

MCGINNESS INNOVATION PARK, COLUMBIA, PA - READY FOR TAKEOFF



**Pennsylvania Brownfields Conference
State College, Pennsylvania
March 26, 2024**



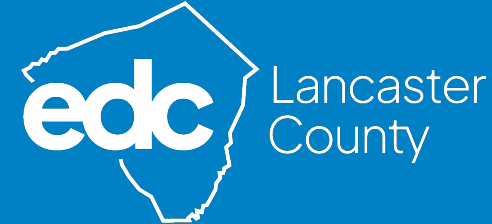
The Panel

- Mark Stivers, AICP, Borough Manager, Columbia, Pennsylvania
- Kay Linnell, P.G., Principal Geologist, ECS Mid-Atlantic, LLC
- John Biemiller, Vice President, Business Retention and Expansion, EDC Lancaster County
- Rick Jackson, RLA, Vice President, ELA Group, Inc.



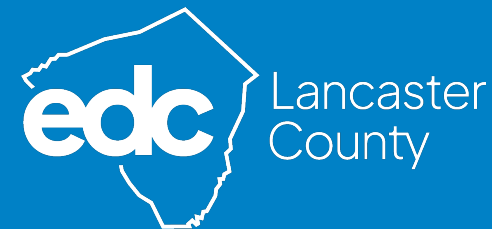
Outline

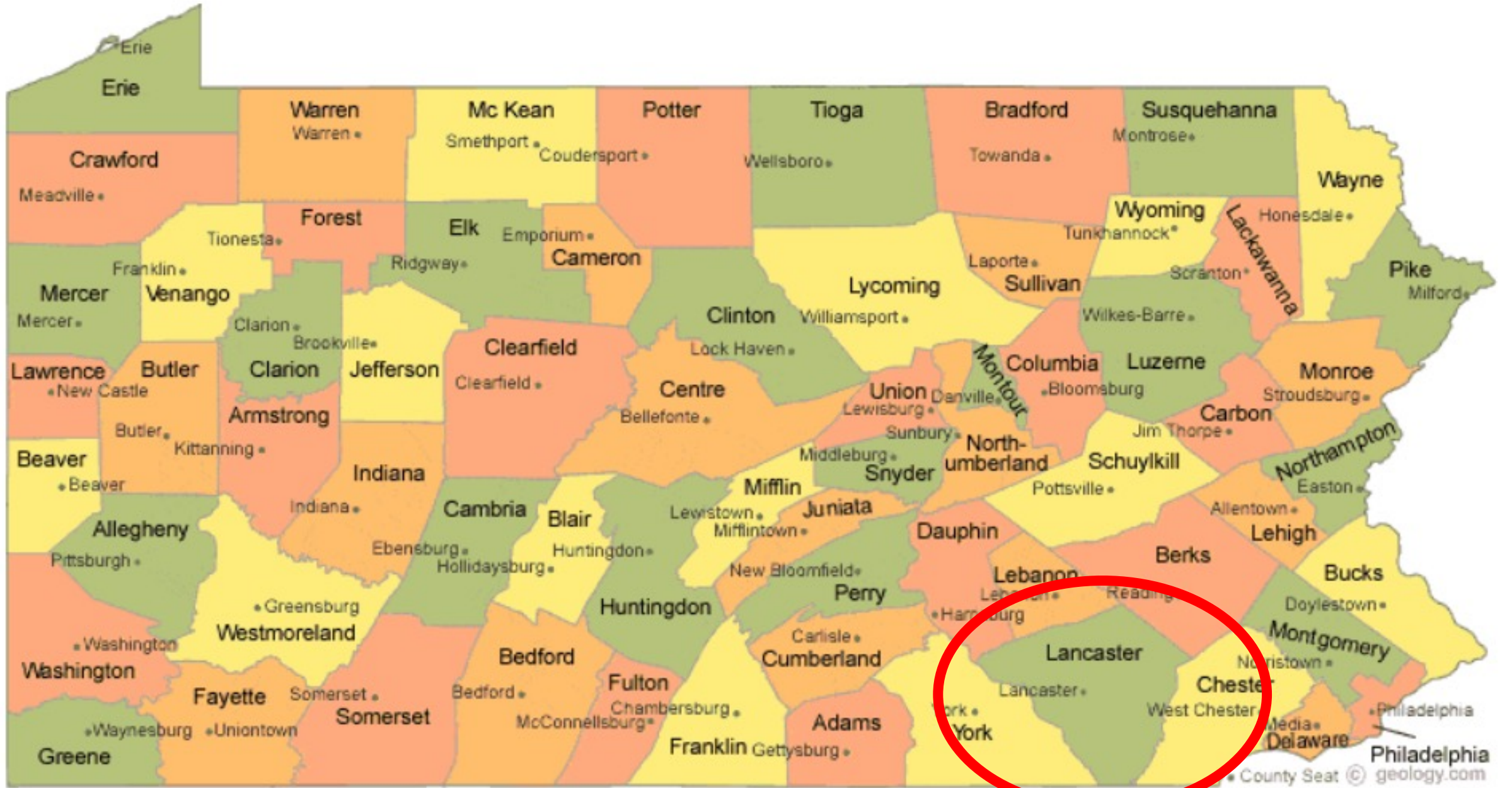
- History of Property and Project
- Vision for Development and Community Engagement
- Environmental and Geotechnical Challenges
- Funding Package
- Permitting and Design Process: Current Status
- Question and Answer



History of Property and Project

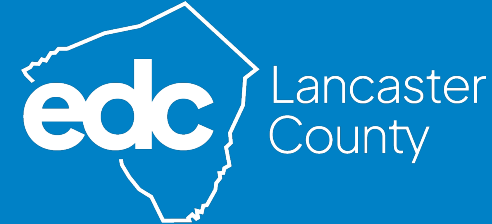
- Mark Stivers, AICP, Borough Manager, Columbia, Pennsylvania





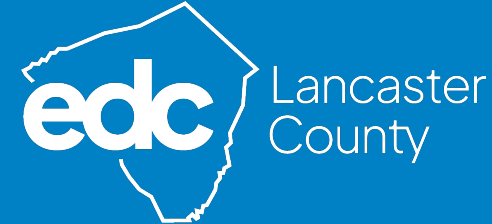
BOROUGH OF COLUMBIA

- Population - 10,500
- Area - About 2.4 square miles
- Originally named Wrights Ferry
- Name was changed to Columbia in the late 1700s in hopes to become the Nation's Capital.

