

FACTS RESIDENTS NEED TO KNOW CONCERNING THE PROPOSED LOGISTICS OVERLAY AMENDMENT

Tilden Township was approached by Mark Powell of Century Land Development on August 30, 2017 to consider an Overlay District for a logistic center on the property of Phil & Donna Werley on Pine Road. A Presentation was made at the September workshop by Mark Powell showing the map of the property and preliminary information on a proposed logistic center should the Overlay District Ordinance pass. Mark Powell, Jim McCarthy and William Colby attended the October 6 and October 11 and discussed the first draft of the proposed Overlay District Ordinance and answered comments and concerns of residents. At the November 3 workshop, a point-by-point discussion was held on the comments of Township Engineer Greg Haas, on the proposed ordinance. At the November 8 meeting, many residents attended and presented their views. The advertising of the proposed ordinance was tabled.

The items of concern to be addressed in the Proposed Overlay District Ordinance:

- Traffic (traffic study to be conducted by Developer and PennDOT)
- Lighting
- Noise (beepers, jake brakes, etc.)
- Public water and sewer
- Setbacks, berms and buffers
- Landscaping
- Security (min 6ft. high fence and gates at all entrances and security)
- Pollution (anti-idling)
- Storm Water management (must comply with DEP)

In response to the concerns of township residents and the lack of contact by any one of the residents with the office to obtain facts, please know that your Supervisors, despite the accusations, are and have been, doing due diligence on this proposal. Spending many hours of their own time in the proposed area, talking to others, etc. Meeting minutes are not to reflect every word of every citizen, however, motions are required to be as stated. It was acknowledged under new business that the overlay ordinance was tabled. Unfortunately, there have been misconceptions brought about that the Supervisors are being secretive about this issue. That is false. All meetings concerning this issue have been and are open to the public.

It was stated that this was not economic development. As per www.businessdictionary.com, economic development is: Progress in an economy, or the qualitative measure of this. Economic development usually refers to the adoption of new technologies, transition from agriculture-based to industry-based economy, and general improvement in living standards. The Greater Reading Economic Partnership (Pam Shupp) has been promoting the I-78 corridor for economic development for years now and as a result we are seeing the corridor with industry coming to life again. Industry in the surrounding municipalities has been extremely low with the younger generation leaving the area. **THIS IS ECONOMIC DEVELOPMENT.** The I-78 corridor is the second hottest transportation corridor in the U.S. due to the overnight delivery available to 120 million consumers.

In spite of what the article in the Reading Eagle said, **Tilden Township IS NOT in financial distress, YET.** Our tax base is sound and our budget is fully funded. Our millage is low at 1.20 mills as a result of the income base from the commercial area. All monies from taxes from Walmart (\$11,600), Cabela's (\$18,600), Lowe's (\$8,362), etc. are put into the general fund for repairs of roads, police protection, tax collection, legal services, administration, building, planning/zoning, recreation and employee expenses. Please refer to the 2018 proposed budget. We have talked to the assessment office and the tax revenue that would come in is less than originally stated

(\$350,000.00). Depending on the assessment of the property, building and land, the revenue will be somewhere around 70,000 to 100,000. Additional revenue would come in annually of about \$35,000.00 for the LST tax (@ \$52.00) depending on the total number of employees. One-time fees would be building and zoning of approximately \$200,000.00 and transfer taxes of approximately \$30,000.00 depending on the sale price of the property with the Werley's. Neither a TIF, LERTA nor any other tax relief has been requested by the developer.

PLEASE NOTE THAT WE HAVE NO CONTROL OVER SCHOOL DISTRICT TAXES INCREASING EVERY YEAR. NOR DO WE HAVE CONTROL OVER COUNTY TAXES WHICH, IF THE BUDGET IS PASSED, WILL INCLUDE AN INCREASE OF 4.08%. TILDEN TOWNSHIP TAXES HAVE INCREASED ONCE IN 15 YEARS. FOR APPROXIMATELY \$200.00 A YEAR, YOU RECEIVE ALL THE SERVICES OF TILDEN TOWNSHIP.

