

Derry Township School District Board of Directors Meeting November 9, 2015 Summary Minutes - VIII

1. OPENING ITEMS

1.1 Call to Order

Minutes: The November 9, 2015 meeting of the Derry Township Board of School Directors was called to order by Mrs. Sheehan at 6:59 p.m.

1.2 Roll Call

Members in attendance: Heidi Eby, Jayanth Franklin, Bruce Hancock, Julie Neal, Maryellen Sheehan, Brian Shiflett

Non-Voting Members in attendance: Joseph McFarland

Members not in attendance: Andrea Abruzzo, Chris Barrett, Hank Donahue

Staff/Public in attendance: Jason Reifsnnyder, Dan Tredinnick, Stacy Winslow, Mike Frentz, Lee Vasiliades, Vathana Oukan, Jennifer Mysel, Ray Faidley, Alton Perry, Carol Gallerizzo

Solicitor in Attendance: William Zee

Media in Attendance: Monica Von Dobeneck - *PennLive*

1.3 Flag Salute

1.4 Approval of Board of Directors Agenda

Minutes: Following a motion by Mr. Franklin and a second by Mr. Shiflett the Board Agenda for the meeting was approved.

2. INFORMATIONAL AND PROPOSALS

2.1 Recognition of Students

Minutes: Dr. Reimann recognized the Hershey High School November Students of the Month.

2.2 Presentation - Building Student and Teacher Leadership (Dr. Reimann)

Minutes: Dr. Reimann provided the Board with an overview of the Student and Teacher Leadership Initiatives at the high school.

2.3 Announcement of Executive Session

Minutes: The Board met in Executive Session prior to this meeting, and the HR Committee met on October 28, 2015 and November 5, 2015 to discuss matters of personnel and labor relations and arbitrations.

2.4 Recognition of Citizens (Agenda Items)

Minutes: The following citizens were recognized by the Board:

- None

2.5 Standing Committee Meeting Reports

Minutes:

- Mrs. Eby provided the following updates with regard to the Curriculum Council Standing Committee Meeting:
 - Curriculum Database (Rubicon Atlas)
 - 9th Grade Culinary Arts
 - HS German Course Sequence
 - Course Addition - AP Studio Art: 3D Design
 - Course Addition - AP Studio Art: Drawing
 - Course Addition - Advanced Physical Education
- Mr. Shiflett provided the following updates with regard to the General Services Standing Committee Meeting:
 - Food Service Updates
 - Food Service Department Recommendation
 - Granada Property Update

2.6 Student Representatives' Report

Minutes: The student representatives provided the Board with the following updates:

- Recent Activities
- Upcoming Activities

2.7 Community Correspondence Report

Minutes: Mr. Tredinnick informed the Board that there were a total of eight submissions during the month of October.

2.8 Finance/Budget Update

Minutes: Mr. Frentz provided the Board an update with regard to the 2008 bonds.

2.9 Anticipated Agenda Items for the Next Board of Directors Meeting

1. Approval of November 9, 2014 Board of Directors Summary Minutes
2. Recognition of Outgoing School Board Members
3. Approval of October 2015 Finance Report
4. Requests for the Use of Facilities
5. Personnel
6. Staff Development

Minutes: The anticipated agenda items for the November 23, 2015 meeting of the Derry Township Board of School Directors were reviewed.

3. UNFINISHED BUSINESS

3.1 Proprietary Fund - Granada Avenue Property – Discussion

Minutes: The Board discussed the Proprietary Fund with regard to the Granada Avenue property.

4. CONSENT AGENDA ITEMS

Minutes: Following a motion by Mr. Hancock and a second by Mr. Franklin the consent agenda items were approved.

Vote Results

Aye	6	Heidi Eby, Jayanth Franklin, Bruce Hancock, Julie Neal, Maryellen Sheehan, Brian Shiflett
No	0	
Abstain	0	
Not Cast	3	Andrea Abruzzo, Chris Barrett, Hank Donahue

MOTION CARRIED

4.1 Approval of October 26, 2015 - Summary Board of Directors Meeting Minutes - VII

4.2 Approval of Thirty-Day Review of Policies

The Administration recommended the approval of a Thirty-Day Review of the following policies of the Derry Township School District Policy Manual:

- 005 Organization
- 104 Nondiscrimination Employment
- 210 Use of Medication
- 216.1 Supplemental Discipline Records
- 340 Responsibility for Student Welfare
- 810 Transportation

The policies will be on display in the following locations: Hershey Public Library, District Office, and the Derry Township School District Website.

4.3 Approval of Thirty-Day Review of (New Policy)

The Administration recommended the approval of a Thirty-Day Review of the following proposed policy to the Derry Township School District Policy Manual:

- 210.1 Field Trip Medications

The policy will be on display in the following locations: Hershey Public Library, District Office, and the Derry Township School District Website.