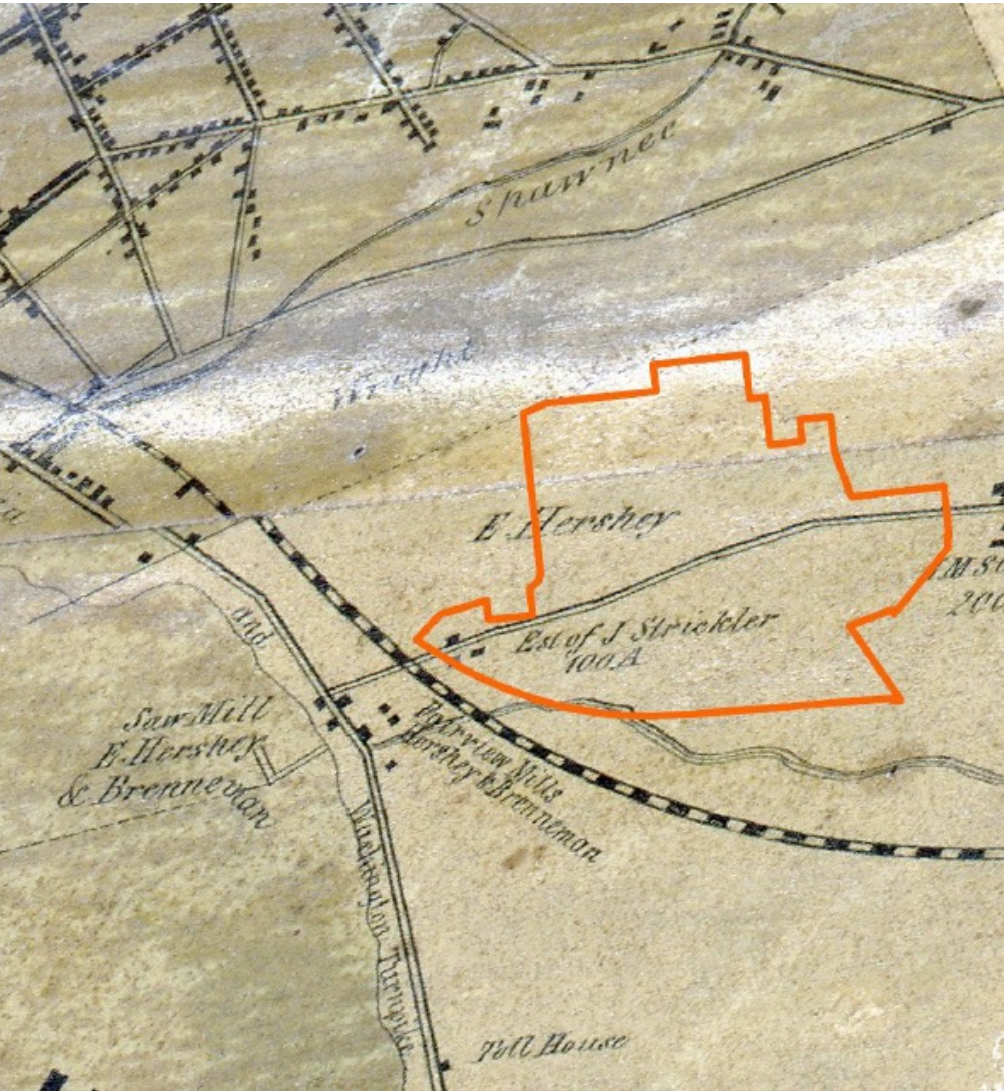
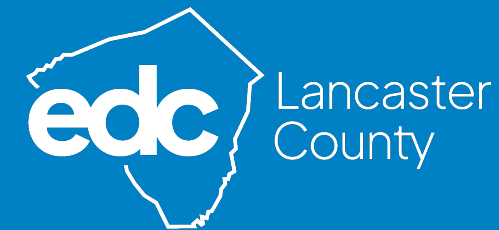


BOROUGH OF COLUMBIA

- Before there was Columbia, there was the land and the river. The combination naturally proved a draw to human settlement. Ancestors of the indigenous peoples of the Susquehannock called the Susquehanna River Valley home, from as early as 7000 B.C.
- The Borough was officially incorporated on February 25, 1814.



