

PUBLIC JOINT WORKSHOP - LERTA  
Boro / County / GASD

BH 8.20-18  
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HANDOUTS - AGENDA, BORO JAFFE ORDINANCE, GASD DRAFT RESOLUTION

5i- Wampler - Call to Order

- NO PUBLIC COMMENT DURING WORKSHOP - GO TO INDIVIDUAL BOARDS
- INTRODUCTIONS
- Supt / BORO MANAGER TO LEAD DISCUSSION
- JP - Met TOGETHER EARLIER TO DEVELOP APPROPRIATE AGENDA

~~TO AGENDA~~

- BACKGROUND / RATIONALE

PRATT - HAS BORO DRAFT CHANGED SINCE 6/18? CG - NO  
AS PASSED BY BORO EARLIER

- CG - TURN OVER TO ROBIN FITZPATRICK - ACEDC

- RF - BACKGROUND - DISCUSSIONS w/ BORO RE: DEVELOPING TAX BASIS
- JOB CENTER RELOCATED FROM STRATTON ST. - BEGAN GENERAL EXODUS
  - ~~BORO ESTABLISHED R-O-R~~
  - ~~EXODUS HAD BEGUN~~
  - BORO/ACEDC BEGAN DISCUSSIONS w/ COMMUNITY DEV. PROJECT

FORMED GEORGE ELON DEV CORP (GEDC)

- BOUGHT PROPERTIES
- MANY MEETINGS - ISSUED RFP - REC'D SEVERAL PROPOSALS

2008 - MARKET FELL - PROPOSALS PULLED

- GEDC SOLD TRANSIT AUTHORITY PROPERTY
- VISION FOR IT WAS IT WOULD BE WITHIN <sup>PROPERTY</sup> - NOT ON CARUSIE ST.  
OR FOR CURRENT STRUCTURE, BUT . . . .

- BANKS FORECLOSED ON REMAINDER - BANK REC'D OFFER  
OF 100% AFFORDABLE HOUSING - BORO WENT TO BANK, IDA  
IN OPPOSITION - NOT BEST USE

ACIDA BOUGHT PROPERTY FROM BANK \$1.3MM  
WORKED w/ COUNTY TO DEVELOP BEST USE (MIXED)



- MORE INTEREST IN 100% HOUSING - DENIED  
REC'D OFFER MIXED USE - NEEDED \$7MM AID - DENIED  
ISSUED RFP - REC'D SAME M.U. OFFER  
± 2017 - MET W/ BORD COUNTY REPS - MET W/ R.E. AGENTS,  
PLANNERS, DEVELOPERS ETC TO DESIGN PLAN/VISION  
- LERTA IS AN INCENTIVE TO GET WHAT IS WANTED  
JAKE S. - STATE FUNDS HAD EXPIRED - IMPACTED PROPOSALS  
RF - SOME RESIDENTIAL PROJECTS RELY ON STATE FUNDING  
JP - MIXED USE; PREFERRED 20'S RES-V-COMM?  
RF - TO ME, NO DESIRED 20'S - WANTS TO HEAR FROM DEV.  
RATHER THAN DICTATE SOMETHING MARKET WON'T BEAR  
CG - ANY OTHER?  
MQUALLY - EXPLAIN PROBLEMS w/ SITE  
RF - EXIST BIDS REMOVED TO ALLAY FEARS, LEARNED  
STORM WATER GOES RIGHT THRU - \$1MM COST TO FIX FOR DEV  
MQ - BORD SHARE = 200K  
RF - PREVIOUS GRS STATION, FURNITURE MFG - DON'T KNOW WHAT'S  
IN SOILS - ACEDC PLANS TESTING  
- TRANSIT STATION BLOCKS VISIBILITY  
JS - MCL'S CLOSED BECAUSE CARLISLE ST ACCESS RESTRICTED  
KPRATT - IS CURRENT PROP. DEV. REQUIRE LERTA?  
RF - NOT INCLUDED - HE'S WATCHING BORD ACTIONS ETC  
HEYER - CURRENT PROPOSAL - SPECULATIVE IN NATURE  
RF - AGMT ENDS IN FEB <sup>DEPOSITS WOULD BE RETURNED</sup> ~~W/O FORFEIT~~  
CG → SUSAN NANGLE  
SN - THANKS TO GASS FOR POSTPONING, TO GAIN UNDERSTANDING  
- BORD UNDERSTOOD DIFF. VIEWS/CONCERNS OF GOVT BODIES