4.4 Approval of Thirty-Day Review to Revoke Policies

The Administration recommended the approval of Thirty-Day Review to revoke the following policies of the Derry Township School District Policy Manual:

- 134 Individual and Remedial Services
- 203.2 Prevention of Disease Transmission in Schools
- 210.1 Student Accidents

The policies will be on display in the following locations: Hershey Public Library and the District Office. In addition, it can be accessed on the school's website by going to Board of School Directors, and then Policy.

4.5 Approval of Thirty-Day Review of Board Operating Guidelines

The Administration recommended the approval of a Thirty-Day Review of the following Board Operating Guidelines of the Derry Township School District Policy Manual:

- 005-BOG-0 Duties of Board Officers
- 005-BOG-2 Functions of Standing Committees

The Board Operating Guidelines will be on display in the following locations: Hershey Public Library, District Office, and the Derry Township School District Website.

4.6 Request for the Use of School Facilities

The Administration recommended the approval of the following Request for the Use of School Facilities:

Group: JoAnn Delaney
Date/Time: November 18, 2015
5:00 p.m. - 8:00 p.m.
Requested Facility: Middle School Auditorium
Event: Ellis Documentary Film Viewing for Community Members
Fee: None

4.7 Announcement of Staff Development Conference

Staff Member: Toni Martindell
Conference: Learning Forward National Conference
Location: Washington D.C.
Date: December 6, 2015
Expenses: \$648.45

Staff Member: Christen Manari
Conference: Learning Forward National Conference
Location: Washington D.C.
Dates: December 6 - 9, 2015
Expenses: \$823.00

5. NEW BUSINESS

5.1 2008 Bond Refinancing - Authorization to Proceed

The Administration recommended the Board authorize the Administration to work with RBC Capital Markets, as bond underwriter, Public Financial Management, Inc., as financial advisor and Barley Snyder, as bond counsel to prepare the necessary documents for the issuance of Derry Township School District, General Obligation Bonds, Series A of 2015. The proceeds of the new issue will be used to refinance a portion of the General Obligation Bonds, Series of 2008. The minimum amount of savings for the transaction to proceed is \$500,000.

Minutes: Following a motion by Mr. Franklin and a second by Mr. Shiflett the Board authorized the administration to work with RBC Capital Markets and Barley Snyder to prepare the necessary documents for the issuance of Derry Township School District, General Obligation Bonds, Series A of 2015.

Vote Results

Aye	6	Heidi Eby, Jayanth Franklin, Bruce Hancock, Julie Neal, Maryellen Sheehan, Brian Shiflett
No	0	
Abstain	0	
Not Cast	3	Andrea Abruzzo, Chris Barrett, Hank Donahue

MOTION CARRIED

5.2 Caulking Specification - High School

The Administration recommended the Board approve an agreement with Professional Roof Services in the amount of \$15,600 for specification design, bid administration, and inspection services for the High School caulking project.

Minutes: Following a motion by Mr. Franklin and a second by Mrs. Neal the agreement with Professional Roof Services was approved for the high school caulking project.

Vote Results

Aye	6	Heidi Eby, Jayanth Franklin, Bruce Hancock, Julie Neal, Maryellen Sheehan, Brian Shiflett
No	0	
Abstain	0	
Not Cast	3	Andrea Abruzzo, Chris Barrett, Hank Donahue

MOTION CARRIED

5.3 Approval of Depository - Metro Bank

The Administration recommended the Board approve Metro Bank as depository effective November 1, 2015.

Minutes: Following a motion by Mrs. Eby and a second by Mr. Shiflett, Metro Bank was approved as depository effective November 1, 2015.

Vote Results

Aye 6 Heidi Eby, Bruce Hancock, Julie Neal, Maryellen Sheehan, Brian Shiflett

No 0

Abstain 1 Jayanth Franklin

Not Cast 3 Andrea Abruzzo, Chris Barrett, Hank Donahue

MOTION CARRIED

5.4 Approval of Fire Alarm/Sprinkler Inspection Services

The Administration recommended the Board approve the agreement with SimplexGrinnell for fire alarm and sprinkler inspection services in the amount of \$26,122 for the period of October 1, 2015 to September 30, 2016.

Minutes: Following a motion by Mr. Franklin and a second by Mrs. Neal the agreement with SimplexGrinnell for fire and sprinkler inspections services for the period October 1, 2015 to September 30, 2016 was approved.

Vote Results

Aye 6 Heidi Eby, Jayanth Franklin, Bruce Hancock, Julie Neal, Maryellen Sheehan, Brian Shiflett

No 0

Abstain 0

Not Cast 3 Andrea Abruzzo, Chris Barrett, Hank Donahue

Cast

MOTION CARRIED

5.5 Personnel - Resignation

The Administration recommended the approval of the following resignation:

Classified:

Knott, Heather

Teachers' Aide

Middle School

Reason: Personal

Effective: 01/14/2016

Minutes: Following a motion by Mrs. Eby and a second by Mr. Franklin the personnel - resignation item was approved.