1020 MANOR STREET



1850 Historical Atlas (Sidney & Neff)



1940 Aerial Photo

1020 MANOR STREET



1957 Aerial Photo



2018 Aerial Photo



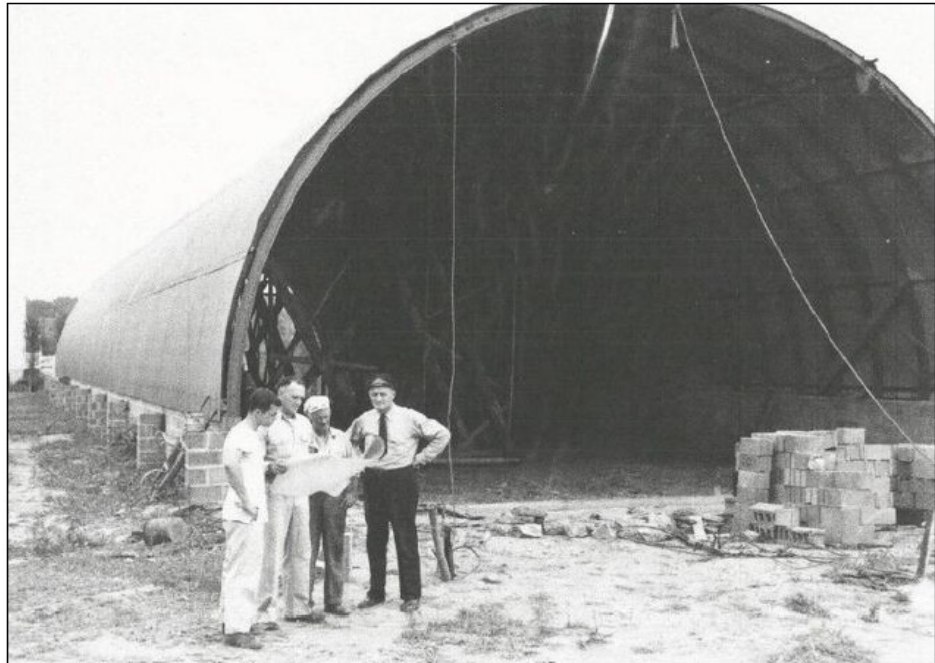
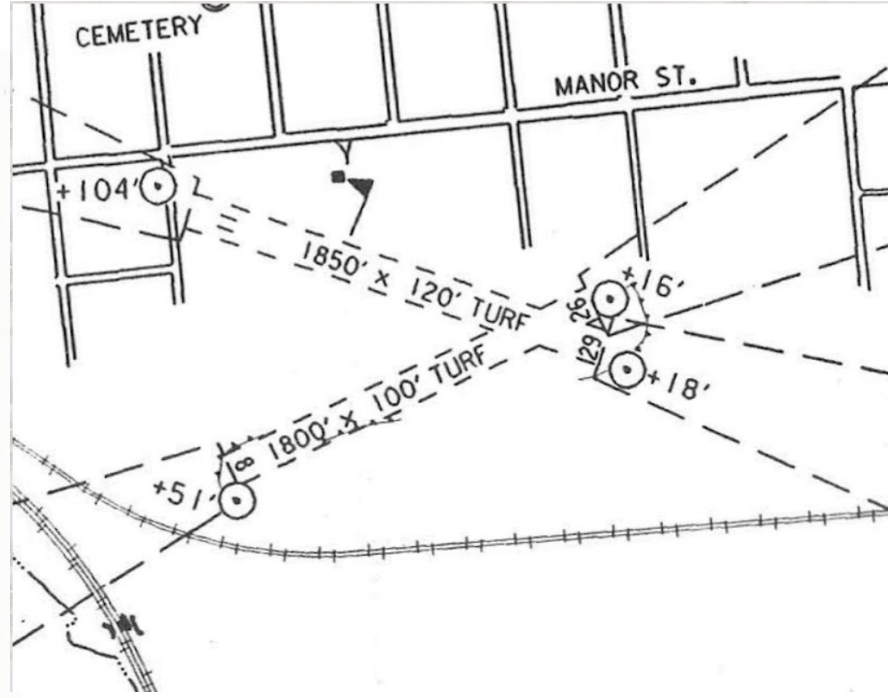
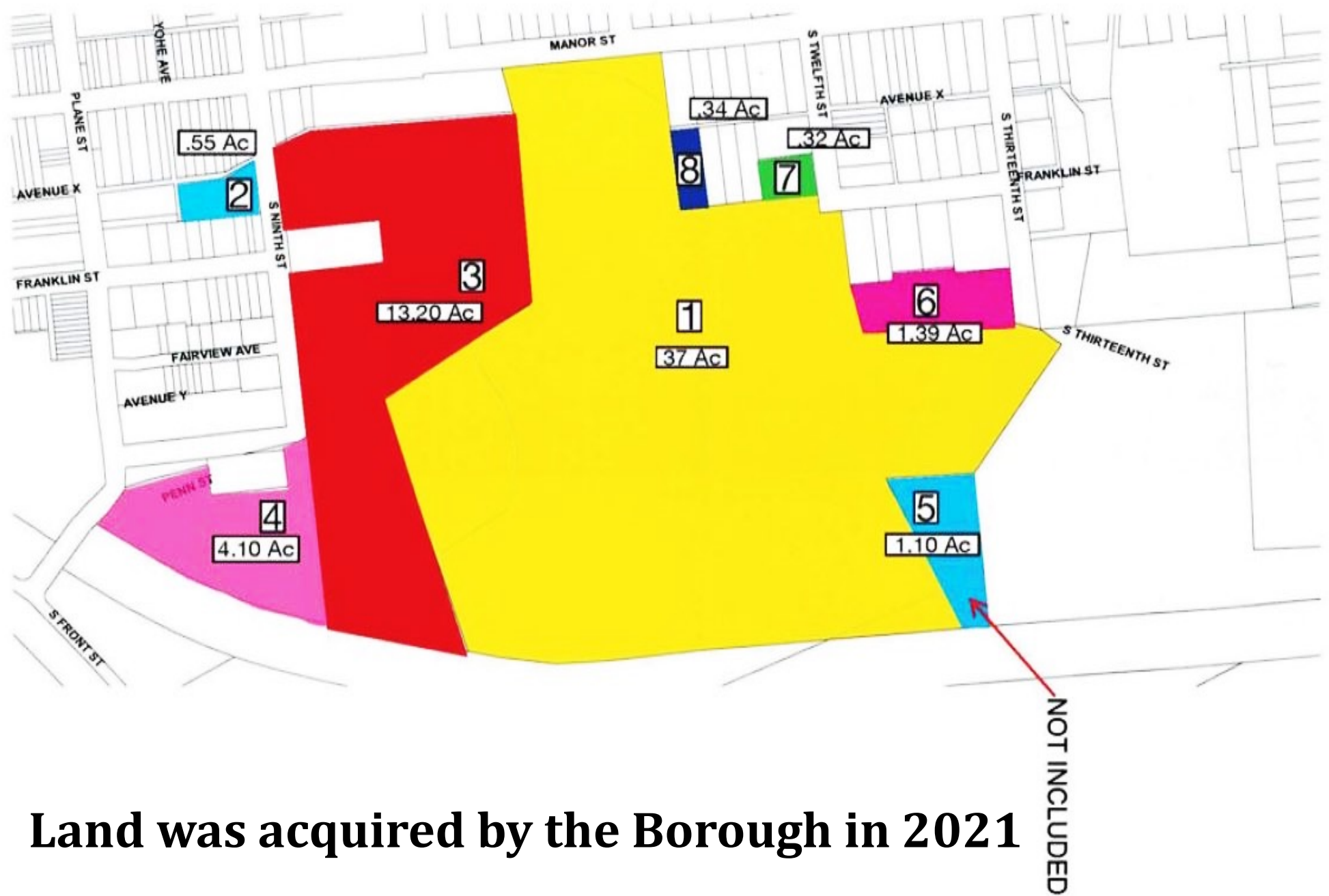


Figure 11. George McGinness, second from left, looks at plans for the McGinness Airfield in this undated photo (Lancaster Online 2022).





