

**DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
DAUPHIN COUNTY GAMING ADVISORY COMMITTEE
Monday, December 8, 2008, Meeting at 4:00 p.m.
Dauphin County Administration Building ~ 2nd Floor Conference Room
2 South Second Street
Harrisburg, PA 17101**

2008 Local Share Municipal Grant Public Hearings

Members Present

DC IDA

Paul Clark, Chairman
Matthew Steck, Vice Chairman
Paul Navarro, Assistant Secretary/Treasurer
Andrew Johnson, Treasurer

DC GAC

George Groves, Chairman
Justin Warren, Vice Chairman
David Craig, Secretary
Lloyd Umberger
Jim Szymborski

Also present were: Mark Stewart, Wolf Block; Peter Carlucci, Eckert Seamans Cherin & Mellot; Michael Musser, Community Networking Resources; David LaTorre, LaTorre Communications; George Conner, Dauphin County; Amy Richards, Dauphin County; Michelle Lauver, Dauphin County; Andrew Stein on behalf of East Hanover Township; Norm Ulrich, LTL; Scott Wyland, Hawke McKeon & Sniscak; Chairman Marie Beaudet, East Hanover Township Board of Supervisors; and Vice-Chairman Keith Espenshade, East Hanover Board of Supervisors.

Call to Order

Mr. Clark, DC IDA Chairman, called the meeting to order at 4:00 p.m.

East Hanover Township Presentation

The representatives for East Hanover Township indicated that East Hanover Township originally submitted applications for a total of 28 projects; however, they are seeking funding for 25 projects in an amount totaling \$3,107,357.00. It was highlighted that out of this request approximately \$2,226,723 (or 60%) will be directed towards infrastructure projects, with the remainder being applied to planning.

Planning & Administrative Projects:

East Hanover explained that the intended result of the study and planning projects is that East Hanover Township may correctly manage the inevitable growth it faces. These projects will allow for East Hanover (EH) to upgrade and comprehensively plan for the type and velocity of growth it will face and modernize ordinances for developmental ease.

Comprehensive Plan - Funds are being requested (\$73,095) for the creation of a comprehensive plan for the Township of EH, to be redone to specifically address the needs created by and for the Casino.

Standard Construction Specifications and Details - Funds (\$13,595) will be used to revise the current "Standard Construction Specifications and Details" adopted by EH Township.

GIS - Funds (\$49,000) to be used for the collection, preparation, and implementation of Geographic Information Systems (GIS) data for the use of creating more accurate maps for Planning and to increase efficiency in municipal data retrieval. This is to include the installation of and training of Township employees in the use of GIS software.

Needs Assessment and Prioritization Study - Funds (\$66,095) to complete an all encompassing study so that EH can organize its self for developing a new comp plan and assessing infrastructure and water needs.

SALDO Revisions, Long Term - Funds (\$38,095) to complete major SALDO revisions as part of the long term planning, to go hand and hand with the new comprehensive plan and Zoning.

SALDO Revisions, Immediate - Funds (\$13,595) to make minor SALDO revisions as a necessary action to “sure up” inefficiencies in the present SALDO until a complete and revised ordinance can be adopted.

Zoning Ordinance Revisions, Immediate - Funds (\$7,295) to complete immediate Zoning Ordinance Revisions. Due to the significant change in land use caused by the opening of the Penn National Casino, East Hanover has become a more desirable destination to live, conduct business, and participate in recreational activities. As a result of this new and very significant development pressure, there is an immediate need to amend the Zoning Ordinance to better accomplish the Township community development objectives contained in the Township Comprehensive Plan and current Township Zoning Ordinance.

Zoning Ordinance Revisions, Long Term - Funds (\$38,095) to complete major Zoning Ordinance Revisions. The current Township Zoning Ordinance was prepared during 2002 and enacted in 2003. Since that time, the Township has undergone a significant change in land use with the primary change being the opening of the Penn National Casino facility.

Street Opening Ordinance - Funds (\$2,395) to complete a Street Opening Ordinance. The anticipated escalation in land development within the Township, due largely to the introduction of the casino land use and the inevitable commercial and residential expansion, will require additional underground facilities such as new storm sewers and sanitary sewers, and utility installations like electric and telecommunications lines. With a Street Opening Ordinance in place, the Township will be able to control the methods used, so as to protect the general public, and the quality of the finished installation to reduce maintenance and repair impacts that have occurred in the past due to a lack of required standards.

Grading & Erosion Control Ordinance - Funds (\$4,845) to complete and enact a Grading & Erosion Control Ordinance. The anticipated escalation in land development within the Township, due in large part to the introduction of the casino land use and the inevitable commercial and residential expansion, will result in greater areas of disturbed land being subjected to the effects of erosion. Having a Grading & Erosion Control Ordinance in place will allow the Township to control the implementation of erosion control measures in order to protect the general public and the Township facilities from unwanted pollution impacts and costly clean up efforts.

