

Amity Township, PA Economic Development Advisory Council

Economic Development Plan





Population

Total 2007 Population	14,855
Male Population	49.4%
Female Population	50.6%



Median Age



| Median Age 38.4



Gender and Racial Composition

Male	49.4%
Female	50.6%
White Alone	95.6%
Black Alone	2.2%
American Indian Alone	0.2%
Asian Alone	0.7%
Some Other Race Alone	0.4%



Educational Attainment

	Master's/Professional/Doctorate (8.9% in US)	7.3%
	Bachelor's (15.5% in US)	15.5%
	Associate (6.3% in US)	8.8%
	High School (28.6% in US)	35.3%
	Other (19.6% in US)	16.2%



Median Household Income

1990 Median HH Income	\$41,661
2000 Median HH Income	\$59,498
2007 Median HH Income	\$74,806
2012 Median HH Income	\$86,445



Per Capita Income

1990 Per Capita Income	\$15,853
2000 Per Capita Income	\$24,683
2007 Per Capita Income	\$30,821
2012 Per Capita Income	\$37,517



Housing

Total Housing Units	5,363
Average Household Size	2.77
Owner Occupied	79.6%
Renter Occupied	16.8%
Vacant	3.5%



Population Distribution by Age

0 – 4	7.6%
5 – 14	14.8%
15 – 19	7.1%
20 – 34	15.0%
35 – 54	31.9%
55 – 64	12.1%
65 – 84	10.5%
85+	1.1%



Largest Employers

American Crane	125
CJ's Tire & Automotive	100
Daniel Boone School District	56
Hearth Stone	55
Merritt's	45
Ram Siding Company	45
Scheler & Shifflett Masonry	45
Wawa Food Market	39
Amity Industries	34



Mean and Median Wages

2007 Median HH Income (\$53,154 in US)	\$74,806
2007 Per Capita Income (\$27,916 in US)	\$30,821
2007 Average HH Income (\$73,126 in US)	\$84,940



Current Labor Force

- | Currently, 96.4% of the civilian labor force is employed and 3.6% are unemployed.
- | 66.8% in white collar jobs
(60.2% in US)
- | 9.9% in service jobs
(16.5% in US)
- | 23.4% in blue collar
(23.3% in US)



Major Industries & Employers in the County

Reading Hospital	5,900
East Penn Manufacturing	5,160
Berks County Government	2,617
Reading School District	2,291
Wal-Mart Stores	2,037
Boscov's Department Stores	2,000
Carpenter Technology	1,976



Geography

- | According to the United States Census Bureau, the township has a **total area** of 18.4 square miles, of which, 18.3 square miles of it is land and 0.1 square miles of it is water
- | As of the 2000 census there were 8,867 people, 3,219 households, and 2,510 families residing in the township. The population density was 484.5 people per square mile.
- | **Elevation is 223 ft**
- | **Coordinates 40°17'30"N 75°45'29"W, -75.75806**



Climate

- | Douglassville (zip 19518), PA, gets 47 inches of rain per year. The US average is 37. Snowfall is 22 inches. The average US city gets 25 inches of snow per year. The number of days with any measurable precipitation is 112.
- | On average, there are 203 sunny days per year in Douglassville (zip 19518), PA. The July high is around 84 degrees. The January low is 20. Our comfort index, which is based on humidity during the hot months, is a 48 out of 100, where higher is more comfortable. The US average on the comfort index is 44
- | Avg. July High temperature is 83°F/National average is 86°F
- | Avg. Jan. Low temperature is 19°F/National average is 20°F



Health Metrics

- | Air quality in Douglassville (zip 19518), PA is 27 on a scale to 100 (higher is better). This is based on ozone alert days and number of pollutants in the air, as reported by the EPA.
- | Water quality in Douglassville (zip 19518), PA is 40 on a scale to 100 (higher is better). The EPA has a complex method of measuring watershed quality using 15 indicators.



