

MAY 1, 2013
WAYNESBORO, PA 17268
PUBLIC HEARING RE: LERTA PROGRAM

Council President Jason Stains called the public hearing of the Waynesboro Borough Council to order at 7:00 p.m. with the following in attendance:

Borough Council Members – Benjamin Greenawalt, Darrel Potts, Jason Stains, Wayne Driscoll and Michael Cermak (Craig Newcomer was absent)

Mayor Richard Starliper

Borough Staff – Lloyd R. Hamberger, II, Borough Manager
Denny Benshoff, Maintenance Superintendent
Dan Sheffler, Zoning-Code Enforcement Officer
Kevin Grubbs, Head of Engineering Services
Sam Wiser, Borough Solicitor (Salzmann Hughes, PC)
Jason Cohen, Assistant Borough Manager

Mr. Stains stated the purpose of the hearing was to receive input on a proposed ordinance which will implement the LERTA (Local Economic Revitalization Tax Assistance) Program. The hearing was advertised in conformance with the laws of the Commonwealth of Pennsylvania. The oath was administered to those individuals wishing to comment for the record. The Borough staff was asked to give testimony regarding advertisements, background of the program, and the main points of the program.

Mr. Hamberger testified that the Notice of Public Hearing was advertised in *The Record Herald* in short form on April 16th. A full copy of the text was provided to *The Record Herald* office and placed in the Franklin County Law Library and Borough Hall. Copies of the recommended map were provided to Borough Council and were available for public view, upon request. Kevin Grubbs, Head of Engineering Services, confirmed that the map currently on display is the map Council is considering. Mr. Hamberger noted that this map contains all of the staff's recommendations, plus those from Pat Fleagle (Mainstreet Waynesboro, Inc.)

Richard Gsell, WKRD Family Limited Partnership - correspondence was received (and presented) from the owners of 4½ acres of commercial property located at 315-321 W. Main Street, who would like to be considered for the tax abatement program. Their current site (where Turkey Hill and the Laundry Station are established) has approximately 2½ acres of commercial property remaining for development, and they are actively seeking opportunities to finish the property and add to the tax base of Waynesboro. It was clarified that the area Mr. Gsell was requesting to be considered was not yet included, however Pat Fleagle stated that he would endorse Mr. Gsell's

request at this time.

Ronnie Martin, 66 State Hill Road - Mr. Martin asked if the County and School Board are “on-board” with this program because, without their support, this will have very little impact. Mr. Hamberger responded that the map has been vetted with the School Board and preliminary discussions have been held with the County ... and there have not been any “no’s” from anyone at this point.

Patrick Fleagle, Economic Development Director for Mainstreet Waynesboro, Inc. and Waynesboro Industrial Development Corporation - Mr. Fleagle agreed with Mr. Martin’s comments that this program will not be worth much unless the School District and County go along with it. He gave a brief history of the LERTA program and negotiations to date. An initial meeting was held approximately six (6) months ago for an introduction by the Franklin County Area Development Corporation, who helped Antrim Township and Greencastle with their LERTA programs several months ago. The School District, County and Washington Township were also in attendance at that meeting; and Washington Township has since passed their LERTA several weeks ago. He noted his appreciation to Council for listening to their concerns and making additions to the map. Because of the shape of some of the businesses in Waynesboro, it will be well-worth the time spent in reviewing and considering various options. Mr. Fleagle thanked the Borough staff (Kevin Grubbs was most helpful in providing needed maps) and Council for their time and cooperative spirit. He noted that the LERTA will be another tool to help bring businesses into the Borough of Waynesboro.

Mr. Hamberger noted the Solicitor has confirmed that Council may modify the map as they see fit at the regular Council meeting to be held later this evening. Once Council takes action, he will ask to be placed on the agenda for the upcoming School Board meeting to review this again and ask for their decision. He stressed that the LERTA program will not lower anyone’s existing taxes ... it will only modify the marginal increase of a pending development on the property.

The hearing was closed at 7:11 p.m.

Respectfully Submitted,

Melinda S. Knott
Administrative Assistant