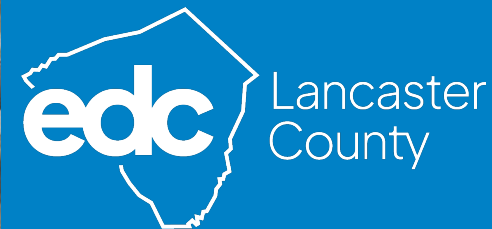
Land was acquired by the Borough in 2021





Development Potential

- The Property is zoned Light Business
- The anticipated uses for the site include:
 - Technology & Innovation Park
 - Light Industrial
 - Commercial
 - Business
 - Open Space and Recreation





Due Diligence/Site Prep Work

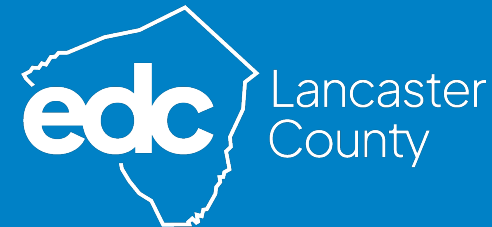
- Geo-Technical Evaluation
- Environmental Evaluation
- Archeological Evaluation
- Site Feasibility Study
- Site Access – Traffic Impact Analysis
- Site Survey
- Title Work
- Environmental Remediation
- Installation of Infrastructure



COMING SOON McGinness Innovation Park

DR1

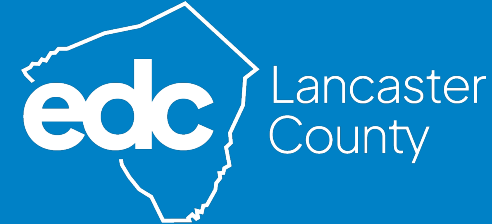
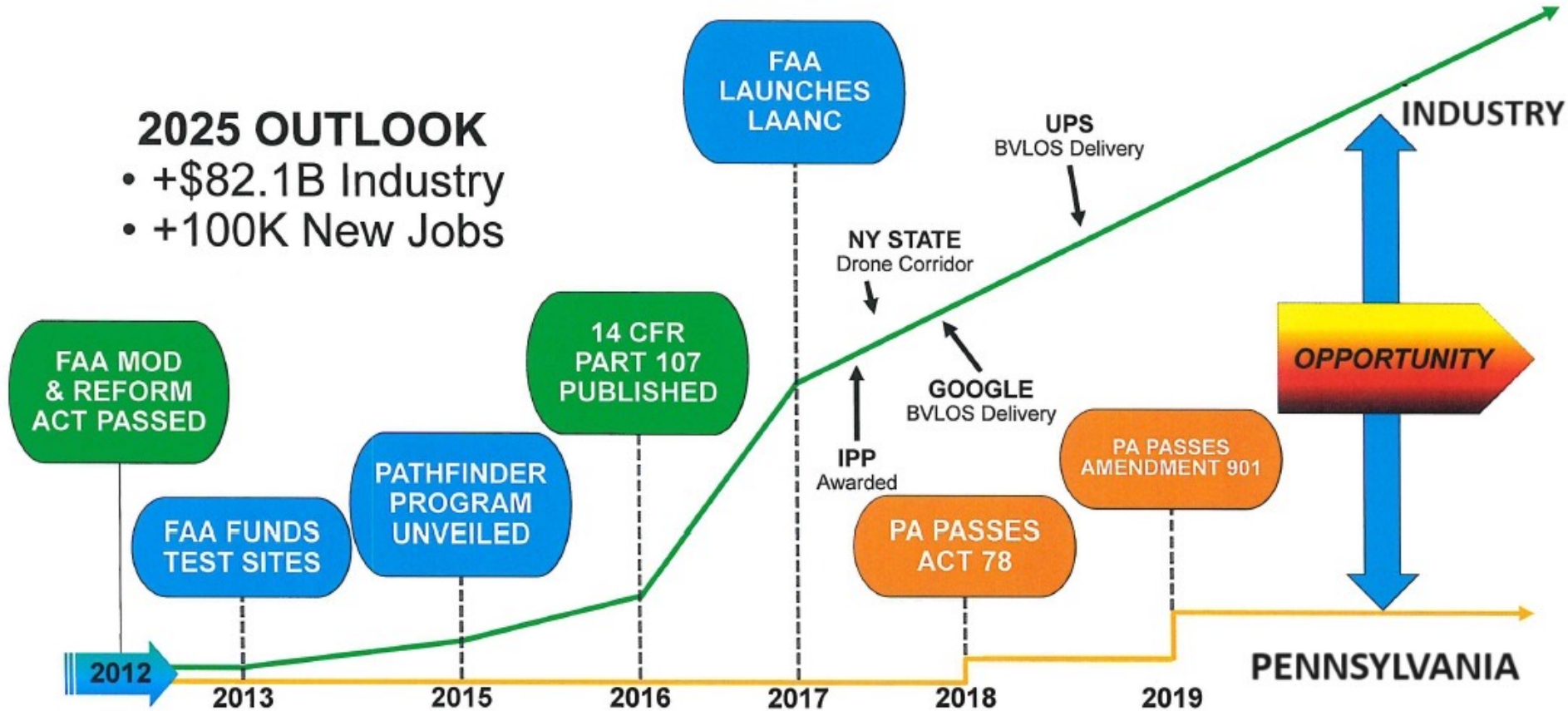
- KATS – Keystone Aviation Training Site
- Provide a single location for UAV (Unmanned Aerial Vehicle) training for BVLOS (Beyond Visual Line of Sight)
- Focus on STEM training
- Serve as a catalyst for training for careers in the fast-growing UAS (Unmanned Aircraft Systems) field
- Attract related businesses to the region

