

1 PENN MANOR SCHOOL DISTRICT
2 LAND PURCHASE PUBLIC HEARING

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5
6 OCTOBER 12, 2010

7 5:30 P.M.

8
9 held at
10 Manor Middle School

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13 **TRANSCRIPT OF PROCEEDINGS**
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18
19 IN ATTENDANCE:

20 Rhonda Lord, Esquire

21 Dr. Richard Frerichs
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23
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25

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(None)

P R O C E E D I N G S

1
2 DR. FRERICHS: Good evening. Let's call
3 this meeting to order. I am going to read my
4 statement. I don't want to be misquoted again.

5 Good evening, and thank you very, very
6 much for attending our meeting this evening. For the
7 past several months, the Master Facilities Committee
8 has been meeting to discuss the district's future
9 facilities plans.

10 After studying the district's projected
11 enrollment and assessing its facilities' needs, the
12 district has placed an offer on the 44 acres between
13 Manor Middle School and the property it owns on
14 Charlestown Road.

15 This evening, we will hear from one of
16 our attorneys, Rhonda Lord, who will detail the reasons
17 for this evening's meeting and summarize the property
18 and acquisition terms. We will then hear from
19 Mr. Hal Hart, our architect, who will present the site
20 analysis report.

21 After the presentation, members of the
22 board and the public will be invited to make comments.
23 We ask you to hold your comments until Ms. Lord and
24 Mr. Hart have made their presentations.

25 So with that said, Attorney Lord.

1 MS. LORD: Good evening. As Mr. Frerichs
2 discussed, this hearing is a hearing on the purchase of
3 a proposed site of land beside the Manor Middle School
4 which is currently owned by Christian Willis Herr.

5 We are holding this meeting to comply
6 with the terms of the Pennsylvania Board of Education
7 and in order to obtain site reimbursement for the
8 acquisition.

9 The Pennsylvania Department of Education
10 has several rules that we must comply with. I need to
11 tell you about them before we have the hearing. The
12 first is that this meeting needs to be advertised in
13 accordance with the rules of the Department.

14 Many of you probably saw the
15 advertisement placed October 2nd in the Lancaster
16 Newspapers, which I notified you about this meeting and
17 the purpose of the meeting, which was to hear about the
18 proposed purchase, the reasons for the purchase, and to
19 give the public the opportunity to make comments about
20 the purchase.

21 What we are going to talk about tonight
22 is the actual purchase. I am going to summarize some
23 of the terms of the purchase. We are going to go over
24 the site acquisition justification of comparative site
25 evaluation and some other pertinent terms.

1 After we are through going over that
2 information, we are going to open the floor for public
3 comment. This is not going to be a question and answer
4 period for board members to answer questions. Rather,
5 it's a time for you to give comment and for the board
6 to consider your comments before the purchase.

7 With that, I am going to turn to an
8 explanation of the actual proposed purchase. As I
9 mentioned, it's currently owned by Christian Willis
10 Herr. On your agenda, you can see the location of the
11 property in between two currently owned properties at
12 the school district.

13 It is approximately 44.48 acres of land.
14 It's currently zoned low density residential. And the
15 purpose of the purchase is to be used for future school
16 district facilities, buildings, and athletic fields.

17 The purchase price of the -- the proposed
18 purchase price is \$3,875,000. That price is within the
19 range of two appraisals the school district did obtain.
20 One appraisal was from Angela Tracey of Tracey
21 Appraisal Services. Her appraisal was for \$4 million.

22 The other appraisal was by Gregory Snyder
23 of Snyder Appraisal Associates. His appraisal was
24 \$3,558,400. The purchase will be by deed in lieu of
25 condemnation.

1 The settlement, which is to occur by the
2 end of this year, is subject to certain conditions for
3 the school district. We have to have all necessary
4 government approvals, which includes the Pennsylvania
5 Department of Education approval. We are doing some
6 environmental testing and some other due diligence
7 including the title report and summary.

8 With that, that's the general terms of
9 the agreement. I will turn it over to Mr. Hal Hart who
10 is with the architectural firm of Crabtree and
11 Rohrbaugh and Associates.