5.6 Personnel – General

1. The Administration recommended the approval of the following appointments:

Change in Hours for Classified Staff:

Adams, Kay *
Teachers' Aide
Middle School
From: Level B: 6.5 hours per day
To: Level B: 6.0 hours per day
Effective: Start of 2015-2016 school year (retroactive)

Transfer of Classified Staff:

Abadilla, Maria *
From: Teachers' Aide
Elementary School
To: Teachers' Aide (replacing Kristi Gentry)
Early Childhood Center
Level A: 5.75 hours per day
Salary: \$16.11 per hour
Effective: To Be Determined

*** This individual is currently an employee and/or volunteer. Clearances are on file.**

Minutes: Following a motion by Mrs. Eby and a second by Mr. Franklin the personnel - general items were approved.

Vote Results

Aye 6 Heidi Eby, Jayanth Franklin, Bruce Hancock, Julie Neal, Maryellen Sheehan, Brian Shiflett

No 0

Abstain 0

Not 3 Andrea Abruzzo, Chris Barrett, Hank Donahue

Cast

MOTION CARRIED

6. DELEGATE REPORTS

6.1 Tax Increment Financing Committee

Minutes: Mr. Shiflett attached his report for the Tax Increment Financing Committee.

6.2 Dauphin County Technical School

Minutes: Mr. Shiflett attached his report for the Dauphin County Technical School.

7. SPECIAL REPORTS

7.1. Board Members' Report

Minutes: The following members provided reports to the Board:

- Mr. Shiflett - Recognition of PSBA/DTSD webinar
- Mr. Hancock - Derry Township Parks and Recreation - Community Center Forum/Discussion

7.2 Superintendent's Report

Minutes: Mr. McFarland provided the Board with the following updates:

- Recognition of Staff

7.3 Board President's Report

Minutes: Mrs. Sheehan provided the Board with the following updates:

- Upcoming District Events - ALiCE training
- CAIU Board Representative

8. RECOGNITION OF CITIZENS

Minutes: The following citizens were recognized by the Board:

- None

9. ADJOURNMENT

Minutes: Following a motion by Mr. Franklin and a second by Mr. Shiflett the meeting was adjourned at 8:44 p.m.

Respectfully submitted,

Michael Frentz
Secretary to the Board
Approved at the November 23, 2015 meeting

Maryellen B. Sheehan
President of the Board of Directors

JWR

Derry Township School District
School Board Meeting
November 9, 2015

Please Sign In AND Print Your Name

Signature

Daniel B Tredinnick

Printed Name

Dan Tredinnick

Signature

Lee Vasilades

Printed Name

Lee Vasilades

Signature

Dan

Printed Name

Nathana Outcan

Signature

J Myser

Printed Name

Jennifer Myser

Signature

Ray Fairley

Printed Name

RAY FAIRLEY

Signature

Alton Perry

Printed Name

Alton Perry

Signature

Carol Galluzzo

Printed Name

Carol Galluzzo

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FIND YOUR DIRECTION

Dauphin County Technical School

October 2015

New Student Recruitment

by Dr. Peggy Grimm, Administrative Director

It is that time of the year at Dauphin County Technical School when we are looking for students for the 2016-17 school year! Christine Noll, Vocational Transition Counselor, has been out and about with the DCTS Student Ambassadors visiting the Dauphin County middle schools. These ambassadors must submit an application and meet certain criteria to participate. Our students represent our school in a professional manner with a message coming from a firsthand experience.....an authentic presentation which includes an opportunity for dialog between our students and prospective students.

Mrs. Noll's schedule first included a visit to all consortium district middle schools and then a trip to the tuition district middle schools. The presentation is just the initial step in educating eighth graders about the opportunities at DCTS. The key to their success is the ambassadors are current students who attended the middle schools that they visit. These alumni share their

experiences and success at DCTS. This builds a connection with eighth graders and many of them already know our student ambassadors.

To follow was the eighth grade tour day at DCTS on October 23. The eighth graders had the opportunity to visit many of our programs where juniors and seniors gave presentations in their Programs of Study. Our students are extremely proud of their "shop" areas, preparing and setting up displays for our guests. Our students are our best spokesmen! They make sure their shops are as clean as a whistle!

It was a high energy day for students and staff! Our academic teachers served as tour guides, and ninth and tenth graders had a day off from school. I must say the underclassmen look forward to the day they can represent their programs during the eighth grade tours.

Then to bring our recruitment full circle, we provide an Open House for prospective students and their parents on November 12. An invitation has been mailed to each eighth grader's home. Our goal is for the eighth graders, who visited during our tour day, to encourage their parents to attend the DCTS Open House.

We are looking for students who are interested in a unique high school experience where they have the opportunity to graduate with skills, college credits, and industry certifications that are highly desired in the workforce!

Hope you can join us on November 12 from 5:30 p.m. to 8:00 p.m.!