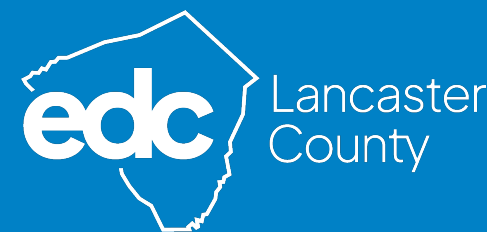


The Opportunity

2

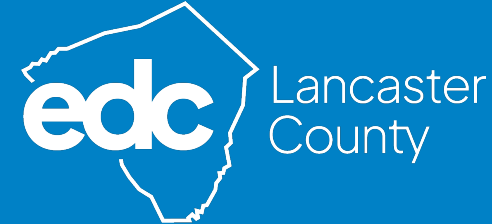
2025 OUTLOOK
 • +\$82.1B Industry
 • +100K New Jobs





Environmental and Geotechnical Challenges

- Kay Linnell, P.G., Principal Geologist, ECS Mid-Atlantic, LLC





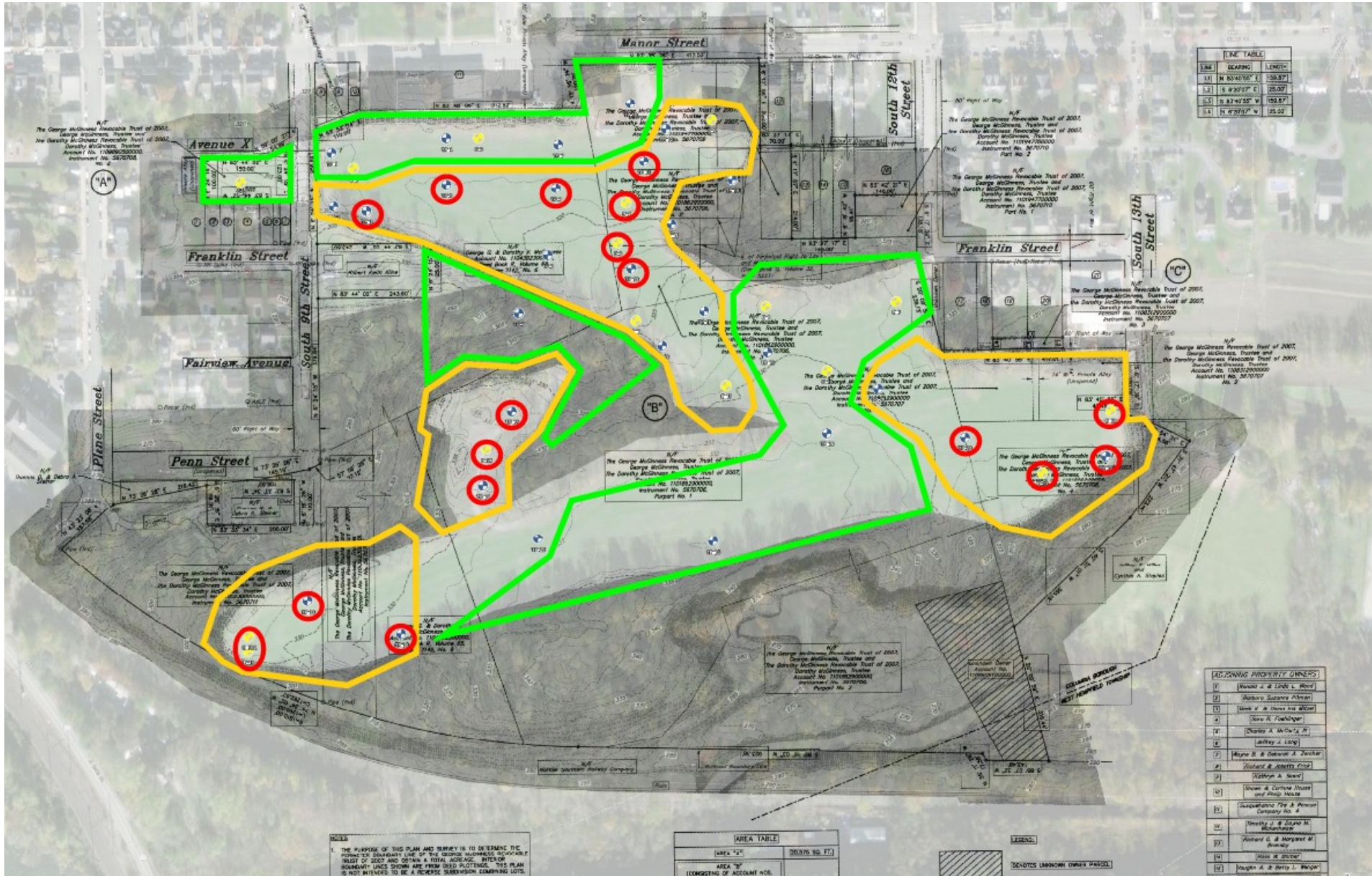
Underground Tanks

Suspected Buried Drums

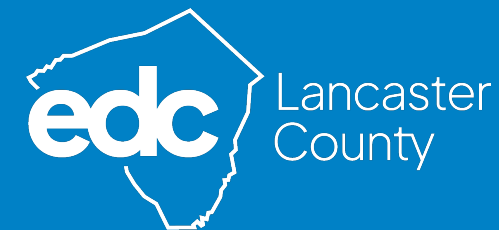
Former Convalescent Home

Site

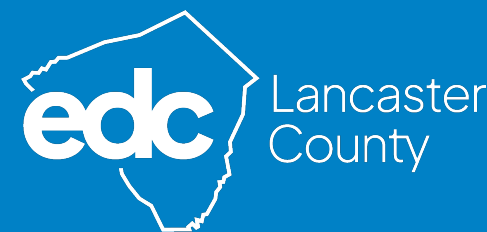
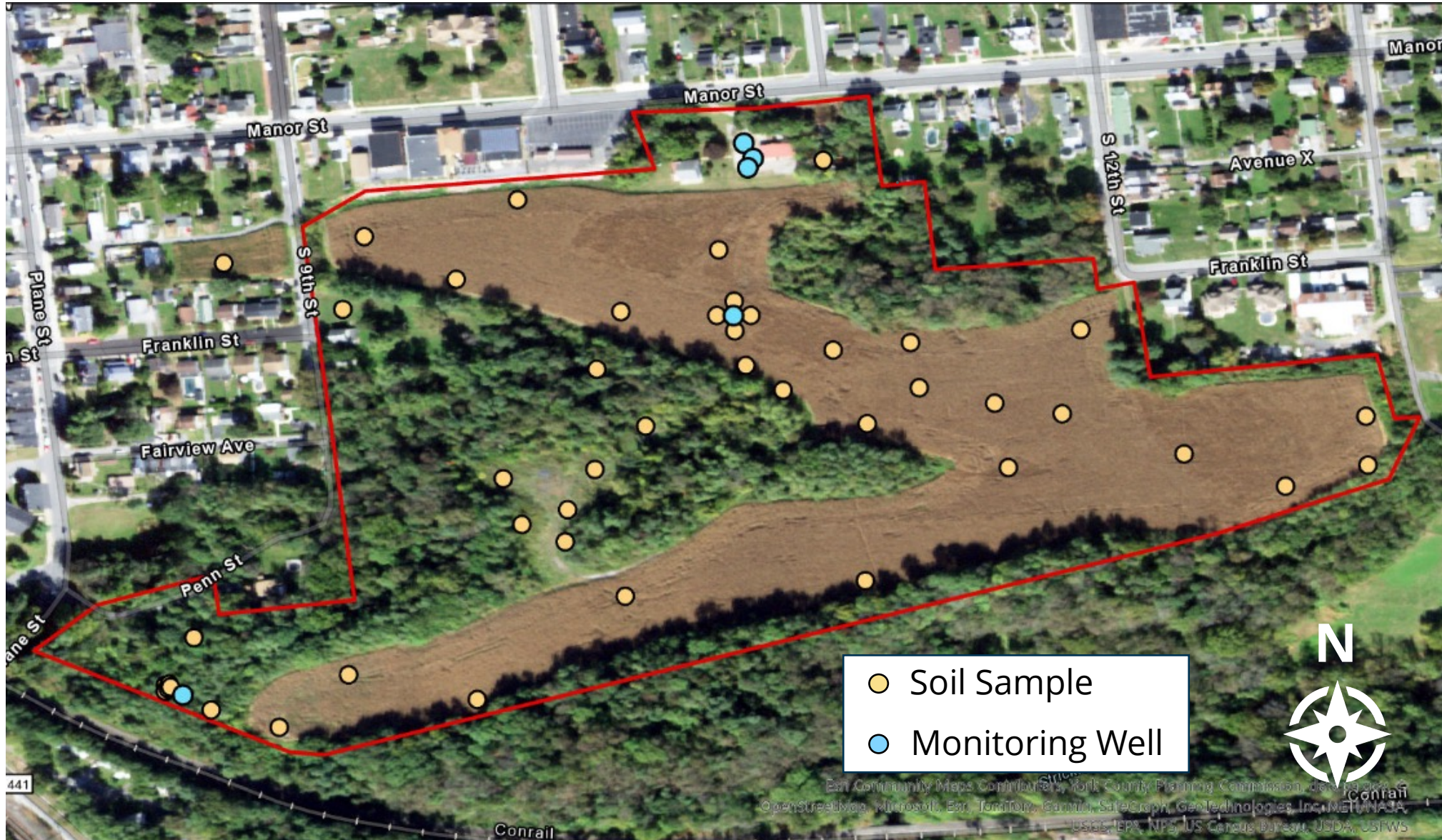