12 MR. HART: Thank you, Rhonda.

13 Good evening. I am going to go through
14 some required Pennsylvania Department of Education
15 plancoms, what they call their planning and
16 construction workbook. It's an acronym, plancom.
17 These are elements that are required to be reviewed at
18 this public meeting.

19 First of all, in a nutshell, here is an
20 aerial photograph of the site. It reflects the plan.
21 This is the Manor Middle School site for frame of
22 reference. North is about 1 o'clock up and down the
23 page. This is Charlestown Road.

24 This is the current district-owned
25 property formerly the Fisher farm. It's 26.3 acres.

1 This is the property being looked at to be purchased by
2 the school district. Approximate 44.2 acres between
3 the two district-owned parcels of ground.

4 Just a little site overview and
5 schematic. The purchase of the land is being
6 considered as an ideal location between two parcels
7 already owned by the district.

8 This would represent about 120 total
9 acres. All three parcels really would provide ultimate
10 flexibility for the school district in managing future
11 facility needs, 10, 20, 30 plus, 40 years in the
12 future.

13 A little bit about the property. Again,
14 here is a north arrow. This is your north/south line.
15 There is a drainage swale that bisects. The site
16 prevailing winds come from the north and the west.

17 The high point of the site sits about
18 this location to the south with about a 3 to 5 percent
19 gradient toward Charlestown Road. It's very buildable.
20 It's flat by all accounts. There would be some rough
21 grading required likely to do some fields or facility.
22 But it's a very manageable, buildable site. This is a
23 township park. You are familiar with that.

24 So it really creates a nice campus. It's
25 a good sight distance east and west on Charlestown

1 Road, which is probably the main access to the site.

2 There's also access off Donnerville Road
3 across the district-owned land formally the Fisher's
4 property as well.

5 I apologize if this is hard to read.
6 This is the Department of Education plancon forms.
7 This is form T02. It's project justification. What we
8 are really saying on this form is that this district is
9 purchasing the land, this paragraph right here.

10 As a result of completing the in depth
11 district-wide facility master plan study, that the
12 facilities being considered for future development,
13 this site would facilitate really ranges across the
14 table. And you can see anything from elementary,
15 secondary facilities, athletic fields, community
16 fields, even an athletic stadium.

17 So the possibilities with a 120 acre
18 campus are really endless. It gives the district a lot
19 of flexibility.

20 This is the main property, the Willis
21 Herr property purchased, and the idea is to settle by
22 the end of December 2010.

23 Across the bottom, these questions
24 basically ask, Does the county have a comprehensive
25 plan in which this site is located? Has the local

1 municipality adopted a zoning or subdivision ordinance?
2 Which Lancaster County and Manor Township have. And is
3 this project consistent with those ordinances and
4 county plans?

5 As a land purchase zoned residential,
6 this partial is, in fact, compliant with all current
7 ordinances and requirements for zoning relative to a
8 land purchase.

9 Another requirement of plan conform is
10 really just a summary of district-owned lands. This
11 indicates the school district facilities. These are
12 the elementary buildings, middle schools, the high
13 school, district office and maintenance building.

14 Since this is a purchase of land only,
15 not related to a project, the disposition on the right,
16 there is no change. This purchase will not change the
17 disposition of the current facilities.

18 Currently, within the district, there is
19 an elementary school, Central Manor, which is going
20 through a renovation project scheduled to be completed
21 in 2011. Really not effected by the purchase of this
22 land.

23 The Department of Education is asking a
24 few questions on these forms about the site. The
25 location, Manor Township at the top. Size of the site,

1 44.2 acres. Is this site adequate for present and
2 future facilities? The answer is yes to all three.

3 It's about 98 percent open land. About 2
4 percent of the site is wooded. There is natural
5 drainage as indicated on the plan. Really no potential
6 for flooding. Wetlands is unknown at this time. It's
7 one of the due diligence environmental issues being
8 looked at. Phase 1 site assessment came back as no
9 wetland suspected.

10 The adjacent property to the north, we
11 have agriculture. We have the school, Manor Middle
12 School, to the east. To the south is agriculture. To
13 the west is a combination of residential and
14 agricultural land.