Stormwater Management & Flood Reduction Ordinance - Funds (\$29,311) to cover the efforts by East Hanover to protect the township from the damaging effects of storm water run off as more of the township’s land is covered by impermeable surface as a result of development.

Roadway, Drainage Facility Study - Funding requested (\$35,000) to complete an assessment of stormwater runoff created by the roadway network.

Sewage & Waste Issues

537 Plan Items - Funds are being sought (\$84,401) to update the municipality's Act 537 Sewage Facilities Plan. The main purpose of this is to protect the health, safety and welfare of the residents. It is a document required by the Pennsylvania Sewage Facilities Act of 1966. Municipalities are required to update the plan when the current plan no longer adequately meets the needs of their municipality. Due to East Hanover's current growth, the 537 Plan must be updated. A more current plan will result in new or improved wastewater facilities that will meet the needs of the growing community.

Treatment Plant Analysis - Funding is being requested (\$57,049) to complete a treatment plant analysis. As the Township grows in response to the gaming industry and developer pressure, the influent loading and characteristics of the treatment plant will change. Based on recent guidance from the Pennsylvania Department of Environmental Protection, the effluent criteria from those plants ultimately discharging to the Susquehanna River will become more stringent. The original plant was designed to handle the current permitted loading. It is not known at this time how the plant will process a changing influent in the face of changing discharge criteria. In order to estimate the affects of these variables, a treatment plant analysis is required.

Water Issues

Aquifer Study - Funds are being sought (\$217,316) to complete an Aquifer Study. The entire residential and commercial population of EH Township depends on the preservation of the hydrologic cycle which replenishes the underlying ground water aquifer and preserves the existence of the vadose zone. Various and conflicting reports exist about the characteristics of the aquifer and its recharge mechanism. The Township needs to understand the aquifer setting and its relevant position within the existing hydrologic cycle in order to preserve and manage the aquifer properly. The current knowledge of the aquifer characteristics does not answer even the most basic questions such as the aquifer extent and boundary conditions, yield, type of water table, vulnerability to pollution, depths of the aquifer and its division into various components, if any. The aquifer study will provide basic information to the above questions via a comprehensive evaluation of the existing data, data correlation, and procurement of new information where necessary to provide a basis for adequate planning and sustainable future development of the township. The main purpose of the aquifer study is to protect the health, safety and welfare of the township residents.

Well Head Protection Plan - Funds are being requested (\$63,316) to complete a Well Head Protection Plan. While the characteristics of the underlying aquifer will be studied under a separate project, it is a prerequisite of the success of any program for aquifer preservation and management that all potential sources of aquifer contamination or depletion are properly studied, evaluated and adjusted to preserve the Source. In accordance with DEP guidance, the Township plans to prepare for implementation of the Source Water Protection Program. This comprehensive program is designed to protect drinking water sources used by the local public.

Comprehensive Watershed Management Plan - Funds (\$73,816) to be used to complete a Comprehensive Watershed Management Plan. EH Township currently does not have any watershed management plans despite being "self-reliant" with water and sewer. The existing watershed, which includes local aquifer(s) and surface water bodies, cannot continue to supply economic and environmental services, including water supply, sewage disposal receptors, support of local and regional ecosystems and enjoyment of life for the residents indefinitely unless properly managed. Growing evidence exists that the watershed is degrading rapidly through the lack of management and ad-hoc exploitation. The comprehensive watershed management plan, therefore, will address the sustainability of healthy ecosystems within EH that provide groundwater and surface water of sufficient quality and in adequate supply to support abundant and diverse population of aquatic, riparian and terrestrial organisms, as well as human uses and enjoyment while enabling sustainable development. The health, safety and welfare of EH

and surrounding municipalities' residents shall be safeguarded during times of flooding and draught, and a vibrant economy will be sustained through enlightened planning and management of the watershed resources enabled by the existence of the Comprehensive Watershed Management Plan.

Potable Water Supply Management Plan - Funds are being requested (\$31,816) to complete a Potable Water Supply Management Plan. EH does not currently have any significant type of water distribution system within its political boundary. The growth seen and anticipated by the arrival of the gaming industry will put pressure on water resources within the Township. In order to meet these challenges and efficiently use the lands within the Township, a plan for the distribution of water is required.

Open Space, Parks & Recreation

Open Space, Recreation and Environmental Resource Plan - Funding is being requested (\$35,000) so that the Township can create an Open Space, Recreation and Environmental Resource Plan as a tool to assist the Township with proper land planning in response to casino development pressure. With this increased development, there is a need for both active and passive recreational facilities. The best way to protect East Hanover's natural resources and to meet the recreational needs of its residents is through a system of public parks, open space, and recreation services.