Tilden Township Supervisors have reached out to other municipalities (Maidencreek, Bethel, Upper Bern, Upper Macungie, Weisenberg and Heidelberg Townships) for the impact on their municipalities. They had concerns in the beginning, however, ended not being huge impacts on their townships. None of them have reported an increase of crime nor drugs at their facilities.

Roads improvements/intersections, etc. would be required by state law and current township ordinances requiring that a traffic study be done, meet state and our Engineer's review, and if those roads/intersections are not improved, the plan will be rejected. Currently there are 7 intersections that would need to be studied for the impact of the proposed traffic. This is a planning process and not initially part of the proposed ordinance.

In reference to the Note regarding the Tilden Township Planning Commission voting "NO". The final draft of the ordinance has not been completed yet. The process gives the Township Planning Commission and the County Planning Commission 30 days to review the final draft of the ordinance before a hearing is held on the proposed ordinance. The final draft is not even completed at this time. A vote either way was not appropriate at this time.

In regards to local businesses, the Township has been contacted by Cabela's and has contacted Ironwood Properties, and Lowe's all of which expressed their concern for the traffic, which will be addressed at a later time in the planning stages (should it get to that point) however they are not opposed to the warehouse. The Township will continue to contact other local businesses.

Note: The police department staff has no official opinion on the proposed warehouse as this is a decision for the township supervisors and residents. The police department staff is neither for nor against the warehouse.

Crime

· Has anyone researched the crime statistics at existing warehouses? How can we be sure that additional police won't be needed?

As far as statistics go, Chief McElroy was not able to find anything where a specific study was done on the relationship of crime and active logistical warehouses. He is not saying there isn't a study out there, but he has not found one yet. Additional police was mentioned. ANY new residence or ANY new business in ANY community has the potential to have some sort of crime occur there.

So if the question is "Can the Police guarantee that crime won't happen at this logistics warehouse?" the answer would have to be "No." Who can make such a guarantee?

This proposed facility is being built with 24 hour security in mind, guard posts and perimeter fencing. There will most likely be security cameras. If all is as described by the developer, then the police department would not be responsible for patrolling their lot on a daily basis. Police would respond to police, fire and EMS incidents at that location as they arise. Their security would have the primary duty of patrolling the warehouse property.

The concern is valid, but if the warehouse client provides the anticipated security needs, then the impact on our police department will be de minimis.

Drug activity is known to be rampant at this type of facility

Chief McEllroy was not able to find information specifically mentioning this. He is aware of problems in communities with abandoned warehouses, which bring crimes of arson, drug use, trespassing, etc.

Does the author of the RAW concerns document mean drug activity by employees? Or are they talking about drug users and dealers hanging out on the warehouse parking lot? The statement needs more context and needs to be sourced. It seems the intent will be to not have the public at large on this parking lot. More information is needed on employee access, truck access and public access as it relates to preventing unauthorized persons on the lot.

On a similar note, the alleged prostitution problem is just that "alleged". Tilden Township has never received one call reporting or complaining of any prostitution of any kind happening anywhere in the township.

Miscellaneous

According to an article in the paper, Tilden Township's financial situation is not looking good. Where has all the additional revenue that was received from the Walmart Development gone? It appears a large portion has gone to the police dept., which 10 years ago was non-existent.

To the last sentence above, our department was not non-existent in 2007. Our department was formed sometime in the late 1960s / early 1970s. It disbanded in 1991 when Center Township covered the Tilden area. It was brought back in January 1998. So in 2007, the department did exist.

If the authors meant to say that the department was much smaller and the budget was smaller, then yes, that is true. Until January 2008, there were only ever part-time police officers working for the police department. The budget for the police department and the staffing levels have increased in the last 10 years. In September 2007, the department employed two (2) part-time police officers. In January 2008, the department employed two (2) full-time police officers.

As of December 2017, the department employs four (4) full-time police officers and one (1) part-time police officer.

If anyone has any studies or other information concerning police issues at logistical warehouses, Chief McEllroy would welcome such information from RAW or other members of the public.