15 The vehicular access is local roads with
16 good sight lines. Pedestrian access is limited at this
17 time. As you are aware, there's no residential
18 development adjoining to have sidewalks. The
19 ordinances within the township would require sidewalks
20 to be part of any future development.

21 Again, the Department is asking a little
22 bit about the substratus soil type which we have
23 identified.

24 Are there any mine oil wells? Any
25 deleterious conditions, objectionable noise,

1 objectionable odors, high voltage lines, high traffic?

2 The answer is no.

3 Municipal sewer. There really isn't a
4 building. So there is no length of lateral at this
5 time. Distance between municipal water and gas is
6 questionable.

7 Electricity. So we have all utilities
8 accessible to the site. There's access to the site.
9 The site would require some rough grading to be
10 developed. Parking would be required. It would
11 support athletic facilities. And the site will support
12 storm water management.

13 So that's just the general overall site
14 characteristics that the Department is asking. You can
15 see here there's three columns. Typically, when a
16 school district purchases land, you compare a minimum
17 of three sites.

18 When the land the school district is
19 looking to purchase is directly contiguous to a site
20 they already own, the Department waives that
21 requirement because they understand that typically
22 makes a lot of sense to purchase land that's right
23 adjacent to property you already own.

24 So we have identified for the property in
25 question the purchase price of \$3,085,000. There's

1 title insurance, recording and transfer costs, \$9,128.
2 Legal costs, \$3,500. Appraisal fees, \$2,500. \$6900
3 for survey, for the boundary survey. \$1475
4 miscellaneous costs relating to the acquisition. So
5 total site acquisition costs are estimated at this
6 point to be \$3,898,503. That total is at the bottom.

7 The project is eligible for reimbursement
8 by the Department of Education. That reimbursement
9 really kicks in at a point in the future when the
10 school district would implement a project.

11 The reimbursement will vary depending on
12 what project they would implement; however, the maximum
13 reimbursement is about 45 cents on the dollar, .4470.
14 The school district could be reimbursed 44.7 cents per
15 dollar for the purchase of the land at a time in the
16 future when they would develop that land into any type
17 of project that would be reimburseable by the
18 Department.

19 Finally, the Department of Education is
20 asking for some comments on the comparative site
21 evaluation. Again, since we are not comparing three
22 sites, there's some comments listed here about the
23 Willis Herr property.

24 Some of the advantages to the site that
25 we see are the availability of public sewer and water,

1 its adjacency to an existing school facility. It's
2 adjacent to the township park. And the fact that the
3 site will provide flexibility to accommodate, not only
4 the short-term needs, but long-range facility master
5 plan needs well into the future.

6 There aren't a whole lot of negatives to
7 the property. The natural drainage swale that bisects
8 the site could be looked at as a negative. Although,
9 storm water management is needed with a little bit of
10 rough draining, we can use the swale to divert and
11 create storm water retention for the site.

12 Currently, the pedestrian access is
13 limited. That could be deemed as a negative. However,
14 there are really no adjacent residential developments.
15 If those would be planned in the future, sidewalks
16 would be required by the local ordinances.

17 Again, just one last look at the parcel
18 in question. It's a 44.2 acre site right here in the
19 center adjacent to the Manor Middle School, township
20 park, and current owned district property.

21 DR. FRERICHS: Thank you, Mr. Hart. At
22 this time, if there are any board members that would
23 like to make a comment, please come up to the lectern
24 there for your comment.

25 Any board members like to make a comment?

1 If not, I will turn it over to Attorney Lord for
2 citizens' comments.

3 MS. LORD: As I mentioned earlier, we are
4 going to now take public comment. It's not a question
5 and answer period; but you can make any comments you
6 want, and the board will consider those comments at a
7 later time.

8 We ask you to state your name and
9 address. And we are going to stick to the rules at a
10 normal board meeting. So keep your comments, if you
11 could, to five minutes or less.