Taste of Central PA

DCTS Culinary Arts students participated in the 28th Annual Taste of Central PA event on October 25 at Strawberry Square in Harrisburg. The one-of-a-kind event featured food samples from over 50 of the area's top restaurants, hotels and caterers. The event was not only a way to showcase the talents of the students, but was a great opportunity to support an important organization in the local community. All proceeds benefited the Central Pennsylvania Food Bank, and the event raised enough funds to provide over 6,000 meals.

The Culinary Arts students prepared and presented Shrimp

and Crab Salad in Phyllo, Butternut Squash and Apple Soup with Toasted Pumpkin Seeds and Opera Torte. There were many positive comments and compliments from the event guests and the students did an excellent job representing the school as professional and polite

young culinarians. The students that participated at the event included Rebecca Albright, Chad Vanlanot, Israel Alvarez-David, Kyle Williams, Sophia Rowe, Ethan Stauffer and Cody Mowry.



Best Bagger State Competition

On October 22, Retail Marketing & Sales helped facilitate the Best Bagger State Competition at Strawberry Square in Harrisburg. The proper bagging of groceries is an important part of the operation of a successful grocery business and DCTS students were happy to help contribute to such a competitive and successful event.



Students of the Month

9th Grade – Kelsey Hepler, Service Cluster

Kelsey's home school is Central Dauphin. She enjoys ASL, hanging out with friends and family, crocheting, hunting, and reading. Kelsey would like to own a salon in the future.

10th Grade – Nick Riner, Carpentry

Nick's home school is Central Dauphin. He enjoys archery and helping his dad with his business. Nick would like to work with his father and take over the family business in the future.

11th Grade – Ramziddin Roberts, Culinary Arts

Ramziddin's home school is Harrisburg. He enjoys reading, hanging out with friends, Theatre, music, and painting. Ramziddin would like to own a business in the future.

12th Grade – Meya Richmond, Criminal Justice/Police Science

Meya's home school is Central Dauphin East. She enjoys walking and running at Wildwood Park. Meya is involved in CD East Volleyball, JOC Student Representative, National Honor Society, Student Ambassador, and Wolverine Council. She is interested in traveling to Spain, England, and Germany. Meya volunteers at Spring Creek Nursing Home, Hillside SDA Children's Church and Hillside SDA Vacation Bible School. Her future plans are the Army National Guard and attend Penn State University for Criminal Justice.

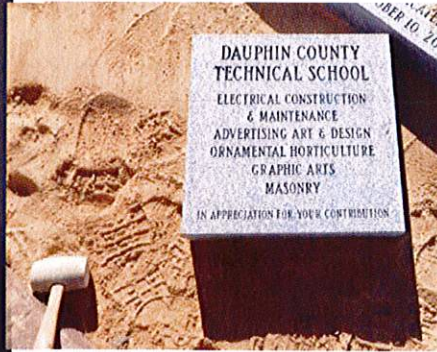
Rotary – Helen Dreher, Advertising Art & Design

Helen's home school is Central Dauphin East. She enjoys drawing, designing, and listening to music. Helen is involved in National Honor Society, CEAD, Student Mentoring, Yearbook Staff, and Former Girl Scout. She is interested in working as a Graphic Designer and traveling overseas. Helen volunteers as a construction worker, refurbished a home, and a waitress for a church spaghetti dinner. Her future plan is to attend HACC for Graphic Design.



Linglestown Clock Project

On October 10, the Linglestown Community Clock was turned on during the Linglestown 250th Anniversary Dedication Ceremony. DCTS students were honored to participate in the Linglestown Clock project. Students from Advertising Art & Design, Electrical Construction & Maintenance, Graphic Arts, Masonry, and Ornamental Horticulture were involved in the clock area design/layout, brochure design and production, electrical wiring and paver installation, and landscaping.



DCTS Graduate News

Duane Hammaker, 2002 Electronics Technology Graduate and member of the Electronics Technology Occupational Advisory Committee, is an Integration Manager for JP Lilley & Son, Inc. He recently managed the AV systems project at the University of Scranton in Scranton, PA. Duane co-published an article, *Uniformity Leads to Change*, in the iTAV Report, Volume 13 Number 2 Fall 2015.

Michael Beers, 2015 Ornamental Horticulture Graduate, is a landscaper for Interstate Design Landscaping, Inc. Michael was recognized at the Linglestown Community Clock Dedication for his part on the clock area design team.



2015/2016 New Staff



Erin Smith, Health Careers Instructor

Erin received her Bachelor of Science in Nursing from Western Governors University in Salt Lake City, UT. She previously worked at Messiah Village and Gentiva Hospice.



Aaron Dressler, Collision & Refinishing Technology Instructor

Aaron received his Associate Degree in Collision Repair from Pennsylvania College of Technology in Williamsport, PA. He previously worked at Casher's Inc. and Bud Godek Auto Body.



