



Route 17 Revitalization Property Acquisition Program

**Board of Supervisors Meeting
November 1, 2016**

**Rt. 17 RPAP Committee Members:
Tom Anderson, EDA Vice Chairman
Vern Lockwood, EDA Treasurer
Brad Berrane**



Route 17 Revitalization Property Acquisition Program

- Rt. 17 York County “Main Street”, key economic engine, transportation corridor and important part of our community
- BOS Strategic Priorities - EDA goal, develop action plan to revitalize and redevelop Rt. 17
- EDA conducted Rt. 17 Property Improvement Grant Program in 2005-06
- Tonight’s proposed program reflects a more targeted effort aimed at accelerating higher level commercial development/redevelopment



Program Elements

- To stimulate private quality investment the EDA proposes to acquire specific properties with redevelopment potential, as is, or assembled with adjacent parcels
- Acquisition will afford us the opportunity to remove encumbrances, facilitate assemblage and offer competitive pricing for desired development
- Property acquisition must be voluntary on both sides, transparent and consummated at fair market prices
- Proposed first year budget - \$500,000



Program Goals

- Accelerate taxable development/redevelopment
- Expanded and/or upgraded office, retail and restaurant offerings
- Removal of outdated and/or nonconforming structures
- Improve corridor aesthetics



Program Benefits

- Expanded tax base
- New employment opportunities
- Improved shopping and dining experience
- Increased visitor spending
- Improved quality of life