12 We will proceed from there.

13 Go up to the podium and state your name
14 and address.

15 MR. JEFF MILLHOUSE: Thank you. My name
16 is Jeff Millhouse. I presently live at 1472 Grassy
17 Way, but I own several properties in Manor Township.
18 One of them I lived at for 30 some years, 50 Penn
19 Street, Washington Boro, right adjacent to the Central
20 Manor Elementary School where they are doing the
21 upgrade right now.

22 When the proposal hit the paper, I was
23 approached by several of the local real estate agents,
24 developers, people like me. I have been in real estate
25 for 30 some years. Started out in 1978.

1 Three years ago, I left the farm where I
2 live up here that I told you I lived and moved to East
3 Hempfield.

4 But I was contacted by several of these
5 people over the purchase of this property. And these
6 people that come to me are the leaders, the
7 trendsetters, the people who buy the real estate, the
8 people who do the development.

9 They were very much concerned over the
10 price of this property. We had several meetings over
11 this. I have also talked to the superintendent and
12 disclosed some of our concerns over this, the purchase
13 price of this property is what we are talking about.

14 The thing that really bothers me here is
15 that this is zoned low density residential. We are
16 paying -- I think it was, like, 87,000 an acre or
17 something like that is what it come out to.

18 I will tell you that as a developer, also
19 a person who financed development projects in the past,
20 no bank, no reasonable developer would even look at a
21 property like this the way its zoned at that purchase
22 price.

23 We have also inspected, dissected your
24 two proposals that you had and the appraisals of those
25 proposals. No bank would finance them, including

1 myself, would even consider. I don't care if these
2 appraisals are certified appraisals.

3 The comparisons are not direct
4 comparisons. The numbers to purchase the property at
5 this price do not make sense. No one would pay this
6 kind of price for this property.

7 And I am telling you the people that are
8 involved in this, I can tell you their name and
9 everything -- that we met. They are the trendsetters.
10 They are the people who do this every day. They are
11 very concerned.

12 I am asking the board at this point
13 before they go through on this deal that they get more
14 appraisals, local appraisals. I suggested people that
15 are the people who do commercial real estate that do
16 work in this area such as Mary Clinton. There's a guy
17 William Smith, all in this area that see this property
18 on a regular basis and get those comparisons.

19 I will be honest with you. I am a pretty
20 shrewd businessman myself. I have done well in my
21 life. It almost looks like you were presented a price
22 for this land and you tried to justify it. And that
23 bothers me. This is tax payers' money. And it ain't
24 your money.

25 It's taxpayers' money. Right now, this

1 school district cannot afford to make any stupid
2 mistakes. They don't have money to waste.

3 It will be an insult to the teachers.
4 Because we both know in the next year or two, we are
5 going to approach a wall that we cannot overcome. I
6 don't know what is going to happen here.

7 I would probably suggest teachers and
8 people that work for the school district are going to
9 lose their jobs. I am not trying to give you a hard
10 time over this.

11 I am asking that you go back and get more
12 appraisals to make sure that these numbers are correct.
13 We talked as a group amongst us that are developers,
14 the real estate agents and stuff that have a lot of
15 experience in this, and we think it's the right thing
16 to do to buy this land.

17 But we want you to really justify what
18 you are doing here by getting a few more appraisals to
19 make sure the numbers all look solid. You are talking
20 about spending almost \$3.8 million here.

21 A certified appraisal cost in the
22 neighborhood of \$1,200, which you got. Regular
23 appraisals would cost in the neighborhood of 500. It
24 would certainly make sense to me to go get -- they
25 don't have to be certified because you are trying to

1 get more support to what you have in your
2 certification.

3 If the numbers come in dramatically
4 different, they should really look at this and go back
5 and really check their numbers, honestly. This almost
6 looks like it is some kind of sweetheart deal because
7 of the people involved here.

8 I am asking you, cover your bases and you
9 get good solid support for your decision so it doesn't
10 come back to haunt anybody. If that's what it comes
11 back to, so be it. I am not against it.

12 But it doesn't -- the numbers don't look
13 good to me. Because I will tell you what banks -- some
14 of the bank people told me. They wouldn't even
15 consider this deal. It's outrageous. The people that
16 would finance this and buy a development project.