Dr. Barbara Maroney, Adult Education Coordinator

Barbara received her Bachelor of Science in Social Work and her Master of Education in Counseling Education from Temple University in Philadelphia, PA. She also received her PhD in Administration and Leadership Studies from Indiana University of Pennsylvania in Indiana, PA. She previously worked at Central Penn College and PASSHE.

Announcements

DCTS ALUMNI

DCTS is seeking alumni. Please register on the Alumni Page on the DCTS website, www.dcts.org. Click on "Community", then "Alumni". This webpage is the start of creating an Official DCTS Alumni Chapter and Class Reunions.

BULLYING AWARENESS MEETING

The PA Attorney General Office will be conducting a parent/guardian meeting on bullying and cyberbullying awareness on Thursday, November 5 at 7:00 p.m. in the Auditorium.

DCTS OPEN HOUSE

Interested in what DCTS has to offer, or intrigued by what you could learn? Experience DCTS first hand by coming to Open House on Thursday, November 12 from 5:30 p.m. to 8:00 p.m.

PARENT TECHNOLOGY NIGHT

DCTS has several online resources for Parents to stay informed on their son/daughter's education. If you are interested in learning more about PowerSchool, Schoology or Parent Online (Cafeteria Point of Service), please stop by the Parent Technology Lab:

- November 12: 5:30 p.m. to 8:00 p.m.
- December 3: 5:00 p.m. to 8:00 p.m.
- March 4: 12:30 p.m. to 3:30 p.m.

FINANCIAL AID NIGHT

Interested in learning about college finance, the FASA form, and deadlines associated with State and Federal Aid? Information will be available on Tuesday, November 17 at 7:00 p.m. in the Auditorium.

CEAD – CREATIVE EXPRESSIONS AT DCTS

Creative Expressions at DCTS will be hosting Open-Mic Nights throughout the 2015/2016 School Year. Want to play an instrument? No Problem! Want to try reading that poem you wrote? No Problem! You just need to come and experience the fun! Join in, sing along, try something new – just show up!

Culinary Dining Room from 6:00 p.m. to 8:00 p.m.

- November 6
- December 18
- January 29
- February 26
- March 11
- April 8
- May 20

BOOK FAIR

The Annual Fall Book Fair will be held in the Library from November 9 to November 13.

COLLEGE VISITS

Thaddeus Stevens College – November 4

Delaware Valley University – November 5

Pittsburg Technical Institute – November 6

Barbizon – November 11

See the Guidance Office for details.

FUNDRAISERS

- Yankee Candle Sale from October 9 to November 20 (Normality Zero)
- Coupon Books from October 9 to December 12 (Normality Zero)
- All-You-Can-Eat Spaghetti Dinner on Saturday, December 12 (Normality Zero)
- Coffee Sale from November 20 to December 12 (Normality Zero)

DONATIONS - GOFUNDME

DCTS Theater: www.gofundme.com/uuxvbc

DCTS Radio: www.gofundme.com/gh3kpuxg

COMIC BOOK ARTIST

DCTS Theatre proudly presents Comic Book Artist in the Auditorium.

- Friday, November 20: 7:00 p.m.
- Saturday, November 21: 2:00 p.m. & 7:00 p.m.
- Sunday, November 22: 2:00 p.m.

SAVE THE DATE

DCTS 1st Four Diamonds mini-thon

- Friday, March 11

DCTS Annual Spring Dinner & Silent Auction

- Friday, April 22

NO SCHOOL

- Wednesday, November 25 to Monday, November 30 (Thanksgiving Holiday)
- Thursday, December 24 to Friday, January 1 (Winter Holiday)
- Monday, January 18 (Martin Luther King Day/In-Service Day)
- Friday, February 12 (Holiday)
- Monday, February 15 (Famous Americans' Day)
- Friday, March 4 (In-Service Day/Parent Conferences)
- Thursday, March 24 to Monday, March 28 (Spring Holiday)
- Tuesday, March 29 (In-Service Day)
- Monday, April 25 (In-Service Day)
- Monday, May 25 (Memorial Day)



**TAX INCREMENT FINANCING (TIF) PLAN
FOR THE
POST OFFICE PROJECT
IN
DERRY TOWNSHIP**

**DERRY TOWNSHIP SCHOOL DISTRICT
DAUPHIN COUNTY
PENNSYLVANIA**

October 21, 2015

**DERRY TOWNSHIP
DERRY TOWNSHIP SCHOOL DISTRICT
DAUPHIN COUNTY, PENNSYLVANIA
POST OFFICE PROJECT
TAX INCREMENT FINANCING (TIF) PLAN**

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- B. ESTIMATED PUBLIC IMPROVEMENT COSTS
- C. PROPOSED TIMING AND NATURE OF PUBLIC IMPROVEMENT (NEW VERSUS REVITALIZED)
- D. TOTAL PROJECT COSTS

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- A. Regional Location Map
- B. Derry Township Future Land Use Map
- C. Downtown Hershey Redevelopment Area and TIF District Map
- D. Post Office Project Existing Conditions Map
- E. Post Office Site Plan
- F. TIF Committee Composition
- G. Local Ancillary Tax Projections