Timber/Forest Land

- | The predominant timbered feature in the township is Monocacy Hill
- | Monocacy Hill is a Nature Preserve that is located about 0.5 miles north of Rte 422



Surface Water/River System

- | The Schuylkill river runs through the township from West to East as it makes its way from Reading to the Delaware River
- | The river demarks the township's southern border
- | Major feeder creeks for the Schuylkill include the Manatawny and Monocacy creeks
- | The Manatawny is stocked by the PA Fish and Game Commission



Hazardous and Contaminated Sites

- | The superfund index is 10 on a scale of 100 (higher is better). This is based upon the number and impact of EPA Superfund pollution sites in the county, including spending on the cleanup efforts
- | Amity has 0 such sites



Water Supply

- | Township water is supplied by Water services are provided by PA American Water
- | PA American Water relies upon 5 active wells capable of providing all of the water needs for the township
- | Water for the township can be supplemented by water from the Reading Water Authority, which draws water from Lake Ontelaunee



Sewage Collection and Treatment

- | Amity's sewer plant currently treats 2.2 million gallons of sewage per day with both primary and secondary treatment utilizing an oxidation ditch and lagoon
- | Each year approximately 250 tons of sludge is land filled
- | The plant will include 10 pump stations and 80 miles of sewer lines



Solid Waste Disposal

Trash collectors services customers in Amity include:

- | AJ Blosenski Inc. 1600 Chestnut Tree Rd. Honeybrook PA 610-369-1006
- | BFI 731 E. Reliance Rd. Telford PA 1-800-234-2583
- | D & L Disposal Service PO Box 404 Boyertown PA 610-705-0875
- | Quality Disposal Inc. PO Box 604 Honeybrook PA 610-286-5172
- | Lenny's Sanitation Service PO Box 30 Limekiln PA 610-689-9339
- | JP Mascaro & Sons 600 W Neversink Rd Exeter PA 800-334-3403
- | Larry E Mountz, Sr. Disposal 2456 Hay Creek Rd Birdsboro PA 610-582-3915
- | Steve Rosella Trash Removal 91 Second Ave Birdsboro PA 610-582-1776
- | Waste Management of PA 197 Swamp Creek Rd Gilbertsville PA 800-932-2232
- | Mayer Pollock PO Box 759 Pottstown PA 610-323-5500
- | Chest-Mont Disposal Inc. 129 B S. Ship Rd Exton PA 610-524-3200



Recycling

- | Commercial and residential recycling is required of township residents
- | Recycling occurs once weekly on published schedules



Telecommunications

- I Major telecommunications carriers in the township include:
 - D&E Communications (local)
 - Comcast high-speed Internet (currently available only along Rte 422)
 - DEJazzd high-speed Internet
 - Verizon
 - AT&T (long distance)
 - MCI (long distance)



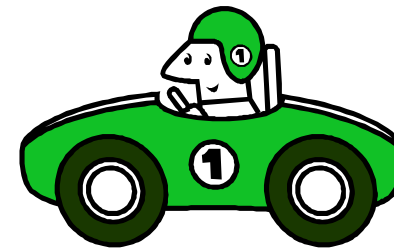
Energy

- | Metropolitan Edison (MetEd) represents the largest local power supplier for township residents
- | Competitive rates
- | Very few power outages



Highway Transportation

- | Rt. #422 east/west is the major township highway
- | Rt. #562 forms the township's northern border
- | Rt. #662 Connects Rt. #422 to Rt. #562





Air Transportation



- | Amity Township is serviced by the following airports
 - Allentown (ABE) (40min)
 - Philadelphia (PHL) (1hr)
 - Newark (EWR) (2hr)
 - Baltimore (BWI) (2hr)
 - Harrisburg (MDT) (90min)



Rail Transportation



- | Norfolk Southern mainline transects Amity township
- | Regional rail service is in the planning stages



Water Transportation

- | Amity is 1 hour from the Port of Philadelphia
- | Ports of NJ, NY 2.5 hours from Amity township





Public Safety

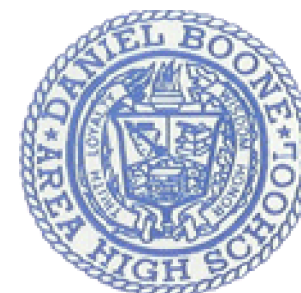
- | Evacuation plan participant for county
- | Power-plant evacuation
- | Multi-Township Partner
- | Advanced communications for Inter-Agency COOP





School Performance

- | Daniel Boone School District
- | SAT Scores
 - Math à 504 (State Ave. 480)
 - Verbal à 504 (State Ave. 473)
 - Writing à 485 (State Ave 460)





