

March 20, 2017

The East Lampeter Township Board of Supervisors held a hearing on the Preliminary Plan for the proposed Lincoln Highway Business Improvement District (BID) on Monday, March 20, 2017, at 6:30 pm. at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Mr. Dave Buckwalter, Chairman. In addition to Mr. Buckwalter, supervisors present were: Mr. John Blowers, Mr. Ethan Demme, Mr. Glenn Eberly and Mr. Corey Meyer. Also present was Mr. Ralph Hutchison, Township Manager.

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

Bob Patel, 2045 Lincoln Highway East, representing Hawthorne Suites  
Katherine Selch, 2000 Lincoln Highway East, representing Turkey Hill  
Mike Wolfe, 2291 Lincoln Highway East, representing Golden Corral  
Bob Patel, 25 Eastbrook Road, representing LaQuinta Inn  
Don Broderick, 2187 Lincoln Highway East, representing Superior Homes  
Jan Weaver, 2495 Lincoln Highway East, representing Formula Fitness  
Rick Stammel, 2249 Lincoln Highway East, representing Dutch Wonderland  
Barry Kidd, 1141 Nissley Road, representing Country Inn of Lancaster  
Theresa Miller, 2133 Lincoln Highway East, representing Country Inn of Lancaster  
Justin Shelton, 146 Pine Grove Circle, representing CPE 21+25 LLC  
Rick Moser, Lincoln Highway East, representing Goodwill  
Bill Helm, 2007 Lincoln Highway East, representing Volleyball Corner  
Trang H Le, 2386 Lincoln Highway East, representing LP-Nails  
Peter Scudner, 2117 Waterford Drive  
Julie McMinn, Lincoln Properties  
Rex Clark, representing CSE/Dutch Wonderland  
Pat Finefrock, Eastwood Meadows Residential Association, representing Ken Hertz  
Larry Snyder, Eastwood Meadows Residential Association  
Rodney Gliberman, representing the Continental Inn

#### Public Hearing re: Lincoln Highway Business Improvement District Preliminary Plan

Chairman Buckwalter opened the public hearing. He stated that the purpose of the hearing was to get feedback from the Lincoln Highway Business owners regarding the Lincoln Highway Business Improvement District (BID) Preliminary Plan.

Mr. Donny Broderick of Superior Homes addressed the Board regarding the Route 30 Streetscape Plan showing medial strips in front of his business.

Barry Kidd of Country Inn of Lancaster addressed the Board regarding the cost of the plan and what the money would be used for. Mr. Hutchison explained that the plan proposes a .4 mill assessment for a full year, or if approved later this year a .2 mill assessment. He stated that the BID Board would determine what projects to do. He gave possible examples of branding, marketing, operating costs, wayfinding & gateway signage, or installation of pole mounted banners. Mr. Kidd asked if it would change the zoning codes to comply with the BID's projects.

Mr. Hutchison replied that nothing proposed by the BID would change any zoning or regulations. Mr. Kidd asked about the bike path. Mr. Hutchison stated that is part of the Route 30 Streetscape Plan not the BID. He stated that the Route 30 Streetscape Plan recommended the creation of the Business Improvement District.

Ms. Katherine Selch of Turkey Hill addressed the Board regarding the .4 mill asking if it would be a standard rate or if it would fluctuate. Mr. Hutchison stated that it would be determined by the BID Authority. He stated that the members of that Authority would be appointed by the Board of Supervisors and would be made up of members of the business community. He stated that they could set a cap on the assessment rate. Mr. Demme stated that he would like to have a cap set in the ordinance.

Mr. Rodney Gliberman of Continental Inn addressed the Board asking if the Authority could increase the cap. Mr. Hutchison replied that the Authority would have to operate within the cap set by the ordinance. Mr. Gliberman asked if the state enabling legislation have a cap. Mr. Hutchison replied says that it would be self-assessed and controlled locally. Mr. Gliberman asked how the reassessment would factor into the budget. Mr. Hutchison replied that they would be based on the January 1, 2017 assessed values. He stated that the plan uses the middle of 2017 date for the starting of the BID and use half of the rate of .2 mill rate. Mr. Gliberman asked the time frame for the plans enactment. Mr. Hutchison explained the process for the BID approval including the 45 day period where owners can oppose the plan in writing to the Township. Mr. Gliberman asked about the 2018 assessment and how it will affect the plan. Mr. Hutchison stated that all the rates would have to be readjusted in 2018.