**DERRY TOWNSHIP
DERRY TOWNSHIP SCHOOL DISTRICT
DAUPHIN COUNTY, PENNSYLVANIA
POST OFFICE PROJECT
TAX INCREMENT FINANCING (TIF) PLAN**

I. INTRODUCTION

The Derry Township Industrial and Commercial Development Authority is proposing the creation of the Post Office Project Tax Increment Financing District (the "District") pursuant to Act 113 of 1990, as amended by Act 164 of 1992, the Tax Increment Financing Act (the "TIF Act"). The Tax Increment Financing (TIF) Plan for the Post Office Project development (the "TIF Plan") has been prepared in accordance with the TIF Act. The TIF Plan will be considered by the three local taxing bodies:

- Derry Township
- Derry Township School District
- Dauphin County

It is proposed that Derry Township will be the municipality responsible for creating the TIF District with the Derry Township Industrial and Commercial Development Authority acting as the organizational entity for the TIF District.

The proposed TIF District is comprised of approximately 4.43 acres and located at 169 West Chocolate Avenue in Derry Township, Dauphin County.

At full build-out the proposed Post Office Site Project is to include the renovation and adaptive reuse of the existing abattoir building, two new mixed use buildings of approximately 105,000 sq ft, 24 condominium units, and a structured parking facility.

The proceeds from this TIF will be used for a variety of public improvements to enhance the downtown redevelopment area. These may include but are not limited to a parking garage and piazza feature on the Post Office site, right turn lanes which would allow for better site access and traffic flow through downtown, upgraded traffic signals, Hershey Kiss Light replacements, sidewalks, and streetscape enhancements throughout the downtown corridor. This TIF District is being initiated by the ICDA to enhance the continued revitalization of downtown Hershey. As such, the approach to the use of the TIF proceeds is non-traditional. The ICDA will utilize the established TIF Committee (see Exhibit F for appointees) as a steering committee to remain actively and collaboratively involved in the financial decision making for projects selected to utilize TIF proceeds. With this unique structure in place, the ICDA is effectively building a fund from the incremental proceeds that will be utilized to fund a variety of projects which fit the predetermined eligible projects list established by the TIF Committee and listed in this plan.

The Derry Township Industrial and Commercial Development Authority is pursuing Tax Increment Financing as a strategy to enhance the density and quality of development at the Post Office site. By utilizing this development tool, the ICDA and its municipal partners hope to foster a more vibrant, dense, walkable, downtown Hershey. Though the TIF is a direct benefit to

the Post Office development, it is being pursued to encourage economic development throughout downtown Hershey. On site public parking and upgraded traffic patterns will enable easy site access, enabling more people to come downtown to live, work, eat and play.

II. TIF DISTRICT BOUNDARY

The TIF District consists of several vacant land tax parcels located at 169 West Chocolate Avenue as well as an existing abattoir building which historically has served as the Derry Township US Postal Service Office.

The TIF District is generally bound by West Chocolate Avenue to the south, the railroad tracks to the north, Ridge Road to the west and Linden Road to the east.

The tax parcels comprising the TIF District are shown in Table A below.

Table A
Tax Parcels Comprising the TIF District

<i>PIN Number</i>	<i>Current Owner</i>	<i>Description</i>	<i>Acreage</i>
24-009-015-000-0000	169 Chocolate Group LLC	Warehouse/Industrial	1.70
24-009-015-001-0001	169 Chocolate Group LLC	Commercial/Industrial	0
24-009-084-000-0000	169 Chocolate Group LLC	Commercial Land	0.54
24-009-085-000-0000	169 Chocolate Group LLC	Commercial Land	0.48
24-015-003-000-0000	169 Chocolate Group LLC	Commercial Land	0.21
24-015-111-000-0000	169 Chocolate Group LLC	Commercial Land	0.26
24-015-112-000-0000	169 Chocolate Group LLC	Commercial Land	0.42
24-015-113-000-0000	169 Chocolate Group LLC	Commercial Land	0.35
24-015-114-000-0000	169 Chocolate Group LLC	Commercial Land	0.47
Total			4.43

A map illustrating the boundaries of the TIF District is shown in Exhibit C attached hereto.

Exhibit A, attached hereto, illustrates the TIF District's regional location.

III. BACKGROUND

A. The Developer

The Post Office Project is proposed to be developed by 169 Chocolate Group, LLC. The Group is headed by Jamie Pascotti, owner of Realty Management Associates LLC of Hampden Township, Cumberland County and Massimo Rizzotto, owner of Carricato Homes, a custom home builder located in Middletown, Dauphin County. Together the developers have a strong track record in the local real estate industry.

The developers, 169 Chocolate Group have submitted land development plans to the Derry Township Planning Commission as well as the Derry Township Zoning Board.