Daniel Boone Post High School Activities

PA Community College - Females : 18	PA Community College - Males : 15
PA Private 2-Year College - Females : 2	PA State University - Males : 19
PA State University - Females : 23	PA State Related University - Males : 15
PA State Related University - Females : 13	PA Private 4-Year College - Males : 20
PA Private 4-Year College - Females : 26	PA Other Postsecondary Degree - Males : 11
PA Other Postsecondary Degree - Females : 5	PA Other Non-Degree - Males : 2
PA Other Non-Degree - Females : 3	Non-PA 2-Year College - Males : 1
Non-PA 4-Year College - Females : 7	Non-PA 4-Year College - Males : 11
Homemaker - Females : 1	Non-PA Other Postsecondary Degree - Males : 3
Military - Females : 1	Farm Worker - Males : 1
Service Worker - Females : 4	Military - Males : 5
Unknown - Females : 18	Blue Collar Worker - Males : 3
	Service Worker - Males : 8
	Unknown - Males : 7



Libraries

- | 1 Local School Library



Tourism

- | Bus lines to NYC, Atlantic City and most destinations
- | Monocacy Hill Parks & Recreation
- | Trout fishing
- | Camping
- | Hunting



Medical Facilities



- | Urgent care facilities
- | Planned Reading Hospital project
- | Hearthstone Personal Care Facility (New at 662 & 422)



Social Services

- I Berks County and Pennsylvania services welfare & general unemployment programs



State & Local Taxes

- | 1% Local Income Tax
- | 2+% State Income Tax
- | Low Real Estate Tax
- | Above average School Tax



Economic & Tourism Development Organizations

- | Berks Partnership
- | County services
- | State services



PA Development Assistance

- | Low-interest financing through industrial development corporations for:
- | Land and building acquisitions, construction and renovation resulting in the creation or retention of jobs.
- | <http://www.newpa.com/programfinder.aspx>



Eligibility for Job Creation Loans

- | Manufacturing
- | Industrial
- | Research and development
- | Agricultural processors
- | Firms establishing a national or regional headquarters
- | Computer/clerical operation centers



Job Retention Loans:

- | Manufacturing firms that meet certain wage thresholds in that county

Eligible uses:

- | Land and building acquisition
- | Building construction and renovation
- | Industrial park development
- | Multi-tenant spec building construction, acquisition and renovation



Loan Amounts

- | Loans up to \$2 million (within Enterprise Zones, Act 47 Industrial Communities, Brownfield Sites, and Keystone Opportunity Zones, \$2.25 million).
- | No more than 30% to 70% of total eligible project costs, depending upon firm size and unemployment rate.
- | “PIDA cost per job” is increased to one new or retained job for each \$35,000 loaned.



Loan Terms & Conditions

- | Current rate is 4% for projects
- | "Advanced Technology" projects and all other "industrial" projects have low rates in order to stimulate economic activity throughout the entire Commonwealth of Pennsylvania, the PIDA Board has approved this 4% interest rate for ALL projects to come before the board until further notice.



Workforce Grant Programs

- | **Amounts:** Up to \$300,000 for 2+2+2 grant; Up to \$100,000 for expansion of an existing program
- | **Terms:** 2+2+2 grants require strong business participation, articulation agreements and program guarantees.
- | **Guidelines:**
www.newpa.com/programDetail.aspx?id=68
- | **Type of Business:**
Any business type
- | **Size of Business:**
Any size



Ben Franklin Technology (BFTDA) - Technology Development Grant

- | Eligibility: not-for-profit organizations; community groups
- | Uses: technology development/advancement in the community
- | Amounts: variable
- | Terms: grants directed through a qualified economic development organization
- | Guidelines: www.newpa.com/programdetail.aspx?id=32
- | Type of Business:
research and development technology-oriented
- | Size of Business: any size



PA Tax Exempt Bond Program

Tax-exempt and taxable bonds, both in pooled transactions and stand-alone transactions, to be used to finance land, building, equipment, working capital and re-financings.

- | **Eligibility:** manufacturing; nonprofit 501(c) (3); energy; solid waste disposal; wastewater treatment; transportation facilities; assisted living/housing
- | **Uses:** land and building acquisition; building renovation and new construction; machinery and equipment acquisition and installation; designated infrastructure; tax-exempt bond refinancing
- | **Amounts:** loans no less than \$400,000 and no more than \$10 million for manufacturers; no upper limit for other projects; Up to 100% of project costs
- | **Terms:** since 1989, rates have averaged 46% of prime interest rate; weekly variable interest rate tied to market for tax-exempt bonds; up to 30-year term; borrower generally must secure letter of credit from bank; \$500 fee due at time of application, to be credited against the issuance fee when project closes
- | **Guidelines:** www.newpa.com/programDetail.aspx?id=29



Machinery and Equipment Loan Fund

Low-interest loans to acquire and install new or used machinery and equipment or to upgrade existing machinery and equipment:

- | **Eligibility:** manufacturing, industrial, agricultural processors, direct mining operations, information technology , biotechnology and medical facilities; medical facility may only use MELF funds for the acquisition and installation of equipment and technology necessary to comply with FDA requirements regarding pharmaceutical management.
- | **Uses:** machinery and equipment acquisition and upgrading and related engineering and installation costs directly related to the business process.
- | **Where To Apply:** Single Application for Assistance
- | **Amounts:** Loans up to \$5,000,000 or 50% of the total eligible project costs, whichever is less
- | **Terms:** Interest rates 4% ; Up to 10 year term, depending upon the useful life of the machinery being financed; \$25,000 cost per job retained or created; project must be directly related to the business process
- | **Guidelines:** www.newpa.com/programDetail.aspx?id=54



PA Site Revitalization

From big cities to small towns, Pennsylvania is full of great places to locate established businesses or start new ventures. Pennsylvania's Department of Community and Economic Development can help find the perfect site for a company, as well as provide information on tax incentives and financial assistance

- | **Funding & Program Finder** - Find out what programs apply to the venture, and what kind of financial assistance it could receive

- | **Business Assistance** - Learn more about doing business in Pennsylvania. Find out what incentives Pennsylvania offers to help retain businesses in the state, or entice them to relocate. Pennsylvania can provide businesses with more than just information; groups like the Governor's Action Team and the Center for Entrepreneurial Assistance can provide assistance specific for a business' needs, whether the company employs less than ten people or thousands

- | **Technology Investment** - Discover the benefits for high-tech companies in Pennsylvania. Find out how Pennsylvania can aid a high-tech company by learning about available venture capital investments, financial assistance initiatives and partnerships.



Site Preparedness

Site preparedness becoming a critical issue in site selection for companies with increasingly short lead time in their decision-to-operation schedules, the program successfully distinguished itself from any of the programs offered by other states in several main areas:

- | Funding at \$300 million, by a wide margin, provided the highest level and most predictable funding.
- | The terms of Business In Our Sites provided the most realistic market-based design, with flexible loan and repayment terms, giving projects the ability to defer repayment and interest until the site is either sold or developed.
- | In addition to providing funds for site permitting and approvals, the program allowed for the funding to cover hard costs such as land assemblage, remediation and infrastructure improvements.



U.S. Small Business Administration

Certified Development Company (504) Loan Program The CDC/504 loan program is a long-term financing tool for economic development within a community. The 504 Program provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings. A Certified Development Company is a nonprofit corporation set up to contribute to the economic development of its community. CDCs work with the SBA and private-sector lenders to provide financing to small businesses. There are about 270 CDCs nationwide. Each CDC covers a specific geographic area.

Typically, a 504 project includes a loan secured with a senior lien from a private-sector lender covering up to 50 percent of the project cost, a loan secured with a junior lien from the CDC (backed by a 100 percent SBA-guaranteed debenture) covering up to 40 percent of the cost, and a contribution of at least 10 percent equity from the small business being helped.

Maximum Debenture The maximum SBA debenture is \$1,500,000 when meeting the job creation criteria or a community development goal. Generally, a business must create or retain one job for every \$50,000 provided by the SBA except for "Small Manufacturers" which have a \$100,000 job creation or retention goal (see below). The maximum SBA debenture is \$2.0 million when meeting a public policy goal. The public policy goals are as follows:

Business district revitalization Expansion of exports Expansion of minority business development Rural development Increasing productivity and competitiveness Restructuring because of federally mandated standards or policies Changes necessitated by federal budget cutbacks Expansion of small business concerns owned and controlled by veterans (especially service-disabled veterans) Expansion of small business concerns owned and controlled by women

The maximum debenture for "Small Manufacturers" is \$4.0 million. A Small Manufacturer is defined as a small business concern that has: Its primary business classified in sector 31, 32, or 33 of the North American Industrial Classification System (NAICS); and All of its production facilities located in the United States.



SBA's 504 Loan Program (Cont.)

In order to qualify for a \$4 million 504 loan, the Small Manufacturer must 1) meet the definition of a Small Manufacturer described above, and 2) either (i) create or retain at least 1 job per \$100,000 guaranteed by the SBA [Section 501(d)(1) of the Small Business Investment Act (SBI Act)], or (ii) improve the economy of the locality or achieve one or more public policy goals [sections 501(d)(2) or (3) of the SBI Act].

What funds may be used for : Proceeds from 504 loans must be used for fixed asset projects such as: purchasing land and improvements, including existing buildings, grading, street improvements, utilities, parking lots and landscaping; construction of new facilities, or modernizing, renovating or converting existing facilities; or purchasing long-term machinery and equipment.

