSIE 2150 LLC
41	2151	LINCOLN HWY E	3104415000000	\$	5,856,800	LAXMI INC
42	2160	LINCOLN HWY E	3104922610001	\$	1,332,200	LANCASTER MENNONITE SCHOOL
43	2160	LINCOLN HWY E	3104922610004	\$	1,413,200	MENNONITE CHURCH BUILDINGS INC
45	2160	LINCOLN HWY E	3104922610002	\$	1,249,300	LANCASTER MENNONITE SCHOOL
46	2165	LINCOLN HWY E	3107415400000	\$	1,619,100	DRASHTI LANCASTER LLC
48	2175	LINCOLN HWY E	3109818100000	\$	1,184,800	LINCOLN2175 LLC
49	2187	LINCOLN HWY E	3107496100000	\$	813,800	BRODERICK DONALD R II
50	2191	LINCOLN HWY E	3109248800000	\$	830,700	SAMUEL BROTHERS REALTY LP
51	2208	LINCOLN HWY E	3100379100000	\$	342,800	CAP 1 SWEAT LLC
52	2223	LINCOLN HWY E	3104786100000	\$	718,100	MANHEIM TOWNSHIP DEVELOPMENT
53	2230	LINCOLN HWY E	3107434400000	\$	622,900	LINCOLN GROUP INVESTORS LLC
54	2232	LINCOLN HWY E	3109380100000	\$	972,100	2232 LINCOLN HWY E LLC
55	2246	LINCOLN HWY E	3101582500000	\$	511,100	REALTY LANCASTER 2246 LLC
56	2249	LINCOLN HWY E	3101743200000	\$	4,253,100	FESTIVAL FUN PARKS LLC
57	2250	LINCOLN HWY E	3103912900000	\$	2,460,600	ROSDEV CAPITAL FUNDING LP
58	2255	LINCOLN HWY E	3100654700000	\$	2,200,000	FESTIVAL FUN PARKS LLC
59	2260	LINCOLN HWY E	3109164300000	\$	5,281,500	SHRI NARAYAN LANCASTER LP,
60	2270	LINCOLN HWY E	3100693800000	\$	8,082,900	LANCASTER PROPERTIES LLC
61	2275	LINCOLN HWY E	3102960500000	\$	2,783,700	FESTIVAL FUN PARKS LLC
62	2285	LINCOLN HWY E	3107554100000	\$	2,903,800	WONDERLAND REALTY LLC
63	2291	LINCOLN HWY E	3109063500000	\$	2,148,200	CORRAL REALTY LLC
64	2300	LINCOLN HWY E	3104782200000	\$	6,100,000	2300 LINCOLN HWY LLC
65	2302	LINCOLN HWY E	3101861800000	\$	686,200	K&K HOSPITALITY LLC
66	2310	LINCOLN HWY E	3104941810002	\$	891,100	AGREE SHELF PA LLC
67	2316	LINCOLN HWY E	3104941800000	\$	319,200	CLEARVIEW ASSOCIATES
68	2320	LINCOLN HWY E	3104941810001	\$	6,398,300	JOSHI HARESH
69	2323	LINCOLN HWY E	3106395100000	\$	4,236,000	SKIADAS NONDAS N, PATRICIA A
70	2331	LINCOLN HWY E	3101237600000	\$	2,256,600	LINCOLN EAST LLC
71	2335	LINCOLN HWY E	3100371400000	\$	854,200	ARBOR STONE PROPERTIES LLC
72	2343	LINCOLN HWY E	3104781600000	\$	4,554,700	44 LANCASTER ASSOCIATES LLC
73	2347	LINCOLN HWY E	3106817300000	\$	492,100	2347 LANCASTER LLC
74	2350	LINCOLN HWY E	3101188500000	\$	31,833,800	TKG MANAGEMENT
75	2357	LINCOLN HWY E	3109157900000	\$	829,200	LHE PROPERTIES LP
76	2359	LINCOLN HWY E	3100847200000	\$	885,900	EG PROPERTIES OF 2359 LINCOLN HIGHWAY LLC
77	2390	LINCOLN HWY E	3104661500000	\$	1,096,400	BLUE STARS HOSPITALITY LLC
78	2425	LINCOLN HWY E	3104052200000	\$	7,029,000	GLASS KITCHENS OF LANCASTER
79	2464	LINCOLN HWY E	3102664000000	\$	766,600	TWOTON INCORPORATED
80	2467	LINCOLN HWY E	3103643200000	\$	1,160,900	CHICK FIL A INC
81	2472	LINCOLN HWY E	3103206110006	\$	535,300	MP LANCASTER LLC
82	2495	LINCOLN HWY E	3101770500000	\$	4,014,000	MOTUS DEVELOPMENT 1 LLC
83	2501	LINCOLN HWY E	3108361400000	\$	1,106,000	AR UNITED LLC
84	2510	LINCOLN HWY E	3100402900000	\$	5,753,600	STEAMBOAT HOSPITALITY LP
85	2521	LINCOLN HWY E	3102216600000	\$	1,038,100	LTG NORTH LP
86		LINCOLN HWY E	3102810000000	\$	2,575,800	DHAN HOSPITALITY LLC
87		LINCOLN HWY E	3107685200000	\$	722,800	FRANCHISE REALTY INTERSTATE CO