B. Justification of a TIF District

As currently proposed, the Post Office Project will be comprised of three multi-purpose buildings and a structured parking facility. The existing 40,000 sq ft abattoir building will be renovated and repurposed with a mixture of retail, a restaurant, office space, and condos. Additionally, two new mixed use buildings (105,000 sq ft.) will be constructed on the same site. These will also contain retail, office space, and three floors of residential space.

The proceeds from this TIF will be used for a variety of public improvements to enhance the downtown redevelopment area, including public aspects of the Post Office Site.

On the site, the developers envision public plaza spaces at three locations. They are also planning a parking facility that would accommodate 200 parkers. This greater density is in line with the Township's long term goals as outlined in the Downtown Hershey Master Plan.

TIF funds may also pay for a variety of roadway upgrades and safety features including upgraded traffic signals, a right turn lane on West Chocolate Avenue, Hershey Kiss Light replacements, new or refurbished sidewalks, and streetscape enhancements throughout the downtown corridor. Because the final tally of projects and the exact cost to be financed through TIF dollars are not clearly defined at the completion of the TIF plan, the TIF committee will remain in place to make these determinations.

IV. TAX INCREMENT FINANCING (TIF) CONCEPT

Pursuant to Section 6930.2 (a)(1) of the TIF Act, the proposed TIF District possesses certain qualities considered to be blighted. The TIF Act, in conjunction with the Urban Redevelopment Law, states that "there exist in urban communities in this Commonwealth areas which have become blighted because of: (i) the unsafe, unsanitary, inadequate or overcrowded condition of the dwellings; (ii) inadequate planning of the area or excessive land coverage by the buildings thereon; (iii) the lack of proper light and air and open space; (iv) the defective design and arrangement of the buildings; (v) faulty street or lot layout; or (vi) economically or socially undesirable land uses."

As defined above, the infrastructure supplying the TIF District is considered to have a (ii) inadequate planning of the area or excessive land coverage by the buildings thereon; (iv) the defective design and arrangement of the buildings; (v) faulty street or lot layout; or (vi) economically or socially undesirable land uses."

A portion of the property comprising the TIF District is underutilized, currently used as vacant land. As a result, the property is generating a small amount of tax revenue and is not creating or sustaining employment.

According to the U.S. Census Bureau, the TIF District is situated within the Harrisburg-Carlisle Metropolitan Statistical Area (MSA) as shown in Exhibit A attached hereto. The TIF District lies within an urban development as shown in the Downtown Future Land Use Map attached hereto as Exhibit B. An aerial location map of the TIF District is included as Exhibit C, attached hereto.

As stated in the TIF Act, tax increment financing provides an alternative method for redevelopment by authorities. Conceptually, the base assessed value will be set at the time the TIF District is created. As new development is constructed and the assessed value increases as a result of the development, the tax revenue generated on the assessed value above the base assessed value will be captured. The net increase in assessed value and correlating tax revenue is considered to be the tax increment revenue available for purposes of constructing public improvements. Each governing body that levies real property taxes within the boundaries of the proposed TIF District is requested to pledge a portion of the tax increment revenues generated by the new development, in this case the Post Office Project.

The Derry Township Industrial and Commercial Development Authority is proposing to issue special obligation tax increment financing bonds/notes (“Bonds”) to provide for the construction of the extraordinary costs associated with the development of the Post Office Project. The construction of the necessary public improvements will be utilized to redevelop the site. For purposes of the Bonds, the portion of the tax increment revenues pledged by each taxing body will be used to pay debt service on the Bonds issued.

Because of the pace of development and the need to have the base assessment set before any of the additional construction comes on-line, this TIF Plan will lay out generally what the TIF proceeds should be used for, and the TIF Committee will remain in place after the approval of the TIF plan to authorize the financing of TIF bonds for specific public improvement purposes when the timing is appropriate.

V. APPROVAL PROCESS FOR TAX INCREMENT FINANCING DISTRICT

The information presented below outlines the procedures necessary to create the TIF District, as established in the TIF Act.

1. The Derry Township Industrial and Commercial Development Authority shall make a formal presentation to the governing bodies of Derry Township, Derry Township School District, and Dauphin County. The presentation shall include a description of the proposed boundaries of the TIF District, the tentative plans for the development or redevelopment of the TIF District, and an estimate of the general impact of the proposed TIF District on the property values and tax revenues. (Completed January/February 2015)
2. Derry Township, Derry Township School District, and Dauphin County shall designate representatives to meet with the Derry Township Industrial and Commercial Development Authority to discuss the plan and the tax increment financing concept and shall notify the Derry Township Industrial and Commercial Development Authority of its designated representative. The Derry Township Industrial and Commercial Development Authority shall meet with the designated representatives to discuss the creation of the TIF District, the boundaries of the TIF District, development within the TIF District, the tax increment that the taxing bodies would contribute to the tax increment fund, tax collection for the TIF District and any other matter relevant to the proposed TIF District. See Appendix F for detail on the TIF Committee structure. (Completed

January/February 2015)

3. The Derry Township Industrial and Commercial Development Authority shall recommend the boundaries of the TIF District to be created and shall submit the recommendation to Derry Township for creation of the TIF District. (In progress-Sumer/Fall 2015)

4. The Derry Township Industrial and Commercial Development Authority shall prepare a TIF Plan for the TIF District and submit the TIF Plan to Derry Township, Derry Township School District, and the Dauphin County.