Terms, Interest rates and Fees: Interest rates on 504 loans are pegged to an increment above the current market rate for five-year and 10-year U.S. Treasury issues. Maturities of 10 and 20 years are available. Fees total approximately three (3) percent of the debenture and may be financed with the loan.

Collateral: Generally, the project assets being financed are used as collateral. Personal guaranties of the principal owners are also required.

Eligible Business: To be eligible, the business must be operated for profit and fall within the size standards set by the SBA. Under the 504 Program, the business qualifies as small if it does not have a tangible net worth in excess of \$7.5 million and does not have an average net income in excess of \$2.5 million after taxes for the preceding two years. Loans cannot be made to businesses engaged in speculation or investment in rental real estate.

Website: www.sba.gov/services/financialassistance/basics/sbarole/loanprog_504.html



SBA's Export Assistance

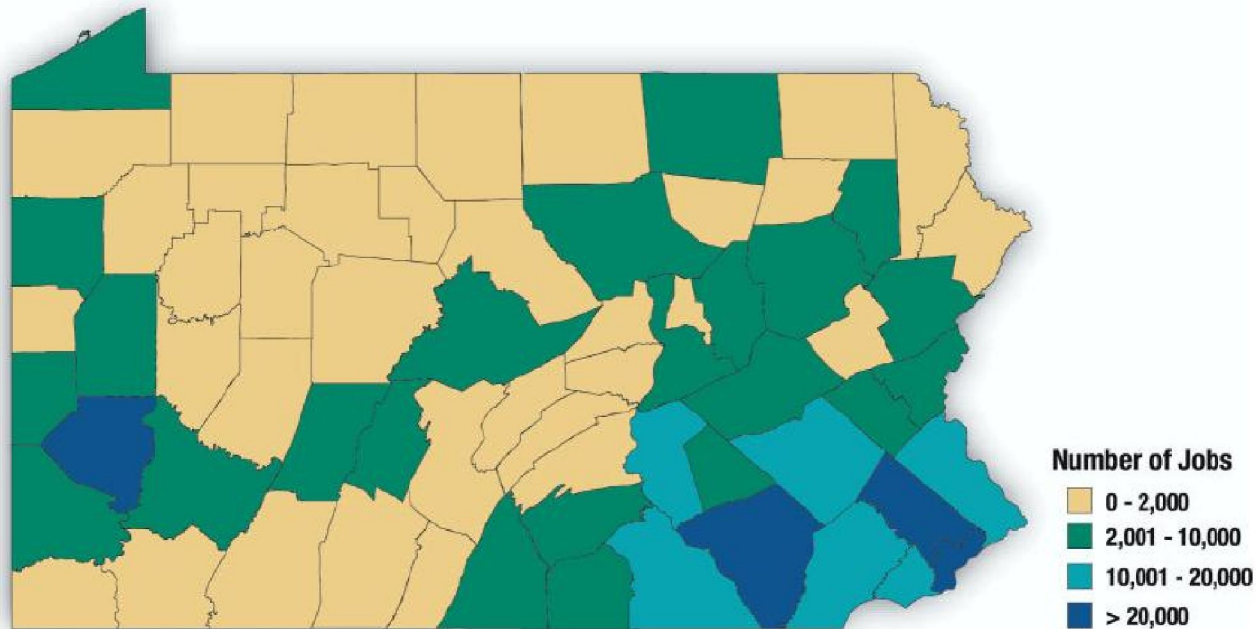
- | Exporters can apply for EWCP loans in advance of finalizing an export sale or contract. With an approved EWCP loan in place, exporters have greater flexibility in negotiating export payment terms - secure in the assurance that adequate financing will be in place when the export order is won with a 90% Government Guarantee

- | **Key Benefits**
- | Financing for suppliers, inventory or production of export goods
- | Export working capital during long payment cycles
- | Financing for stand-by letters of credit used as bid or performance bonds or down payment guarantees
- | Reserves domestic working capital for the company's sales within the US
- | Permits increased global competitiveness through allowing more liberal sales terms
- | Increases sales prospects in under-developed markets which have high capital costs for importers
- | Contributes to the growth of export sales
- | Low fees and quick processing times ¼ of 1% SBA fee
- | International Trade Loan program provides a 75% loan guarantee and up to 25 year terms
- | Export Express provides up to an 85% guarantee and be a revolving line or term note