88		LINCOLN HWY E	310850160000	\$ 1,132,100	MOTUS DEVELOPMENT 1 LLC
89		LINCOLN HWY E	310318210000	\$ 548,900	SAMUEL BROTHERS REALTY LP
90		LINCOLN HWY E	310492850000	\$ 211,600	WONDERLAND REALTY LLC
91		LINCOLN HWY E	310247230000	\$ 811,400	SATGURU INC
92		S OAKVIEW RD	3102472310003	\$ 262,800	GURUDEV INC
93		OAKVIEW RD	310736270000	\$ 549,700	EAST LAMPETER ASSOCIATES LP
94	100	STANLEY K TANGER	310690490000	\$ 38,802,000	TANGER PROPERTIES LTD PARTNERS
95	2	STRASBURG PIKE	310731160000	\$ 442,100	SUNSHINE INVESTMENTS GROUP LLC
96	5	STRASBURG PIKE	310189810000	\$ 852,800	TH MINIT MARKETS LLC
97		STRASBURG PIKE	310003210000	\$ 667,700	TH MINIT MARKETS LLC
98	24	S WILLOWDALE DR	310852770000	\$ 4,029,700	NC DESAI
99		S WILLOWDALE DR	3103206110012	\$ 1,739,100	MP LANCASTER 1 LLC
100		S WILLOWDALE DR	3103206110011	\$ 1,739,100	MP LANCASTER 1 LLC
101		S WILLOWDALE DR	3103206110013	\$ 1,739,100	MP LANCASTER 1 LLC
102		S WILLOWDALE DR	3103206110009	\$ 535,300	MP LANCASTER LLC
103		S WILLOWDALE DR	310320610000	\$ 5,127,400	MP LANCASTER LLC
104		S WILLOWDALE DR	3103206110008	\$ 1,739,100	MP LANCASTER LLC
105		S WILLOWDALE DR	3103206110010	\$ 535,300	MP LANCASTER LLC
106		S WILLOWDALE DR	3103206110003	\$ 535,600	MP LANCASTER LLC
107		S WILLOWDALE DR	3103206110004	\$ 535,300	MP LANCASTER LLC
108		S WILLOWDALE DR	3103206110001	\$ 1,739,100	MP LANCASTER LLC
109		S WILLOWDALE DR	3103206110007	\$ 535,300	MP LANCASTER LLC
110		S WILLOWDALE DR	3103206110002	\$ 535,300	MP LANCASTER LLC
111		S WILLOWDALE DR	3103206110005	\$ 535,300	MP LANCASTER LLC
112	10	WITMER RD	310095130000	\$ 500,000	LE TRANG H

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

List of properties not to be assessed (currently tax exempt)

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.

	STREET ADDRESS	TAX PARCEL ID	ASSESSED VALUE*	OWNER NAME
1	2099 LINCOLN HWY E	310692940000	\$ 1,641,500	COMMONWEALTH OF PENNA
2	2105 LINCOLN HWY E	310360840000	\$ 2,987,200	COMMONWEALTH OF PENNA
3	2176 LINCOLN HWY E	310998930000	\$ 349,200	BUSINESS MANAGER
4	2195 LINCOLN HWY E	310017790000	\$ 1,832,200	HUMANE LEAGUE OF LANC COUNTY
5	2203 LINCOLN HWY E	310097440000	\$ 209,500	HUMANE LEAGUE OF LANC
6	2353 LINCOLN HWY E	310865430000	\$ 2,342,200	GOODWILL INDUSTRIES
7	2209 MILLSTREAM RD	310940410000	\$ 645,300	LANCASTER MENNONITE CONFERENCE
8	2215 MILLSTREAM RD	310793520000	\$ 1,882,400	LANCASTER MENNONITE CONF
9	MILLSTREAM RD	310244440000	\$ 1,000,000	MARLIN GROFF

