

Lancaster Economic Development Committee

July 14, 2021 Meeting Mutes

Members Present:

Phil Eugene     present  
Roy Mirabito     Late  
Rebecca Young   late  
joe D'Eramo     present  
George Frantz   present  
Mark Grasso     present

Meeting call to Order 7:05 pm

George

Deal with first phase only, Look at contingency plans for Phase 2-3 (full build Out )  
Question on loss of property value by development  
? add value by adding shopping areas

Traffic report presented

George

Need per review to demystify traffic report  
Considerable speculation on Truck traffic

Joe D

Need Estimate on base line of JB Hunt & gravel pit traffic for base line  
? traffic estimated for Full Build Out

George

Need traffic peer review  
MEPA include traffic study.  
Contact Maynard (Maynard Crossing) to see if Traffic estimates match actuals  
Alternative: Ask Orlando to contact Maynard for Feedback  
Look at Phase 2 and 3  
Question: tax material in the buildings?

Dick Trussell   Consider Phase 1 only

Victoria     Has contact person for 40R

Phil     RKG is doing Phase 1 only

Joe D.   Phase 1, 1.2m sq ft warehouse & 40R

Lumps analysis for Phase 2 & 3

Rebecca: Due diligence to be accountable to the community

**Question:** did the traffic study include full build out?

Mark G: Concern about timing, should not drive decisions

Roy M. : Concern with the cost to the community

George : Need to approve prior minutes

Meeting adjourned 9:05,

Next meeting July 27 or 28.