Bridge Infrastructure

Jonestown Road over Manada Creek Bridge Repair - Funding is being sought (\$1,101,035) to repair the Jonestown Rd./Manada Creek Bridge. Jonestown Road serves as a local east-west arterial alternate to Interstate 81 and US Route 22. The roadway is heavily traveled by residents to avoid traffic on the larger routes. This bridge has deteriorated to the point that repairs must be made in order to maintain the bridge with no weight restrictions. Further deterioration would require posting the structure and could cause irreparable damage. In its current state, repairs could be made to extend the useful life of the bridge 20 - 30 years without under-going a bridge replacement. An in-place bridge repair-rehabilitation could be undertaken with minimal disruption to traffic flow. The bridge could remain open to traffic during construction work, rather than the lengthy delays that would occur with a bridge replacement.

Road Infrastructure

Early's Mill Rd./Laudermilch Rd. Intersection Improvements - Funds are being requested (\$230,844) to improve the intersection. Laudermilch Road (Rt. 743) is the primary north-south route into the Township for both local and drive through traffic. Traffic traveling from the interchange/casino area to the Hershey area uses this as the sole corridor and as such it is heavily traveled. Sight distance is minimal looking north at this intersection, therefore any movement in the intersection is affected. The proposed work would include removal of the existing house and embankment to provide adequate sight distance for traffic. With the traffic growth from the casino also impacting this area, addressing this problem at this time would provide for a safer travel route in this area.

Firehouse Rd./Fox Run Rd. Paving Project - Funds are being requested (\$564,844) to complete two road paving projects. Firehouse Road and Fox Run Road both serve as secondary access routes to the racetrack and casino property. Both are used heavily by employees and local residents to travel to the casino property. Firehouse Road passes along the paddock area and thus is used by the horse trailers for access. Drainage issues that are present on the roads present a public safety issue. By providing an improved storm water management the roadway can be safer as well as help to control other runoff problems in the area. As a matter of public safety, existing guide rails will also be replaced.

EMS/Municipal Services

Communications System - Funds are being requested (\$75,000) to make the necessary replacement of the Municipal Communication System of the Township. This replacement of all present radio equipment, including base radio, mobile radios, and hand-held portables is a result of the Dauphin County upgrade to its area wide digital communications system. The new system will allow the Township to communicate with surrounding Townships, Emergency Management Agencies, Fire Departments and Emergency Medical Services in the event of an emergency situation. It will also bring the Township in compliance with the requirements set forth in the National Incident Management System.

IT Filing Data Management System - Funds (\$80,000) to be used to update and upgrade the Township IT system to handle the increased work load it faces due to the exponential growth in the number and scale of existing and new projects it will face, associated with the increased development and regulatory pressure accompanying the arrival of the gaming industry. Current office systems cannot cope with the increased pressure and is unable to comply with the heightened level of auditing and regulatory requirements imposed on increased through-flow of public and private funds associated with the current explosive growth of the township.

Municipal Equipment - Funds (\$122,500) to be used to purchase an additional dump truck for snow removal and road operations. Snow events are managed by dividing the Township into 4 quadrants. Due to the increased traffic and the need to maintain access to the casino, this quadrant becomes troublesome and time-consuming. The purchase of a truck would allow the Township to section into 5 quadrants of plowing assignments, with the additional section specifically targeting the area around and access routes to the casino. Additionally, the truck would be used to increase the capability of the Township's Public Works Department to take on larger infrastructure projects, accommodate more employees and to maintain lowest possible costs of operations by reducing contract work.

Question & Answer

Mr. Szymborski questioned East Hanover representatives regarding community support and time lines for completion of projects. It was indicated that supporting documentation regarding these items was supplied within each application packet. Mr. Musser indicated that all projects must start by March 2010. At this time, all East Hanover projects qualify in timeline parameters.

Mr. Szymborski then questioned the status of an RFP for the planning projects, in particular the Comprehensive Plan. East Hanover responded that they intend to work with all local planning commissions to complete this plan, filling in as needed with professional services. Mr. Clark indicated that the County's Planning Commission is an excellent resource. Mr. Szymborski recommended the use of a private sector consultant.

Mr. Steck questioned on-going costs associated with certain projects. East Hanover representatives replied that they have been allotted discretionary funds. A portion of these funds have been used as matching funds for the projects presented. The remainder of the funding has been set aside to cover these on-going costs, cost over-runs, etc.

Mr. Groves questioned the priority of projects should East Hanover face a change in political structure. East Hanover indicated that such a change should not affect the priority of projects.

The shaded areas of the presentation funding chart were questioned. It was stated that these are the projects for which East Hanover is seeking funds from the IDA. They are the bricks and mortar projects (infrastructure and equipment).