Overview of Economy - *Food Processing*

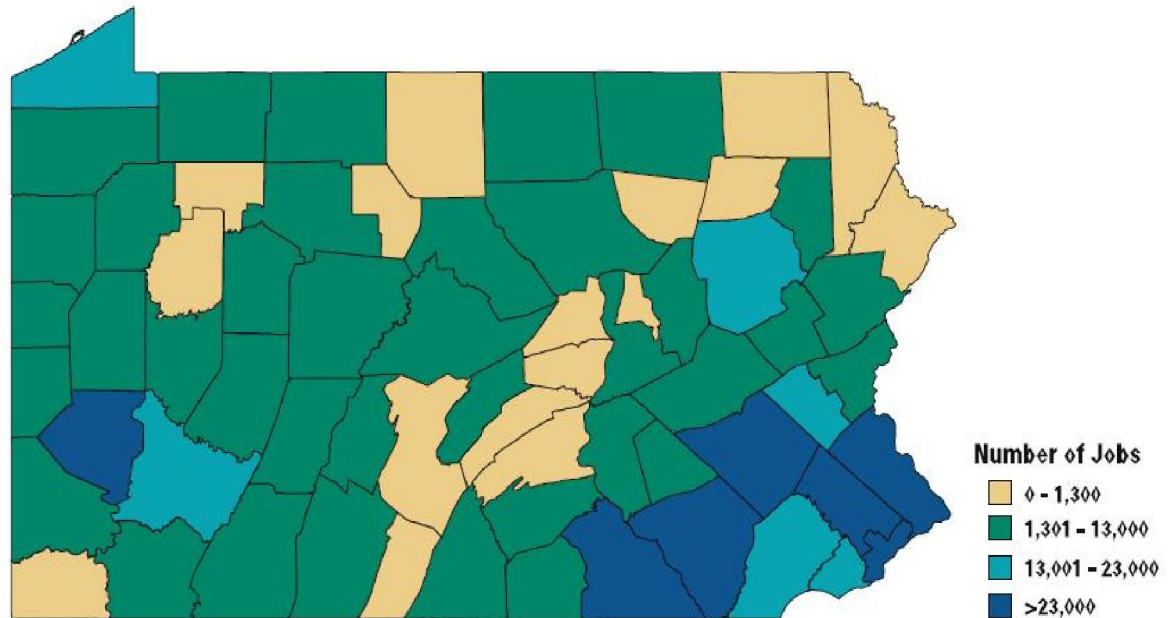
Cluster Employment Volume (2002) by County





Overview of Economy - *Advanced and Diversified Manufacturing*

Cluster Employment Volume (2002) by County





Overview of Economy - *Advanced and Diversified Manufacturing*

- | **Why this cluster?**
- | Available workforce
- | History of community as a strong manufacturing base
- | Ability to support small manufacturing businesses



Overview of Economy - *Food Processing*

What are we doing to attract this industry?

- Attending trade shows related to food processing
- Co-sponsoring the SE PA Agriculture, Food Processing and Energy - an economic opportunity assessment
- Working with agriculture community to identify partnerships
- Identifying infrastructure requirements for food companies



Overview of Economy - *Suggested Targeted Industries*

- | **Pharma Manufacturer**
- | **Sheet Metal Fabricator**
- | **Silicon manufacturer**
- | **Medical billing outsourcing**
- | **Light assembly/distribution**
- | **Metal fabrication**
- | **Furniture milling**
- | **Food Processing – fruits and vegetables**



Parks & Recreation

Recreation resources within Amity Township:

- ∅ Amity Community Park
- ∅ Greenbriar Open Space
- ∅ Amity AC/Pool & Recreation Area
- ∅ Amity Gardens Pool
- ∅ Hill Road Recreation Area
- ∅ Cedar Mill Open Space
- ∅ Amity Park Road Recreation Area
- ∅ Woods Edge Open Space
- ∅ Schuylkill River Open Space
- ∅ Wheeler Recreation Area
- ∅ Lake Drive Park & Recreation Area
- ∅ Locust Grove Recreation Area
- ∅ Monocacy Hill Open Space Area
- ∅ Amityville Recreation Area
- ∅ Thun Trail



Housing covered in beginning

		CHANGE	
		Number	Percent
Total Housing Units			
1990	2,422		
2000	3,323	901	37.2
2007	4,207	884	26.6



Median Home Value covered in beginning

2005	\$144,970
2006	\$231,696
2007	\$235,000 (Estimate)



Housing for Cities & Counties

Second Quarter 2008 Census Data*:

- | 2012 Total Housing 172,583 (Anticipated growth of 6.0%)
- | 2007 Total Housing 162,845
- | 2012 Median Value of Owner Occupied Housing 222,333 (Anticipated growth of 19.0%)
- | 2007 Median Value of Owner Occupied Housing 186,788
- | 2007 Owner Occupied Housing 114,150
- | 2007 Renter Occupied Housing 39,065
- | 2007 Total Households 153,215
- | 2000 Median Year Housing Structure Built 1,958

*Source: Economic Development Intelligence System, State Commerce Dept., NC



Amity Township Community Services

- | Police – 14 member force
- | Fire – Two volunteer companies
Amity Fire Company & Monarch Fire Department.
- | Recreation – 6 Parks, 507 Acres - trails, tennis, baseball, softball, basketball, skateboarding, picnic pavilions.
- | Civic Associations – Amity Lions Club, Daniel Boone Optimist Club, Amity Soccer Club, Douglassville Youth Baseball, Cub Scout Pack 597, Monocacy Hill Conservation Assn., Amity Heritage Society.



Can we make a DIFFERENCE?

- | 37.5% (\$18,000,000) to the School District

HOW?

- | Reduced time to approval
- | Lower fees
- | Business-friendly Board of Supervisors



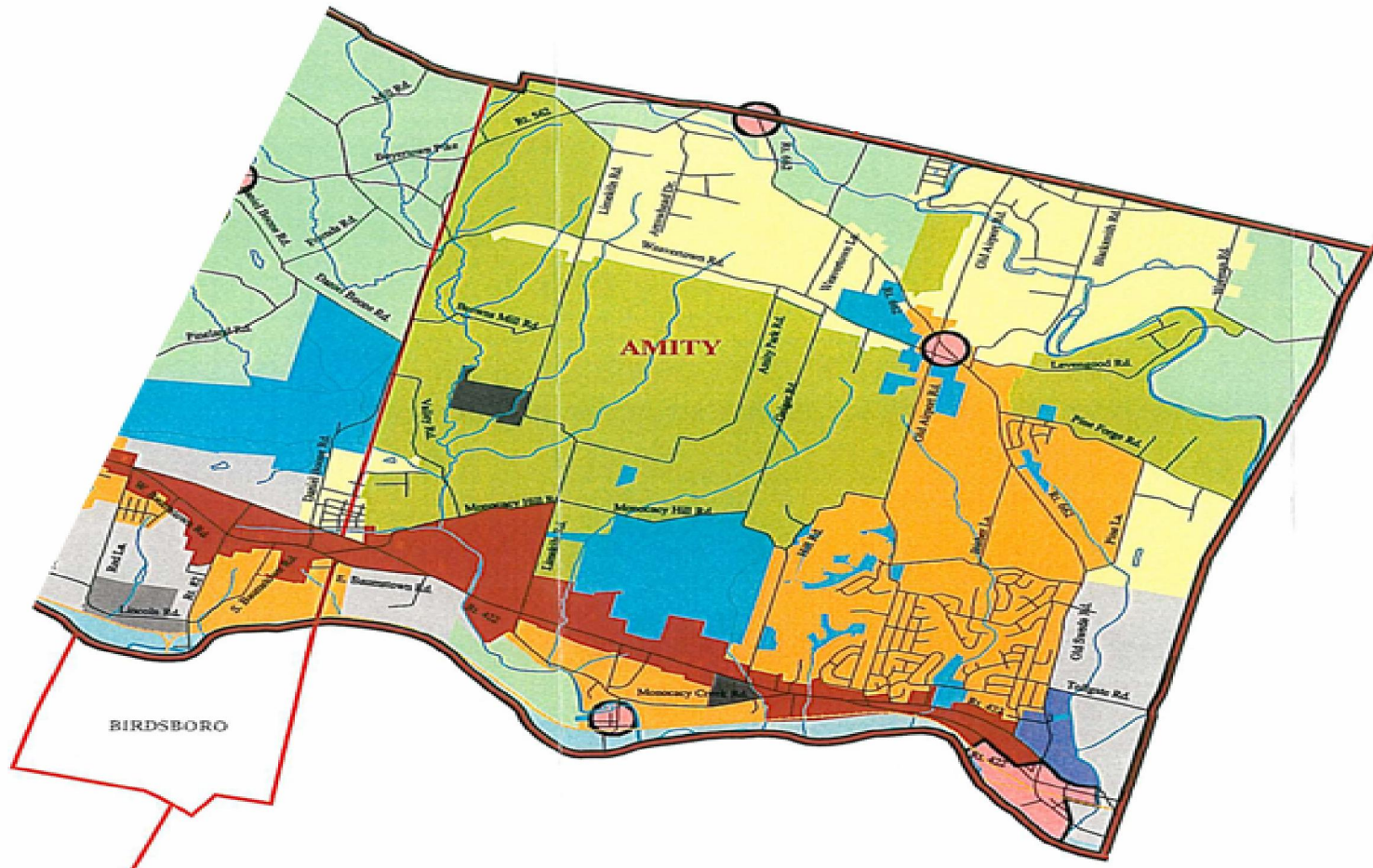
Highway Commercial (HC)