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SN - 10 YEARS OF NO REVENUE

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- IMPORTANT TO GET INTEREST IN DEVELOPMENT

- MIXED USE IMPORTANT - RES/COMM BOTH NEEDED

DESIRE <sup>BY</sup> ~~FOR~~ FOLKS TO COME BACK INTO COMMUNITY

- GASD 2<sup>ND</sup> SCHEDULE RAISED CONCERNS - ELIMINATES RESIDENTIAL

- COULD HURT EXISTING DOWNTOWN BUSINESSES - DELICATE BALANCE

- CAN WE STEP BACK FROM SCHED B (GASD)

GASD School A LOOKS SIMILAR TO COUNTY/BORO SCHED A

<sup>FEEL WE</sup> - NEED AT LEAST \$1,000,000 TO MAKE IT WORKS

- CAN BORO + COUNTY + GASD SCHED A = \$1,000,000 - YES IF

COUNTY/BORO ADJUST THEIR SCHEDULES

- WANTS DISCUSSION TO ENSURE SOME RESIDENTIAL - SIMPLE

- CAN HAVE DIFF. SCHEDULES BORO/COUNTY/SCHOOL

KENT - GASD B WILL NOT MAKE IT WORK?

HEYSER - WON'T ACHIEVE RDR ZONE GOALS

<sup>GASD</sup> SCHED B RETURN → BYPASSES BORO/COUNTY

<sup>GASD</sup> ABATEMENT IS GREATER THAN BORO/COUNTY

KH - CAN WE STILL HAVE DIFF. SCHEDS?

HEYSER - DIFFERENCES COULD CAUSE ISSUES W/ DEV.

KH - OWS TO GASD CONSTITUENTS - COULD HAVE CONTINUAL NEW COSTS IF ADDED STUDENTS

HEYSER - BORO ISSUE = POLICE, COUNTY = PRISON CONCERNS MAY

BE SIMILAR TO GASD STUDENT COST CONCERNS

<del>80</del> <del>81</del>	<sup>GASD</sup> SCHED A	30 YR TERM	\$1 ABATED	= \$3 GAIN	} VERY DIFFERENT
	<sup>BORO</sup> SCHED A	"	\$1	" \$2 GAIN	

MC - DEV W/ 100% RES - BACK WHERE WE STARTED

- CAN HAVE DIFF. DEV. ON THIS SITE, EA W/ DIFF. <sup>RES/</sup> COMM

- SUBSIDIES AVAILABLE FOR AFFORDABLE HOUSING



MQ - GASD SCHED B COULD RAISE AFF. HOUSING CONCERN

KEN H - NOT ENTIRELY TRUE

MQ - HOW DO WE ALLOW SOME RESIDENTIAL?

KEN H - CONCERNED w/ OPPOSITION w/ GASD SCHED B SINCE  
RES. DEV = HIGHER GASD COSTS

MQ - IDA/ETC CAN DO MATH TO MAKE IT WORK

- BIRD IN HAND TODAY: WHAT IF HE PULLS OUT OR NEW  
COMMISSIONERS SAY SELL THE PROPERTY TO HIGHEST BIDDER

W HANIT - CAN 6 PARCELS BE SUBDIVIDED - YES

- CAN PROJECTS BE PHASED/MIXED - YES

- DO SCHEDULES TAKE THIS INTO ACCOUNT?

- NOT SAYING IT HAS TO BE COMMERCIAL

- IF PHASED PROPERLY - SOME PARTS CAN BE 100% COMM w/ D

OUTLAWING RES

MCQ - <sup>GASD</sup> SCHED A DISINCENTS CERTAIN DEVELOPMENT

HEYSE - <sup>AL</sup> IDA IS GATEKEEPER TO PROTECT PARTIES

TURNOVER ON BOARDS COULD SIGNIFICANTLY CHANGE THINGS

WH - DO WE HAVE PLANS FROM CURRENT DEV? NO

SNABLE ~~BOARD~~ ZONING REGULATES WHAT CAN BE BUILT

- CURRENT DEV KNOWS LERTA IS ON TABLE

- STUDIES DONE  $\Rightarrow$  HOUSING WOULD BE STUDIO APTS / 1 BED

J.S. - <sup>GASD</sup> SCHED B GUARANTEES 2 FLOORS OF COMMERCIAL & THAT'S IT

- DOESN'T ALLOW RES.