17 So I ask the board that they really go
18 back and get more support on this before they move
19 forward on this. Because I am going to tell you I
20 believe the people that we support, we are going to go
21 out and get appraisals.

22 If you go ahead on this deal and you
23 didn't get additional support to confirm what you think
24 you already know, it's not going to look good.

25 Thank you for your time.

1 MS. DOTTIE MILLER: My name is Dottie
2 Miller. I am a broker owner of Cardinal Realty. I
3 have been in the business for only eleven years, but
4 have been a resident of Manor Township for twenty
5 years.

6 This is absolutely hypocritical. It's a
7 waste of tax dollars. The project itself is fine. You
8 need to expand, fine. I have here copies of those
9 appraisals.

10 If I were to take these appraisals, as
11 this gentleman just said, to any bank, they would think
12 I was senile.

13 These appraisals do not even match up
14 with this piece of land. \$87,000 an acre? The school
15 district overpaid the \$57,000 an acre in the past.
16 This is ridiculous.

17 Low density, we are not talking about
18 that. The municipality can all do what they want to
19 do. The location, great. The comment, well, would you
20 rather see an apartment building? You know something,
21 why not walk to school? Why not walk to school instead
22 of take buses?

23 But if the school district needs this
24 land to expand, \$87,000 an acre is ridiculous. I say
25 take it by eminent domain. Let the courts decide.

1 Because the court would even laugh at this. \$87,000 an
2 acre?

3 I have heard rumor that a developer
4 wanted to buy it. Believe me, there's not a developer
5 in this county that's going to pay anywhere near that
6 or is looking to develop.

7 This school district has got to stop
8 blowing money and start concentrating on providing a
9 good education for these students. And to build the
10 Taj Mahal and to give somebody \$87,000 an acre?

11 I made a notation here. Because I am
12 going to write to the Board of Education. So Manor
13 Township or Penn Manor School District is going to get
14 45 cents on a dollar some day when they decide to
15 build.

16 Until then, my question is: Where is
17 this money coming from right now to pay this seller by
18 the end of this year? If this school district has this
19 kind of money laying around with nothing else to do
20 with it but buy up land at \$87,000 an acre, we are
21 being over taxed. Thank you.

22 MR. GERALD HIGH: I live at 363 Rock Hill
23 Road. I have lived in the Manor Township area for 45
24 years. I was at a sale last summer on Route 999 about
25 a half mile from the township sheds.

1 That property had 40 acres to it. It
2 went up at public auction. It sold for \$900,000, which
3 it was a very reasonable price I thought. So when you
4 are comparing apples to apples, 44 acres for almost \$4
5 million, it's really out of line.

6 I have a question for the board. The
7 Fisher property, was that bought during the Herr
8 presidency in the Manor School District? Do you know?

9 THE SUPERINTENDENT: 2006.

10 MR. HIGH: Four years ago. So that's
11 almost a conflict of interest as far as I am concerned.
12 Sitting on a property in between and then buying the
13 property on the end knowing that the school district
14 wants it. He can steal it from them for whatever he
15 wants to.

16 Thank you for your time.

17 MS. LUCY GILICHBAUER: 275 Schultz Road.
18 I am 100 percent opposed to this purchase. We are
19 entering unchartered waters. This is the worst
20 economic times possible. No one knows the outcome of
21 the cliff that we are about to go off.

22 This is great vision. Totally
23 irresponsible. No common sense behind it.
24 Incomprehensible. I have been asleep like many others
25 over the two years. Longer -- this is decades. This

1 didn't happen overnight.

2 Pennsylvania is one year behind
3 California in going bankrupt. Talk to your
4 legislators. Look it up. You can see. This is the
5 worst time to be even considering a purchase of this
6 property at this price.

7 This is horrible. I have a 38 acre farm
8 that's currently up for sale myself. A little over
9 900,000. It's been sitting for a year. We don't know
10 what the dollar is going to be like. We don't know
11 what the dollar is going to be like here in a year or
12 two from now.

13 We are headed January 2, 2011 for
14 immense, huge tax increase, which many don't know.
15 They don't realize what is coming.