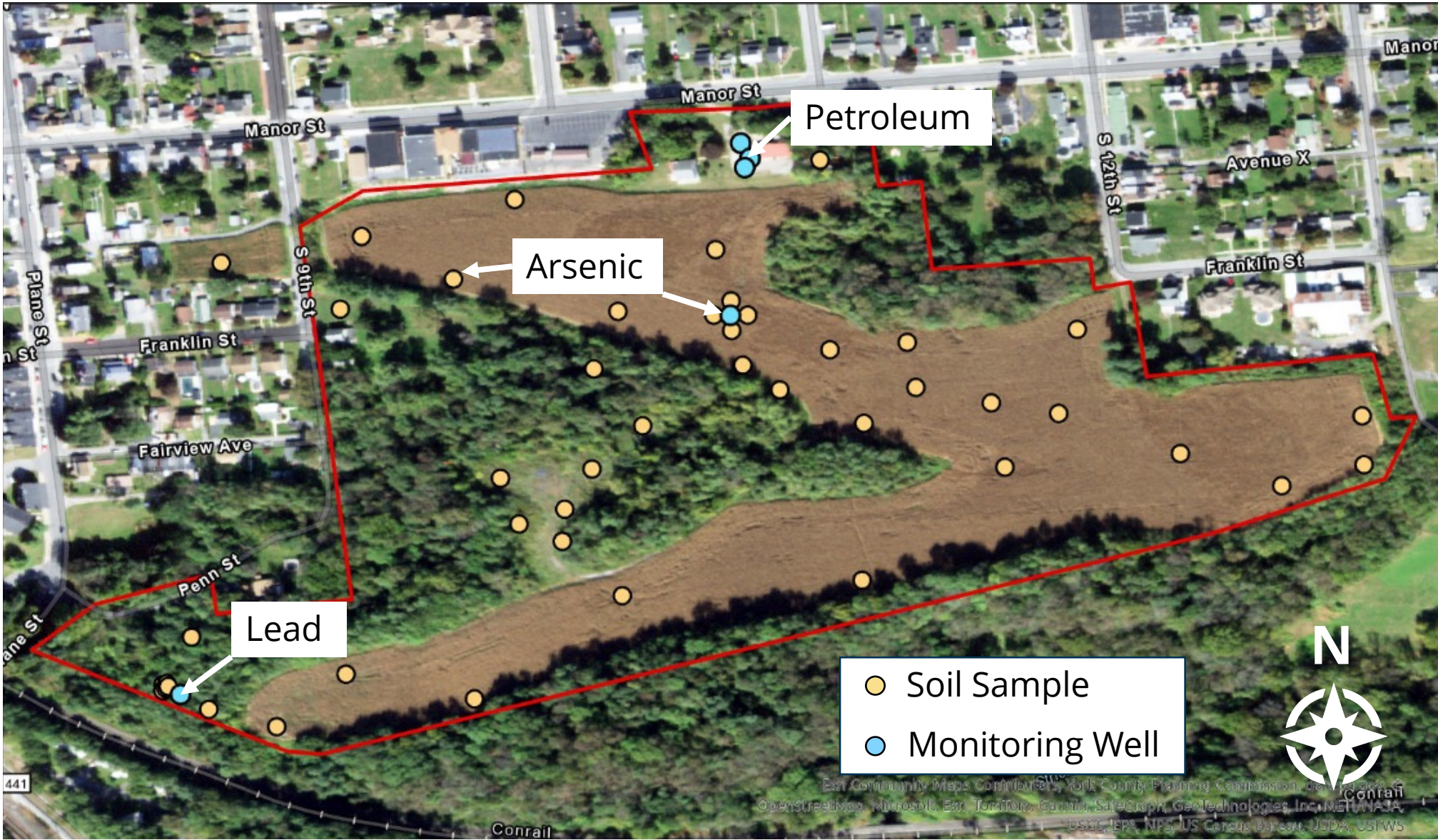










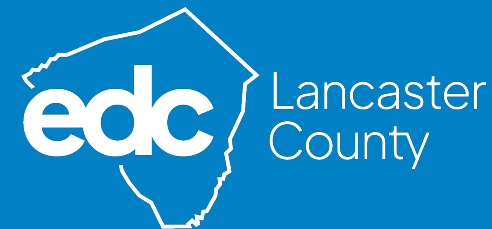


- **Environmental Remediation**

- Storage tank cleanup
- Voluntary remediation (Act 2 Cleanup)
 - Arsenic and lead in soil – pathway elimination

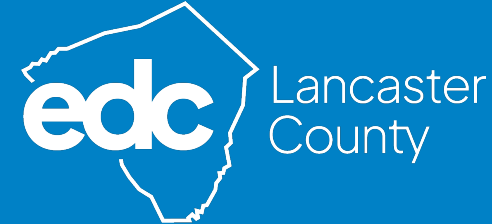
- **Geotechnical Ground Improvement**

- Planned with redevelopment
- Re-grading slopes
- “Removal-Sort-Replace” for fill soil



Funding Package

- John Biemiller, Vice President,
Business Retention and Expansion,
EDC Lancaster County



Funding Package

Pre-Development:

- PA Economic Development & Community Development Initiatives Program
- \$1,000,000



Funding Package

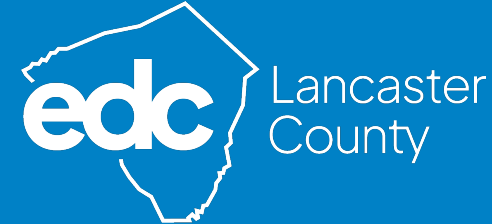
LAND		Breneman Site Construction Quote	Pre-Incurred Costs	Adjustments for BIOS Project	BIOS Application
CODE	DESCRIPTION				
1000	LAND PURCHASE	\$ 1,656,661.97	\$ 1,656,661.97	\$ (539,833.00)	\$ 1,116,828.97
1100	PROJECT CIVIL ENGINEERING/PLANNING	\$ 1,142,730.52	\$ 378,756.00		\$ 763,974.52
	DUE DILIGENCE			\$ 378,756.00	\$ 378,756.00
1150	SITE MAINTENANCE	\$ 2,538.57	\$ 2,539.00		\$ 2,539.00
1200	LEGAL & MUNICIPAL FEES	\$ 339,025.30			\$ 339,025.30
LAND SUBTOTAL		\$ 3,140,956.36			\$ 2,601,123.79

MAIN SITE IMPROVEMENT

1300	EROSION CONTROL	\$ 283,477.37			\$ 283,477.37
1350	DEMOLITION	\$ 339,491.29			\$ 339,491.29
1375	GEO TECHNICAL REMEDIATION	\$ 1,241,105.76			\$ 1,241,105.76
1400	EARTHWORK	\$ 1,257,134.23			\$ 1,257,134.23
1450	STORM SEWER	\$ 515,211.92			\$ 515,211.92
1500	POST CONSTRUCTION STORM WATER MGMT	\$ 394,043.47			\$ 394,043.47
1550	SANITARY SEWER	\$ 96,782.59			\$ 96,782.59
1600	WATER SYSTEM	\$ 186,027.49			\$ 186,027.49
1650	CURB/PAVING	\$ 757,594.59			\$ 757,594.59
1700	HARDSCAPE/LANDSCAPE/AMENITY	\$ 652,343.84			\$ 652,343.84
1750	DRY UTILITIES	\$ 441,820.87			\$ 441,820.87
1850	GENERAL CONDITIONS	\$ 582,692.85			\$ 582,692.85
1900	STREET/UTILTIY DEDICATION COSTS	\$ 10,242.15			\$ 10,242.15
1930	CONTINGENCY	\$ 989,614.03			\$ 989,614.03
1950	MANAGEMENT FEES	\$ 172,559.40			\$ 172,559.40

MAIN SITE IMPROVEMENT SUBTOTAL		\$ 7,920,141.85			\$ 7,920,141.85
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TOTAL		\$ 11,061,098.21			\$ 10,521,265.64
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Funding Package

BIOS Funding Program and Application Process

Provides grants and loans for the acquisition and development of key sites for future use by businesses, private developers, and others. Eligible costs include site purchase, environmental remediation, demolition, site work, infrastructure construction, etc.