W.H. - NOT TRUE - CAN BE SUBDIVIDED & SOME CAN BE RES

JAKE - WORRIED IF IT FALLS THRU - COULD GET LOW INCOME HOUSING  
- HEIGHT RESTRICTION TALKS TO HELP MAKE IT WORK FOR  
DEVELOPER



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KPRATT - IS INTEREST IN JOINT SINGLE SCHEDULE?

S NANGLE - THAT WOULD BE DESIRABLE, FOR CRITERIA  
EVEN IF #YEARS & %'S DIFFER

STRAUSS - PUBLIC FUNDS NO LONGER AVAILABLE - \$1MM NEEDED?  
SN BELIEVE YES -  
TO ABATE EXISTING PROPERTY ISSUES

STRAUSS - WHAT IS BOARD'S # CONCERN RE STUDENTS

KEN - CAN BE PROVIDED

- TRYING TO DETERMINE POSSIBLE IMPACTS ON DISTRICT
- ASKING FOR ROADMAP

STRAUSS - BETTER TO TABLE ENTIRELY THAN TO APPROVE <sup>GASD</sup> B

WH - TAKE ISSUE - GASD B DOES NOT ELIM RES.

S NANGLE - LIMITED SPACE IN BORO - MUST BUILD UP BUT  
ALL COMMERCIAL DOESN'T HAVE MARKET OR COULD LEAD TO  
EMPTY STOREFRONTS

WH - VISION IS TO HAVE BEST DISTRICT IN STATE WITHOUT  
COSTING TAXPAYERS \$1 UNNECESSARILY

HEYSE - BORO VISION HAS VISION RE MIXED USE

- WOULD LIKE <sup>GASD</sup> SCHED TO BE <sup>SOME</sup> MORE AGGRESSIVE

- <sup>GASD</sup> SCHED B - SCORES ME  $\Rightarrow$  2 STORY COMM. & WALK AWAY

KENH - SPECULATION - TRIED TO ADDRESS ENROLLMENT w/ <sup>GASD</sup> B

HEYSE - SITE NOT COMPARABLE TO OTHERS OUTSIDE TOWN

- <sup>GASD</sup> A IS FRONT-LOADED - CONSIDER MORE FRONT LOADING

CARRIE S - HEAR MIXED USE IMPORTANT, 1 SCHEDULE DESIRABLE?

HEYSE WOULD LIKE TO SEE SCHEDULE CLOSER TO 50% COMM

S NANGLE - MAY CONSIDER RES "NOT TO EXCEED" %

MCQ - " "  $\rightarrow$  BENEFITS OF CONSIDERING THIS

- CAN BE MORE AGGRESSIVE w/ COMM. w/o ELIM RES



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WH - WANT TO COVER AS MANY ~~PARCELS~~ AREAS AS POSSIBLE

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- IS CURRENT DEV LOOKING @ SOME COMM? RF - YES

- ALL IN ONE BLDG

RF - NO - YET KNOWN

PRATT - SHOULDN'T PUT PLANS IN DEV. MONTH WITHOUT HIM PRESENT

RF - WHAT ABOUT CAPPING RES %

MG - TYPICAL IN GURUG = 2 STORIES COMM - ABOVE IS RES.

- CHEAPER TO BUILD OUTSIDE BORO

KH - DOES CAPPING WORK FOR BORO HEYSER - FOR MG YES

WH - IS CAPPING LEGAL? RLM: YES - PLACE LANGUAGE IN RESOLUTION

- IF GASD CAME TO A LIMIT ON RES ON ENTIRE PROPERTY?

RLM - BETTER OFF DOING BY SQ FOOT RATHER THAN COUNTING HEADS

KEN H - GASD SCHED A - MOD BY CAPPING RES % ON ANY GIVEN PARCEL?

HEYSER - COULD WORK, BUT COMES DOWN TO PRACTICALITY OF CONST.