Mr. Kidd addressed the Board regarding the additional funding for the plan. Mr. Buckwalter stated that the Township is looking for grant funding by contracting with a Consultant. Mr. Hutchison stated that the primary source of funding would be the assessment and that tax exempt properties would be requested to make a contribution and that there would be opportunities to apply for grant funding for things the BID wants to do. Mr. Kidd asked who appoints the authority. Mr. Hutchison stated that the BID authority would be made up of representatives of property owners, business owners, which may include a lessee of a property owner and institutions, such as a school, museum, or theater.

Mr. Broderick asked why residents in the area could not help fund the plan. Mr. Hutchison stated that residents are funding the Route 30 Streetscape Plan to provide funding for the designing of projects, preparing of the BID plan, and applying for grant funding for other portions of the Route 30 Streetscape Plan which the BID was a recommendation of that plan. Mr. Blowers stated that the Township has invested a lot of money and time in the Route 30 Streetscape Plan that runs from Strasburg Pike to Route 896. Mr. Demme stated that if you look at the Route 30 Streetscape Plan there is a list of the different types of funding that the plan will be utilizing such as East Lampeter Township, BID, TIP, TAP, DCNR and other outside funding so that some of the projects can be started now to improve the quality of life and make it safer.

Ms. Theresa Miller of Country Inn of Lancaster addressed the Board asking if there were other destinations where this type of plan has had success. Mr. Hutchison replied that there are other

BID across the state including Lancaster City and West Chester. Mr. Demme stated that usually they are around tourist destination and the ones he has visited seem to be effective. Mr. Peter Scudner addressed the Board regarding which assessment value would be used. Mr. Hutchison stated that if the plan is approved and adopted and starts around the middle of 2017 the assessment would be based on the January 1, 2017 assessment, then when the January 1, 2018 assessments come into use then everything would have to be readjusted based on those values.

Mr. Demme asked if the current ordinance as advertised have an expiration date. Mr. Hutchison stated that the drafted ordinance has not yet been advertised but the governing law has a sunset and reauthorization which is typically a 5 year period. Mr. Demme stated that business owners would have the opportunity to review if the plan is working or not working.

Mr. Broderick, Mr. Blowers and Mr. Hutchison again discussed the Route 30 Streetscape Plan and whether it will affect Mr. Broderick's business by stating that there is no designs or plans currently for that area but the goal is to have a traffic signal which means that no median could be placed in the area. Mr. Blowers stated that the plan will take years to implement.

Mr. Tran Le of LP Nails addressed the Board regarding the Route 30 Streetscape Plan expressing concern over the narrowing of the traffic lanes and the amount of truck traffic that goes on Route 30 instead of the PA Turnpike because it's free. He stated that he would like to see a bypass created to take the truck traffic away from Route 30 which would make it a safer roadway. Mr. Hutchison explained that the plan is for PADOT to use paint on Route 30 to narrow the lanes before any physical construction would take place to see if the narrower lanes would slow traffic down and make it safer.

Mr. Gliberman addressed the Board again stating that most of the goals of the BID are good but he doesn't think that the Township needs a BID. He stated that by creating a BID it allows the Board of Supervisors to take Route 30 off their plate. He stated that he thinks the Township should find other ways to fund the BID projects through the general fund or raising taxes. Mr. Demme responded that if the only revenue that the BID was able to produce came from the assessment Mr. Gliberman would be correct but he stated that the BID is a mechanism by which we can raise additional funds from outside of the Township. He stated that with the BID as an entity it would allow us to apply for additional state and federal funding that we wouldn't necessarily be able to get without the BID. He stated that it helps multiply the revenue from outside the Township.

### Adjournment

The hearing was closed by Chairman Buckwalter.

Respectfully submitted,

Ralph Hutchison