List of properties not to be assessed (residential)

	STREET ADDRESS	TAX PARCEL ID	ASSESSED VALUE*	OWNER NAME
1	1947 LINCOLN HWY E	310738420000	\$ 225,300	STUMPF BETTY J ET AL
2	2205 LINCOLN HWY E	310034270000	\$ 45,900	SAMUEL BROTHERS REALTY LP
3	2280 LINCOLN HWY E	310436400000	\$ 267,600	2300 LINCOLN HWY LLC
4	2386 LINCOLN HWY E	310068830000	\$ 455,100	LE TRANG
5	2453 LINCOLN HWY E	310068830000	\$ 502,700	HOFMANN LYDIA

Exhibit D – Proposed Improvements with Estimated Cost

Improvements to be funded by multiple sources	Estimated cost
TRANSIT IMPROVEMENTS	
<p>Currently there are only two bus stop shelters on the corridor, and some stops even lack a paved surface. The conceptual design integrates bus stop locations into the pedestrian network to create well-marked, safe, attractive and comfortable bus stops.</p>	
<p><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</p>	\$1,050 per stop
<p><i>Enhanced bus stop improvements</i> In addition to the standard stop facilities, install bus shelters with benches on concrete pads behind the sidewalk or multi-use trail</p>	\$30,000 per stop
SIGNAGE AND WAYFINDING PROGRAM	
<p>To support the roadway and multi-modal transportation improvements, enhance the appearance of the corridor, and enrich the visitor experience, the conceptual design includes signage and wayfinding</p>	
Signage and wayfinding system development	\$167,400.00
<p>Major gateway signage Estimated quantity: 2</p>	<p>Signs: \$550,000 Install: \$80,000 Total: \$630,000</p>
<p>Minor gateway signage Estimated quantity: 7</p>	<p>Signs: \$55,380 Install: \$16,000 Total: \$71,380</p>
<p>Pole mounted banners Estimated quantity: 60</p>	<p>Signs: \$210,000 Install: \$66,000 Total: 276,000</p>
<p>Directional signage Estimated quantity: 41</p>	<p>Signs: \$258,450 Install: \$49,200 Total: \$307,650</p>
<p>Pedestrian signage Estimated quantity: 10</p>	<p>Signs: \$52,000 Install: \$12,000 Total: \$64,000</p>

LANDSCAPING AND STREETScape ENHANCEMENTS

The conceptual design includes considerable landscaping to improve the pedestrian environment

Install street trees	\$350 per tree
Install perennial plantings	\$42/5'x5' section
Install roadside bioretention	\$32/SF
Install infrastructure/storm water control	<i>Wetland: \$8.50/SF</i> <i>Bioretention: \$32/SF</i>
Install streetscape amenities	Bench: @ \$1,400 Trash bin: @ \$1,000

BIKE NETWORK

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	Total: \$416,611
Construct 12-foot wide off-road trail connections	Total: \$11,191,038

Exhibit E – Proposed Budget for 2026

Account Description	2026
REVENUES	
Interest Income	
Federal Grants	
State Grants	
Wayfinding Program Sign Fees	
Wayfinding Program Sign Maintenance Fees	
Assessments	\$ 107,150
Donations	\$ 10,000
Total Revenues	\$ 117,150
EXPENDITURES	
Auditing Services	\$ 5,500
Route 30 Marketing	\$ 19,500
Legal Fees	\$ 3,250
Advertising	\$ 1,300
Route 30 Streetscape Improvements - Design and Construction	\$ 26,000
Route 30 Wayfinding/Gateway Signage Program Consultant Fees	
Wayfinding Signage Sign Purchases and Replacements	
Purchase/Installation/Maintenance of Pole Mounted Barriers	\$ 26,000
Wayfinding Signage Maintenance Charges	
Gateway Signage Construction and Installation	
Bus Stop Improvement and Maintenance	
Installation/Maintenance of Street Trees and Other Plantings	
Purchase/Installation of Streetscape Amenities/Street Furniture	\$ 29,250
Township Administrative Services	\$ 6,350
Total Expenditures	\$ 117,150
Increase (Decrease) in Fund Balance	\$ -