introducing the Wilds Commerce Park at state of the PA Wilds



Pennsylvania Department of Community and Economic Developmer

Developed in Partnership with:



CONTACT: Sherri Geary, Director smgeary@mckeancountypa.org (814) 887-3107



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PROFILE/SNAPSHOT

- 95-Acre Business Park
- 14 Lots Can be Subdivided
- Utilities at State Route 59/Mt. Alton Road
- Affordable Land
- Focus Investment on your Facility & Equipment Needs

IDEAL USES/USERS

- Fabrication Shop
- Wholesale Distribution
- Manufacturing
- Agriculture

Bradford Regional Airport



Commerce Park 95 Acres





CONCEPTUAL DEVELOPMENT PLAN

- 14 Lots
- Sizes: 3 Acres 8 Acres
- Minimum Lot Sizes Permitted: 20,000 SF
- Available for Long-Term Ground Lease
- Access Road Construction Complete 800'
- Zoning District Supports the Following Uses:

Desired/Preferred Uses	
 Wholesale sales and Wholesale sales and distribution 	 Manufacturing, repairing, compounding, processing, storage, research, assembly, fabricating
Machine or tool sales and rental	Warehouse
 Administrative, Professional, or Executive Offices 	 Public utility or governmental facility
 Custom shops (printing, electrical, heating, plumbing, welding, woodworking) 	Agriculture





CONCEPTUAL DEVELOPMENT PHASES

- Phase I Lots 1, 2, 3
 - Lot 1 ~4 Acres
 - Prime Frontage Location
 - Lot 2 ~4 Acres
 - Prime Frontage Location
 - Lot 3 ~3.5 Acres
- Phase II Lots 4 & 5
 - Lot 4 ~4 Acres
 - Lot 5 ~4.5 Acres
- Ultimate Remaining Buildable Lots/ ~57 Acres





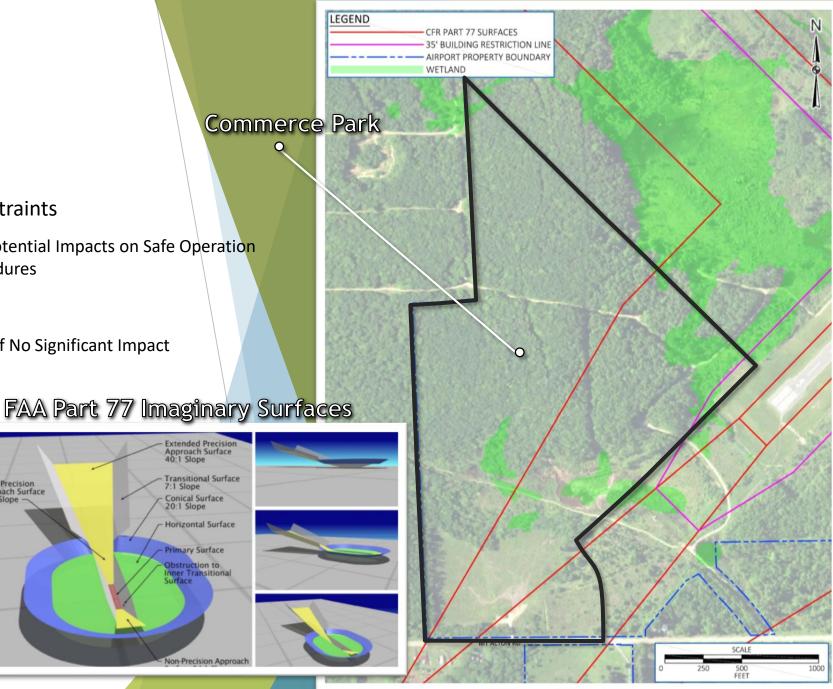


DEVELOPMENT CONSIDERATIONS

- Federal Aviation Administration Constraints
 - Requires Airspace Analysis -> Review Potential Impacts on Safe Operation of Aircraft and Airport Operating Procedures

nner Precision Approach Surface 50:1 Slope —

- Natural Environmental Constraints
 - NEPA Compliance -> Short EA/Finding of No Significant Impact
- Land Use and Zoning Regulations
 - Lafayette Township
- **Utilities Extensions Required**