M.Q. - CONSIDER DIFF ABATEMENT FOR EACH USE

KEN H - WHAT ABOUT SMALL GROUP MEETINGS INSTEAD OF LARGE GROUP

HEYSER - GOAL OF GASD A --- HELPFUL TO DEVELOP ALT SCHEDULES

THAT WOULD MEET VARIOUS GOALS

- MAY NOT BE HELPFUL TO BACK THROUGH SMALL GROUP PROCESS

RF - CONSIDER CAPS? YES

KEN - CAPS STARTS TO MEET OUR CONCERNS

M.Q. - WANTS EVERYONE IN AGREEMENT IN THE END

CARRIE - WOULD LIKE IMPACTS SHOWN BY VARIOUS SCHEDULES

HEYSER - CAN BE DONE

PHIL - CAN'T SOLVE IT TONIGHT, BUT NOTHING HAS HAPPENED THERE IN 10 YEARS

- SUGGESTS SMALL GROUP WORK

WHENITT - ASSUME DEV TAKES 90% OF LAND - WOULD THIS CLIM COMM. INCENTIVE? ON OTHER 10%

HEYSER - ZONING ISSUES & PRACTICALITY

WHENITT - BORO WANTS NO SINGLE 100% COMM. BLDG IN THAT PROPERTY?



STRAUSS - CURRENT DEV MAY NOT BE CONSIDERING 100% COMM. BLDG

HEYSER - TRANSIT PROPERTY DESIGN ISN'T ECONOMICALLY VIABLE W/O FED FUNDS

KATHY HEWITT - SOLUTION MUST MAKE SENSE W/ NON-IDA PROPERTY  
IN RDR AS WELL. CONSIDER UNINTENDED CONSEQUENCES

STRAUSS - BORO MAY NOT HAVE SAME PRIORITIES IF SCCAP PROPERTY  
BECOMES <sup>RE</sup> DEVELOPED

J. SCHINDLER - LERTA IS BASED ON INCREASED VALUES - THAT IMPACTS  
VALUE OF LERTA VIS-A-VIS SCCAP PROPERTY

HEYSER - CAPPED SUPERFUND SITE @ SCCAP PROPERTY LIMITS FUTURE <sup>DEV</sup>

W HEWITT - AT LAST MTG - BORO COMMENTED - REFLECTED ON THEM - "WHAT ARE  
THEY WORRIED ABOUT?" SENT WES AN EMAIL. WE CAN WRITE  
RESOLUTION TO PRELUDE THAT CONCERN.

HEYSER - EIT IMPACTS ETC. AFFECT THEIR VIEW, MUST BE PRACTICAL

W HEWITT - SEVERAL 100% COMM. IN BORO - YOU DON'T WANT ANY OF THAT?

HEYSER - DEVELOPERS OF THIS TYPE GENERALLY LOOKING @ VARIETY <sup>OF USES</sup>

HEYSER - SEPARATE BLDGS REQUIRE MORE GREEN SPACES, SET BACKS ETC  
- PARAMETERS ARE DIFFERENT THAN GUARANTEES

J PERRIN - LANGUAGE OUTSIDE SCHEDULES APPEARS TO BE ACCEPTABLE

- OK FOR CG/TP & FEW REPS GO TOGETHER?

- NO OBJECTIONS STATED

6:34

WAMPLER - THANKS TO OFFICIALS & PUBLIC FOR COMING



Gettysburg Area School District  
900 Biglerville Road  
Gettysburg, PA 17325-8007

## Joint LERTA Workshop Attendance

August 20, 2018, 5:00 PM  
Administration Building Board Room

### GASD Board

☒ Hassinger  
☒ Henderson  
☒ Hewitt, K.  
☒ Hewitt, W.  
☒ Moyer  
☒ Pratt  
☒ Soliday  
☒ Wampler

### Gettysburg Boro Council

☒ Berger  
☒ Heyser  
☐ Lawson  
☐ Lawver  
☒ Naugle  
☒ Schindel  
☒ Strauss

### Adams County Commissioners

☒ Martin  
☒ Phiel  
☒ Qually

### Solicitors

☒ McQuaide  
☐ Eastman  
☒ Hartzell

### Secretaries

☒ Hunt  
☐ Stull  
☒ Nieman (Chief Clerk)  
*ALBERT PEAKH*

### Superintendent

☒ Perrin

### Borough Manager

☒ Gable

### Administrators/Other Officials

Mike ShesTok  
Sherril Clayton Williams  
LYNDA TAYLOR  
Lois Starkely  
Sam Wise / ACIDA  
Jay Mackie

Jim Hale - Times  
ACOPD / Robin Fitzpatrick  
Roger Lund  
Amy Kronenburg  
ROBINSON (ANDREW)  
NETT (DAVE)