1. Key details:
 - a. Grants up to 40% of eligible project costs, max. \$4 million
 - b. Loans up to 60% of eligible project costs, no max.
 - c. Loans 2% interest rate. Loans will be patient – no repayment until property is sold or leased or 5 years from the date of closing, whichever comes first.
2. Application window:
 - a. Open until 3/31/22 with \$30-\$35 million available
 - b. Approvals expected in May or July
 - c. DCED/CFA expecting high demand
3. Things to know:
 - a. Triggers prevailing wage
 - b. Cannot be used for offsite improvements



Funding Package

ITEM	USES	SOURCES
Acquisition	\$1,116,829	
Construction	\$7,920,142	
Engineering	\$1,142,731	
Fees	\$341,563	
Business In our Sites GRANT		\$3,609,000
Business In Our Sites LOAN		\$5,414,000
Columbia Borough		\$1,498,265
TOTALS	\$10,521,265	\$10,521,265

Cashflow Items	
Acres for Sale	34.19
Total Development Costs/Acre	\$307,729
Break Even Cost/Acre	\$202,172
BIOS Loan Repayment/Acre	\$158,350



Funding Package

- Legislative support

ESTIMATED PROPERTY TAX IMPACT

PROPERTY VALUE		REAL ESTATE TAXES	
Appraised Land Value	\$5,385,000	Borough	\$252,400
Estimated Building Construction	\$35,000,000	School District	\$834,800
Common Level Ratio Adjustment	1.28	County	\$91,800
Est. Appraised Value¹	\$31,550,000	Est. Annual Taxes²	\$1,179,000

¹Value = Total Land and Building/Common Level Ratio

²Tax estimates based on 2021 millage rates



Center for
Regional
Analysis

IMPACT TYPE	EMPLOYMENT	LABOR INCOME (\$)	VALUE ADDED (\$)	OUTPUT (\$)	AVERAGE ANNUAL WAGE
Direct Effect	152	\$10,279,230	\$14,251,079	\$40,733,869	\$67,626
Indirect Effect	63	\$4,614,833	\$6,461,491	\$11,844,768	\$73,313
Induced Effect	61	\$3,115,617	\$5,187,653	\$8,817,682	\$51,008
Total Effect	276	\$18,009,681	\$25,900,224	\$61,396,320	\$65,246



Funding Package

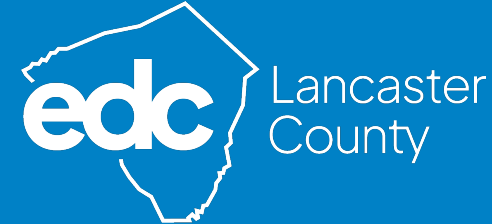
Demolition	Remove	\$0.00	\$282,810.00	\$0.00	\$767,837.00
Excavation/Grading	Remove	\$0.00	\$441,820.00	\$0.00	\$282,810.00
Environmental Cleanup	Remove	\$0.00	\$339,491.00	\$0.00	\$441,820.00
Related Costs - Collapse	Remove	\$2,164,841.00	\$1,520,062.00	\$0.00	\$339,491.00
Engineering	Remove	\$1,241,105.00	\$0.00	\$0.00	\$3,684,903.00
Fees	Remove	\$1,622,084.00	\$0.00	\$0.00	\$1,241,105.00
Environmental Assessment	Remove	\$763,974.00	\$0.00	\$378,756.00	
Legal Costs	Remove	\$172,559.00	\$0.00	\$0.00	\$763,974.00
Contingencies	Remove	\$0.00	\$0.00	\$0.00	\$172,559.00
Miscellaneous - Collapse	Remove	\$339,025.00	\$0.00	\$378,756.00	\$378,756.00
Site Maintenance	Remove	\$346,526.00	\$0.00	\$0.00	\$339,025.00
		\$0.00	\$0.00	\$0.00	\$346,526.00
Total	Remove	\$5,028,030.00	\$3,352,020.00	\$2,539.00	\$2,539.00
			\$1,498,123.00		\$2,539.00
			Budget Total:		\$9,878,173.00

Good news...

CFA approved our project at 7/19/22

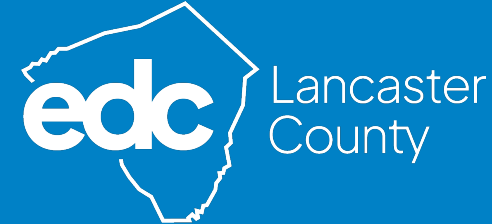
Not as good news...

State reduced our Contingency from 9.4% to 5.0% -- eliminating \$643,000 of potential BIOS Funding.



Permitting & Design Process: Current Status

- Rick Jackson, RLA, Vice President, ELA Group, Inc.



1. Parameters

- A. Site's geotechnical and infrastructure/development capacities
- B. Requirement for Individual NPDES Permits
- C. Flexibility for end uses and users

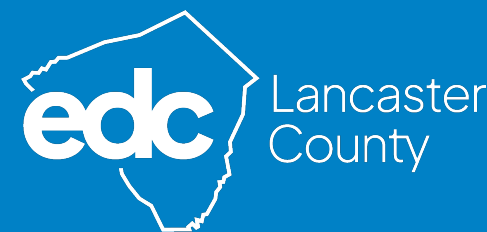


2. Related Clearances

- A. PA Natural Diversity Inventory
(Northern Red-Bellied Cooter)
- B. PA Historical & Museum Commission/
State Historic Preservation Office
(Native American Site and Resources)

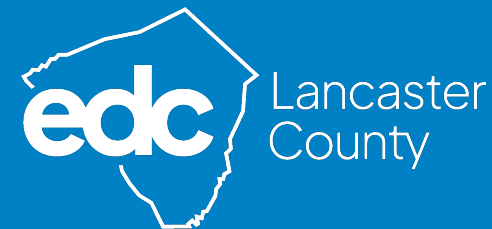






3. Phased Permitting & Development Approach

- A. Phase 1 Geotechnical Site Remediation
NPDES/Erosion & Sedimentation Control Permit
Initial Subdivision & Lot Consolidation Plan
- B. Phase 2 Infrastructure Improvements
NPDES/Post-Construction Storm Water
Management
Subdivision Plan for Public Infrastructure
- C. Individual Subdivision, Land Development, and
Post-Construction Stormwater Management Plans
(for end uses and by end users)





Thank You!