ZONING

Lafayette Township Zoning Ordinance

Commercial-Residential District - Permitted Uses

Retail sales	Gasoline service station
Laundromat or dry cleaning	Motor vehicle sales and service
Wholesale sales and distribution	Boat and marine sales and service
Machine or tool sales and rental	• Eating and drinking establishment

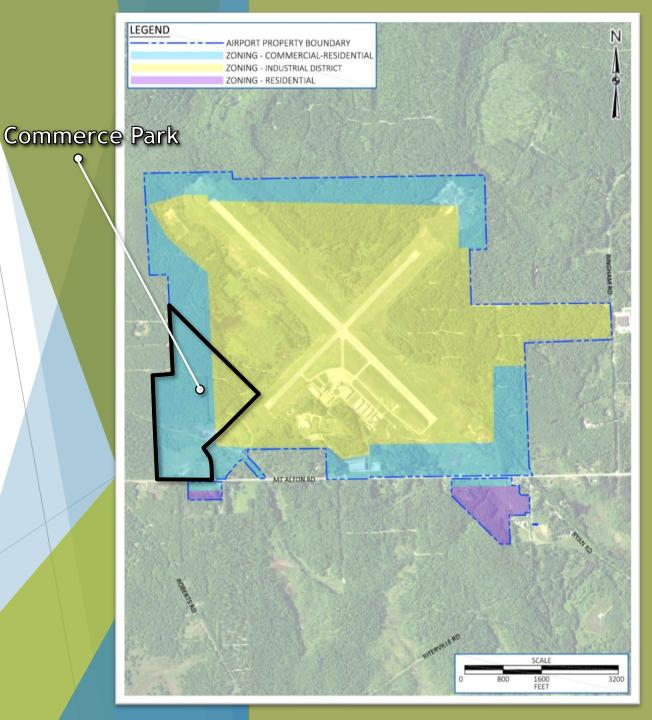
Commercial-Residential District - Conditional Uses

 Administrative, Professional, or Executive Offices Custom shops (printing, electrical, heating, plumbing, welding, woodworking)

Industrial District - Permitted Uses

•	Manufacturing, repairing,
	compounding, processing, storage,
	research, assembly, fabricating

- Public utility or governmental facility
- Wholesale distribution facility
- Warehousing





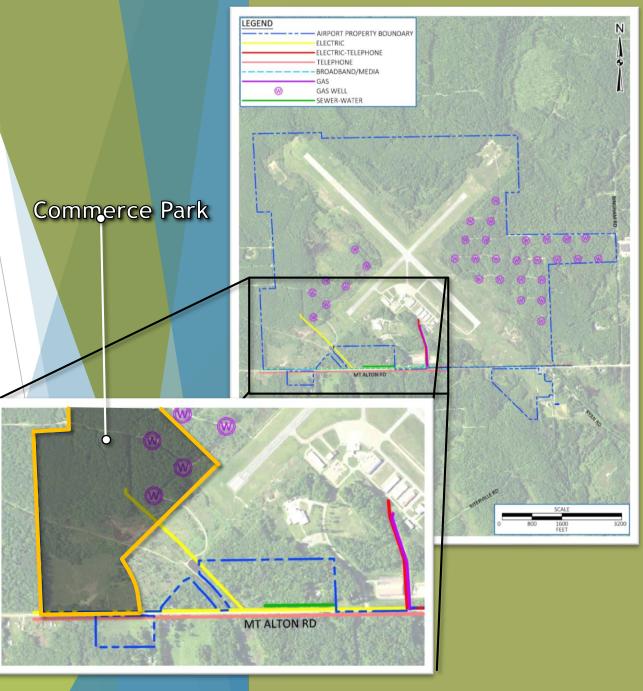


UTILITIES

- <u>Natural Gas:</u> Columbia Gas available along Mt. Alton Road, which extends via easement to a point south and near exiting T-hangar facilities. An extension of less than 500 feet along Business Park access road will reach the approximate midpoint of frontage for Lot 1.
- <u>Water</u>: Bradford City Water Authority provides water service portions of the Airport, which is supplied by a 400,000-gallon tank along Mt. Alton Road. There are plans for the extension of water lines along Mt. Alton Road and Airport Road, connecting to existing facilities at the intersection with Big Shanty Road.
- **Sanitary Sewer**: Lafayette Township provides sewer service to portions of the Airport via a package treatment plant. There are plans for the extension of sanitary sewer lines west through the Airport terminal area, south around Runway 5 and toward Traintor Drive. This extension would enter the Business Park site near Lot 1.
- Available at Mt. Alton Road. Extension of ~250' to Lots 1 & 2:
 - Telephone