- | The following shows the existing zoning map.
- | The slide immediately after shows changes approved August 2008 by the Township Supervisors.



Commercial & Industrial Future Land Use

Changes to Highway Commercial Zoning are shown in Red on map





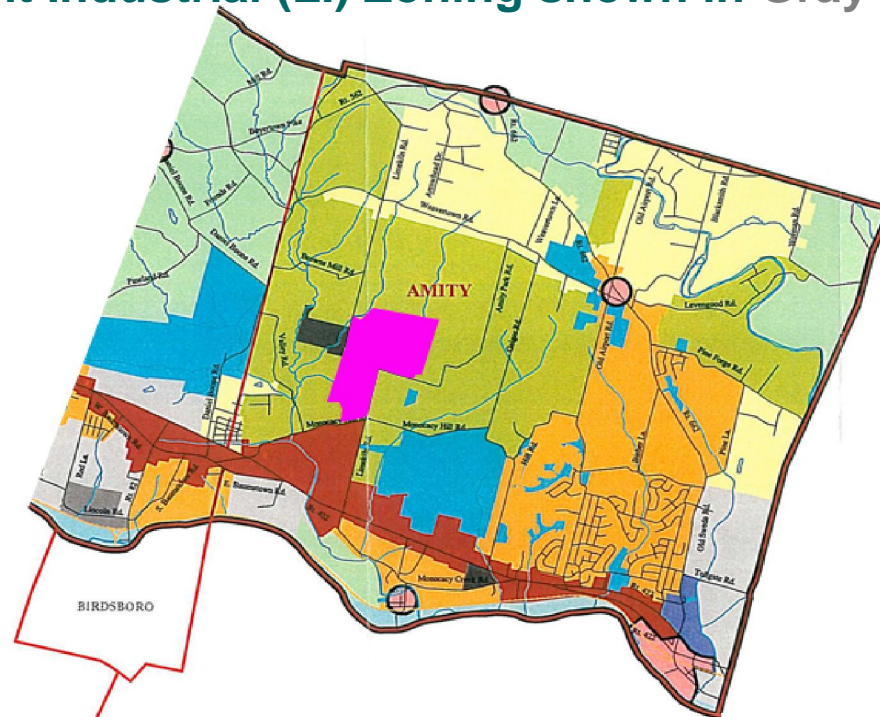
Light Industrial (LI)

- | The following slide shows existing areas that are zoned Light Industrial.
- | It also shows additional land that could be re-zoned LI. EDAC voted to recommend changes to the Supervisors in April, 2008.



Light Industrial Zoning

Existing Light Industrial (LI) Zoning shown in Gray on map



Proposed Light Industrial (LI) Zoning Changes Shown in Purple on map

Amity - Economic Development
Plan



Encouraging GREEN

- | A "green" building places a high priority on health, environmental and resource conservation performance over its life-cycle. These new priorities expand and complement the classical building design concerns: economy, utility, durability, and delight.





Building GREEN

- | Green design emphasizes a number of new environmental, resource and occupant health concerns:
 - Reduce human exposure to noxious materials.
 - Conserve non-renewable energy and scarce materials.
 - Minimize life-cycle ecological impact of energy and materials used.
 - Use renewable energy and materials that are sustainably harvested.
 - Protect and restore local air, water, soils, flora and fauna.
 - Support pedestrians, bicycles, mass transit and other alternatives to fossil-fueled vehicles.



Going GREEN

- | Most green buildings are high-quality buildings;
 - they last longer
 - cost less to operate and maintain
 - and provide greater occupant satisfaction than standard developments.
- | Sophisticated buyers and lessors prefer them, and are often willing to pay a premium for their advantages



Living GREEN

- | What surprises many people unfamiliar with this design movement is that good green buildings often cost little or no more to build than conventional designs.
- | Commitment to better performance, close teamwork throughout the design process, openness to new approaches, and information on how these are best applied are more important than a large construction budget