16 I care about my community. I care about
17 my neighbors. This will cause many foreclosures in our
18 community. People will lose their homes over this.
19 January 2012, double digit tax increase for all of us.
20 We have been asleep. We have been sleeping on this,
21 guys. We are headed for some really bad times.

22 This isn't the time to be considering a
23 project like this. I love my school district. I have
24 lived here all my life. I graduated from Penn Manor.

25 I don't even know who my school board

1 people are. That's a shame. That's bad on my part.
2 But I am making it a point now to know who they are. I
3 am appealing to you, please, look what this is going to
4 do to your neighbors, your friends. And like the
5 gentleman I believe had said earlier, they are going to
6 make hard cuts in Pennsylvania.

7 We have a great school system here. But
8 they are going to lose jobs. This is irresponsible. I
9 can't stress that enough. I just plead to you -- and
10 December '10 purchase price. Not good.

11 As for someone was saying about a
12 developer interested in this land. If a developer is
13 interested in this land, go for it. Do you know what?
14 This is not the only property in Penn Manor School
15 District. And if we are able to purchase another
16 property 120, 150 acres for a price we don't even know
17 what the dollar is going to be valued at, we could be
18 making out in the long run.

19 This is irresponsible. And it is going
20 to hurt many, many people. I just can't stress that
21 enough.

22 Thank you.

23 MR. DON STEWART: Hello, my name is Don
24 Stewart. I live at 45 Whippoorwill Drive in Pequea
25 Township, Lancaster, 17603. I wish to make three

1 comments.

2 First of all, I am very familiar with the
3 history of the district. And I am aware that in the
4 past, previous boards have sold extremely valuable land
5 both in Manor Township and land contiguous to the high
6 school.

7 Since the sale of these lands, the
8 district has been left with absolutely zero inventory
9 of land for growth. And boards throughout the years
10 have repeatedly regretted the action of previous boards
11 when they stripped the district of any type of real
12 estate property for potential growth.

13 I commend the board for taking action now
14 on this issue so that Penn Manor will have the
15 necessary acreage it needs to respond to anticipated
16 growth. I say anticipated growth knowing that not only
17 practical insight, but actually enrollment studies
18 indicate that Penn Manor will experience significant
19 growth, especially in the northern end in Manor
20 Township.

21 Secondly, in terms of the timing of the
22 purchase, I wish to affirm my belief that if this land
23 is not purchased by the school district, it would very
24 soon be purchased by some type of residential
25 developer.

1 And I think it's crucial to point out
2 that the development would generate enrollment
3 increases, which will require significant district
4 investments in both facilities and services to provide
5 for those students coming out of that residential
6 development. If the district doesn't move forward and
7 purchase this land, they will have significant costs
8 responding to that development.

9 Thirdly, while I am aware that the school
10 districts all across the nation are going to be facing
11 tough financial times, and that those challenges will
12 come in the future, I support the board's effort to
13 make prudent real estate decisions now unlike boards in
14 the past so they provide for the future of the district
15 and the future of the students of the district.

16 MR. SCOTT CHARTY: 2535 Valley Drive.
17 Thank you for being here to explain the concept. I
18 understand the concept of the project. If I am to
19 assume that at some point in the future we are going to
20 matriculate some of the other elementary schools onto
21 this property for reasons of convenience and bussing
22 and so forth, is it possible to get those properties
23 now evaluated with the certified cost per acre to see
24 how close they come to \$87,000 an acre?

25 So that when we sell those properties, if

1 that's what we are going to do, if they sell those
2 properties, we can help finance this one. Because I
3 would be curious to see if that is part of the future
4 plan to put a complex here for multiple elementary
5 schools - Martic, Central Manor, Hambright, etc.

6 The second question I have for you is:
7 Are they willing to divide that property and, say, the
8 entire 44 acres, we only get a parcel of that? Make it
9 more cost effective.

10 I am going to agree with a lot of people.
11 87 grand an acre is absurd. That's way out of line
12 with any property anywhere close to here.

13 With those same individuals' appraisal of
14 the other properties -- Martic and Hambright -- and get
15 close to that, I am going to get into real estate.