McFarland Johnson

- Electric 3-Phase Service
- Cable/Internet Zito Media Broadband





INCENTIVES

- Real Property Tax Abatements
- Sales Tax Abatements
- Mortgage Tax Abatements
- Bond Financing
- Ready Industrial Site
- Keystone Opportunity Zone (KOZ)
- Potential State Incentives









REAL ESTATE:

- Long Term Lease 40-Year + Renewals/Extensions
- No Capital Acquisition Costs
- No Property Taxes
- Keystone Opportunity Zone 10-years from Occupancy

BASE LEASE TERMS:

- Long Term Land Lease (up to 40 years)
- Prime/Frontage Sites
- Lease Terms based on Aeronautical/Non-Aeronautical Needs
- Utility Extension Assessment

	Airport Lease Term Sheet	d costs pertaining to the ord shall pay for water, er or other trash	DRAF
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Date	TED Business Park Lot #1 - To be constructed		e Landlord that the
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Building Address:		asis, commencing on	hit or conflict with
Building Contact:	TSD Land Lease for Business Park Lot #1 Land Lease for Business Park Lot #1		the premises in
	Land Lease for both		NOON/Ordina
Transaction:	Land Lease for Business Park LOVE This Term Sheet is not a contract. This Term Sheet is intended to set forth the terms for the proposed transaction, is not binding on either party, and make terms for the proposed transaction, where expressed or implied.	esent "AS IS"	Idvance by the
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	creates no legal a		
Landlord:	OBT A		execution of
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Tenant:	TED TED Business Park Lot #1 facilities as shown on plan attached as Exhibit A.		
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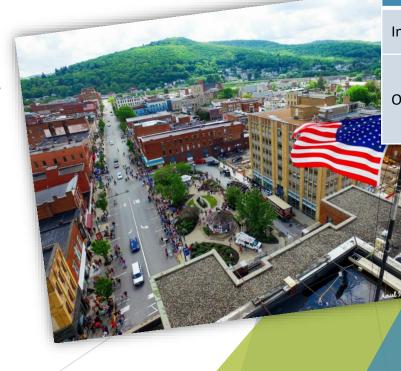


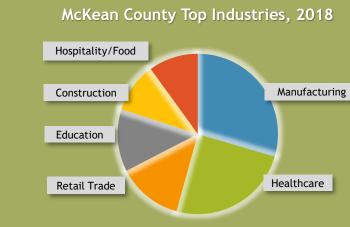


REGIONAL ECONOMIC & COMMUNITY ASSETS

- Allegheny National Forest
- Recreation
- Agriculture
- Historic Downtowns
- Quality of Live
- Low Cost of Living
- Strong Manufacturing Legacy
- Workforce
- Entrepreneurial Ecosystem
- Business Support Systems







Source: Northern Pennsylvania Tri-County Comprehensive Plan, October 2019

2018 Averag	e Annual Wages Outperform State!	County	State
Industry	Agriculture, Forestry, Fishing & Hunting	\$54,512	\$36,188
	Mining, Quarrying, and Oil & Gas	\$88,810	\$86,482
Occupations	Architecture & Engineering	\$90,314	\$80,040
	Protective Service	\$47,334	\$45,870
	Farming, Fishing & Forestry	\$36,645	\$33,200
	Production	\$40,990	\$39,950

WORKFORCE DEVELOPMENT BOARD PROGRAM ACTIVITIES







Educating pre-high school students on trades and skilled-labor occupations

MANUFACTURING

- **Develop Technical Training**
- Metal Working Hub
- School to Work

pennsylvania WILDS[™]

15 HERE

 Best Kept Secret: Marketing of Our Region



BUILDING AND CONSTRUCTION

- HEALTHCARE AND SOCIAL ASSISTANCE • Policy Changes
- Technology
- Prospective Employees -Recruitment and Retention
- and opportunities
 Business partnering with education

