

LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION  
BUSINESS IMPROVEMENT DISTRICT  
WORKSHOP MEETING

June 1, 2009

**COMMISSIONERS PRESENT**

Fredrick Lighty  
Ernest Gingrich  
Dennis Guise  
Douglas Grove  
Robin Lindsey

**ALSO PRESENT**

Lori Wissler, Planning & Zoning Officer  
Watson Fisher, SWAN Representative

**CALL TO ORDER**

Mr. Lighty called the workshop meeting of the Lower Paxton Township Planning Commission to order at 5:17 pm, on June 1, 2009 in Room 174 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Mr. Lighty led the recitation of the Pledge.

**ROUTE 22 BUSINESS IMPROVEMENT DISTRICT**

**Key Property Owners**

Mr. Lighty stated that the next step in this process is to identify a group of property owners to champion the idea of the District. He noted that the advice given strongly suggested getting a number of properties behind the idea before proceeding with the meetings involving all of the property owners. He noted that another question is whether to invite the property owner, or the business owner, or both.

Mr. Grove suggested inviting the local owners that own the land but also run the business. At least a third of the initial group should be local owners, not distant owners. He suggested Tire Mart or Goodall Pools, which are owned and managed locally. Ms. Lindsey suggested the Essis family and the Colonial Diner might also be good to invite. Mr. Grove noted that once the major small business owners are on board, they can convince the balance of the small business owners that this could be a good thing.

Ms. Lindsey noted the invited property owners should come from both sections of the District.

The Commissioners and staff discussed additional owners and businesses, and came up with the following list of key stakeholders to invite to the initial meeting:

Tire Mart-Robert Dietel  
Hoffman Ford-Earl Hoffman  
Freedom Toyota-Cal Hartman  
Essis & Sons- Musselium Essis, or a Family Representative  
Gem Jewelry/Aston's-Regis & Laurie Doyle  
Case-O-Bier-Rineer Family

Paxton Square-Vivian Biscoe  
Paxton Towne Centre  
Swartz Supply-Scott Swartz  
David Smith Printing  
Applebee's/Casual Male-Davenport  
Integrity Bank

Olde Liberty Square may be owned by Tommy Posavec and a partner, who are local. If that is the case, they should also be invited.

Mr. Guise suggested a larger outside owner, someone like Paxton Towne Centre who has a lot of parcels. They are out of Philadelphia, but most likely have a local manager.

Mr. Grove suggested Target, Sears or Boscov's, who are larger corporations and own the land, who could help to convince the other larger businesses. Mr. Lighty noted there may be hard feelings towards Boscov's from the other businesses because they were the only retail establishment to get federal money. Mr. Guise suggested the mall anchors may hang back waiting on corporate approvals. Mr. Grove noted that if that would be the case, it would be good to get them moving early.

Mr. Lighty asked which of the larger malls the Township has had positive dealings with. Ms. Wissler stated that Paxton Square and the Township have a good working relationship. Paxton Square has four parcels owned by K Theatre Corporation on Paxton Street (the shopping center parcel, Burger King parcel, and the two bank parcels).

### **Key Property Owners' Meeting**

Mr. Lighty asked staff to draft an invitation letter. He suggested the meeting should start with our presentation of the idea, then get their feedback and see if they are in or out. If they are all against it, the process may be over.

Mr. Lighty will modify the power point presentation that was shown to the Board of Supervisors. Mr. Guise suggested telling them that the District is in early planning stages, here is the concept and the next step is to talk to a diverse group of local partners for their reactions and thoughts. The costs and the results will most likely be the focus of their concerns.

Mr. Guise suggested having examples from other Improvement Districts so they can see a finished product.

Mr. Grove suggested that the group should also be told that the Township is looking for a small group from this vast and diverse area to work with the Township to go to the businesses in the area and promote the District.

Mr. Guise suggested this group of business owners can become the BID Advisory Committee. They would help move things along.

Ms. Lindsey stated that the Power Point should explain what a BID is, in case they are not familiar. Mr. Lighty stated it does cover that. Mr. Guise noted that some businesses or franchises may already be familiar or be involved in BIDs in other areas.

Mr. Guise asked about inviting the Board of Supervisors to this first meeting. Mr. Lighty suggested holding the meeting, then reporting the findings to the Board. After getting the initial impressions from the businesses, and seeing who is willing to be an advisor, then that information can be taken to the Board. If it is overall negative, that needs to be communicated to the Board of Supervisors, but if it is positive, it may be a good idea to take the willing participants along to a Board of Supervisors meeting.

The letter will ask them to RSVP with yes, no, or interested but can't on that date. The Commission agreed to hold the meeting July 27<sup>th</sup>. There can be light fare available from 6:00 to 6:45 pm, then conduct the meeting from 6:45 to 7:45 pm. The food should be a light meal, not just finger foods. The food can provide an opportunity for the attendees to mingle and relax a little bit.

The following should be prepared for the attendees: the information from Philadelphia and State College, as well as things from the Harrisburg DID and a copy of the BID law. Staff will make the copies of the handouts and prepare a letter. Mr. Guise will find an electronic copy of the law. The Power Point slides should be available on paper also, maybe on one or two sheets. It explains what a BID is and how the Planning Commission thinks it will help.

After presenting the Power Point, the Commission will take feedback, and the positive responders can be invited to be advisors.

### **PUBLIC COMMENT**

There was no additional public comment.

### **ADJOURNMENT**

The next Planning Commission workshop session regarding the Route 22 Improvement District is scheduled for Monday, July 27, 2009.

The next regular Planning Commission meeting is scheduled for Wednesday, June 10, 2009, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, the meeting adjourned at 7:00 pm.

Respectfully Submitted,

Michelle Hiner  
Recording Secretary