16 MR. JEFF KREIDER: I am Jeff Kreider from
17 13 Newswanger Road. I guess it's not a question and
18 answer thing, but I have one question.

19 Four years ago, we purchased the Fisher
20 property. And I don't remember what that figure was
21 when it was purchased. In comparison to the cost per
22 acre versus what the school district is looking at now,
23 how close are we on that? Is anybody available to
24 answer that?

25 MS. LORD: I don't know that information.

1 We can get back to you.

2 JEFF KREIDER: Does anybody remember the
3 total purchase price of the Fisher --

4 MAN FROM AUDIENCE: One point five.

5 JEFF KREIDER: One point five? It's only
6 four years difference between the purchase of this. I
7 would like to see how close we are on that. Even
8 taking even consideration that real estate prices have
9 seemed to regress some. So that's my question.

10 MR. FRANK GRIEST: My name is Frank
11 Griest, 1107 Little Brook Road. I am an old guy on a
12 fixed income. So I thought you might be interested in
13 what I thought or maybe I am representative of the
14 group. Maybe I am not.

15 I will tell you that I don't think it's a
16 good idea. I think it's a great idea. In answer to --
17 I will tell you why briefly. I will say to Jeff
18 Kreider, yes, the 26 acres on the Fisher farm was 1.5.
19 That was agricultural. That was a rural property.

20 This property that the school board is
21 looking at right now is the gem in Manor Township. If
22 you look at some similar situation across the county,
23 it's all over a hundred thousand dollars an acre.

24 I had the opportunity three years to sit
25 in on the presentation by the developer. And the

1 number that he had was 5.1 million. I definitely had
2 the feeling that 5.1 was a starting point. This guy
3 was very anxious.

4 Folks who know the history here realize
5 the Herr family gave property here for a park. And for
6 that reason there was very little set aside for the
7 green area of the development.

8 This would be very easy to get low
9 density to a higher density. So, from my standpoint, I
10 am glad for 4 million rather than having to go to a
11 developer and looking for about 24 million with the
12 elementary school that would be required and we
13 wouldn't have a place to put it because the land would
14 be gone.

15 So, yes, it's a tough economic time. But
16 the right time to get land is when it's available. And
17 everybody knows that's an asset they are not going to
18 make any more of.

19 As a past school board member I will say
20 that we should share some of the blame in the fact that
21 we sold Woods Edge for next to nothing. And here we
22 are. So we have to make this right. We have to move
23 on.

24 Tough economic times. This is the thing
25 to do. Thank you.

1 MS. CONNIE JACKSON: Connie Jackson, 348
2 West Charlotte Street. I thank the district for
3 investing in our kids because our kids are awesome.

4 The only thing that I just recently was
5 made aware of -- and I don't know if you guys would
6 even consider it -- is how about the 25 acres sitting
7 right next to the high school that would provide us
8 access to Comet Field? What about the 13 acres we are
9 still trying to sell out there?

10 Like, I don't understand why there wasn't
11 any site comparisons. I mean, this is a gem. This is
12 a gorgeous view and everything.

13 I also hesitate to go to a campus
14 mentality. My husband graduated from Milton Hershey
15 School. And some recent research is coming out that
16 then campus way is not the way to go.

17 As far as the stadium, guys, we have got
18 the best stadium in the state that we play at. I can't
19 imagine us building our own stadium.

20 So if the board could just take a little
21 bit more time and make sure their I's are dotted and
22 their T's are crossed. But as far as investing in the
23 kids, don't stop there.

24 MS. LORD: Any other comments?

25 (No response.)

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I will turn it back over to Dr. Frerichs.
DR. FRERICHS: Thank you, Rhonda. Thank
you very, very much, everyone, for making your
comments. The board will consider those comments. We
thank you for attending. Please have a safe ride home.

(The hearing concluded at 6:15 p.m.)

CERTIFICATE

I hereby certify that I was present upon the hearing of the above-entitled matter and reported stenographically the proceedings and the testimony produced; and I further certify that the foregoing is a true and correct transcript of my said stenographic notes.

Michelle S. Parke, Notary
Court Reporter

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