Mr. Musser added that East Hanover did take into consideration the goal of the County. These highlighted projects are those which are ready to go and will have an immediate impact.

Mr. Navarro inquired about the Jonestown Road Bridge repair. He asked if the \$1.1 million is the anticipated cost and if the project is ready to be started in Spring 2009. East Hanover representative responded that the bidding and grant awarding process would begin in Spring 2009 and that there is a 12 month time frame for completion. Mr. Navarro expressed concern with the permitting process, to which East Hanover responded that all preliminary design work is ready to submit to the Conservation District. They also expressed an urgent need for this project as it is the only bridge connecting East Hanover and West Hanover Townships.

Mr. Craig remarked that there are limited funds available through the County's local share portion of gaming funds. He questioned if East Hanover would reallocate their portions of project funding should the IDA or the County not fully fund any particular project. As an example, he spoke concerning the Jonestown Road project for which East Hanover has indicated they will not be providing any leverage. East Hanover responded that they do intend for all projects to move forward and would reallocate funds should they not receive the requested funding. It was explained that the lack of Township leverage for the Jonestown Road project is due to the county-wide impact the completion of this project would have as it is the direct route to the Casino. Township representatives also highlighted that they have supplied matching funds to all projects which are not all Casino related.

Mr. Craig questioned a mathematical difference from previous information supplied to the Boards and the current presentation. East Hanover indicated they did find a mathematical error on the original submission and that they have taken out the request for funding for the Regulatory Compliance project. The presentation as provided at this meeting is the most current, accurate reflection of their grant requests.

Mr. Craig inquired if funding from other sources has been secured. East Hanover replied that most funds will flow from their general account. Mr. Musser asked if these funds have been set aside, to which East Hanover responded that they have. East Hanover also indicated that although the planning studies are items the Township needed prior, the development of and relating to the Casino have added extra pressures on the Township to have the studies completed and implemented.

Mr. Craig questioned East Hanover regarding what projects they would pull funds from to reach their requested \$3.1 million request. East Hanover representative stated that they would like to fund all projects, numbered 1 - 25 on the presentation, adding up to \$3.17 million. They also commented on the priority of the projects as they have established them indicating it is a very fluid process of which they have attempted to be very transparent and a-political. Providing an example of Rt. 743, they indicated they have attempted to address some of these issues in this year's process and engaged other entities such as State Representatives and Legislators, HATS, and PennDot. East Hanover indicated this year's request is as bare bones as possible, yet consistent with the MOU. They also indicated they have begun discussions on the request for 2010 and have asked for guidance from residents and other community organizations as to not miss any needs of the community.

Mr. Szymborski again expressed a scheduling concern. He commented that there is a sequence of logical progression for planning and indicated it is very important to give this consideration. If the planning is out of sync, they will not mutually support each other. He also stated that when you prepare and implement plans and then grant variances to the ordinances which deviates from the plans, you will affect the integrity of the plans. East Hanover responded that they have accomplished a lot of work in the past two years and that they are a Board of Supervisors which set goals and standards and stands by them. Their idea is to do things quickly, efficiently, and effectively and the planning projects will provide them with the logic for their future development as a township. They added that the Township also has its own engineers whom look out for the best interests of the Township.

Mr. Clark questioned reporting procedures. East Hanover replied that a final system for reporting has not yet been determined and they are open to any requirements set forth by the County and/or the IDA. It was added that the East Hanover Board of Supervisors understands they are accountable to their residents and have been very transparent during this process. Mr. Musser stated that he believes the reporting system for the local share grants will be very similar to those of the Community Development Block Grant Program and Mr. Stewart added

that a grant agreement will be put into place with an audit (similar to the State's Single Audit) to be completed at the end of each project and at the expense of the grantee. It was stated that monitoring will be put into place ensuring the proper expenditure of funds.

Public Participation

None.

Board & Staff Comments

Mr. Carlucci questioned the relationship of the construction standards being posed by East Hanover and the Uniform Construction Code (UCC). East Hanover representatives stated they have chosen to come up with a booklet, available on-line, stating all procedures and specifications. They indicated that while the UCC does have some of this information, East Hanover intends to take that and make it specific to East Hanover and their needs.

At the completion of East Hanover's presentation Mr. Clark called for a brief recess of the meeting.

Upon the continuance of the meeting, Mr. Clark indicated that the IDA board will be meeting to decide upon the action it will take regarding the approximate \$1.5 million in funding it will be providing to East Hanover Township, in accordance with the MOU. In addition, in an effort on behalf of the County to fulfill to full funding amount as provided for in the MOU, the IDA will be preparing a recommendation to the GAC, requesting funding for remaining East Hanover Township projects.

Close

Mr. Clark, Chairman of Dauphin County IDA, adjourned the meeting at 5:45 p.m.