5. Derry Township shall hold at least one public hearing at which interested parties are afforded a reasonable opportunity to express their views on the concept of tax increment financing, on the proposed boundaries, on the proposed adoption of a TIF Plan for the TIF District and the benefits to the municipality.

Notice of the hearing shall be published in accordance with the terms of Sunshine Act (P.L. 388 No. 84), and said notice shall be provided by first class mail, postage prepaid, to Derry Township, Derry Township School District and Dauphin County. This notice shall be provided not less than 30 days before the date of the hearing.

6. In order to create a TIF district and adopt a TIF Plan, Derry Township shall adopt, not earlier than three weeks after the public hearing described in (5) above, a resolution or ordinance creating the TIF district pursuant to Section 5 through 6(H) of the TIF Act.

7. The governing bodies of Derry Township School District and Dauphin County shall, by ordinance or resolution, agree to participate or opt not to participate in whole or in part in the TIF District. Such ordinance or resolution shall be adopted and a copy thereof delivered to Derry Township on or before the date on which the public hearing described in (5) above is held.

8. Derry Township may, at any time, subject to provision of Section 6 (C) of the TIF Act, adopt an amendment to a TIF Plan which shall be subject to approval in the same manner as the original TIF Plan.

VI. TIF PLAN

The requirements for the TIF Plan as provided for in Section 6930.5 (a)(4) of the TIF Act are summarized below, with the required information following the summaries.

- A. A statement listing the kind, number and location of all proposed public works or improvements and/or all residential, commercial or industrial development and revitalization improvements.**

1. Public Improvements

As discussed above, there may be a variety of public improvements necessary in order to accommodate the density desired of both the developers and the Township as expressed in the Downtown Hershey Master Plan. Public improvements built may be modified from those described herein:

Structured Parking

The developers, 169 Chocolate Group, anticipate building a two-level structured parking facility on the north-west corner of the site. This facility is anticipated to accommodate 200 parkers with no internal circulation of traffic. It is anticipated that the Derry Township Industrial and Commercial Development Authority would own the leasehold title to the parking facility and that the facility would be open to members of the public who wished to do business either at the Post Office Project site or at other downtown Hershey businesses.

Right Turn Lanes

The traffic study has indicated that it may be necessary for public safety to add right turn lanes to West Chocolate Avenue between Park and Ridge

Upgraded Traffic Signals

Additionally, it may be necessary to upgrade the Traffic signals at Ridge and Linden.

Hershey Kiss Light Replacement

In order to continue to have the distinctive Hershey Kiss light fixtures throughout downtown, it may be necessary to replace some of them.

Sidewalks

It may be necessary to add additional sidewalk space or to refurbish existing sidewalk.

Piazza Feature

The developers of the Post Office site envision three outdoor Piazza spaces, similar to those found throughout Italy. This will provide enhanced outdoor living space and encourage greater public foot traffic downtown.

Streetscape Enhancements

Streetscape enhancements can include aspects such as new furniture like benches, signage, and pavement markings.

2. Proposed Development

As currently purposed, the Post Office Project will be comprised of three multi-purpose buildings and a structured parking facility. The existing 40,000 sq ft abattoir building will be renovated and repurposed with a mixture of retail, a restaurant, office space, and condos. Additionally, two new mixed use buildings (105,000 sq ft.) will be constructed on the same site. These will also contain retail, office space, and three floors of residential space.

B. An economic feasibility study of the project and the fiscal effects on the municipal tax base.

In addition to the real estate tax valuation and collection projections which are discussed here in detail, there will also be incremental increases to the Local Service Tax, Earned Income Tax, Occupation Tax and a one-time collection of Real Estate Transfer Tax. These taxes will not be pledged to the TIF, therefore the participating local governments will receive the benefit of these taxes through the life of the TIF and beyond. Projections of the Local Services Tax, Earned Income Tax, and Occupation Tax can be found in Appendix G.

Current Property Assessment:

The following are the current assessment of the properties in the TIF District, estimated projected assessed value after construction, and incremental assessed value. The incremental assessed value is a calculation which subtracts initial assessed value from estimated projected assessed value after construction. The incremental assessment is used to determine the tax revenues for the TIF District. The projected assessed value after construction and incremental assessed value may change based on final project construction and timing.

1 Calendar Year Ending	2 3 4 ASSESSED VALUE		
	PROJECT		
	Initial Assessed Value ^[1]	Total Assessed Value	Incremental Assessed Value ^[1]
12/31/2015	2,296,800		
12/31/2016	2,296,800		
12/31/2017	2,296,800	3,000,000	703,200
12/31/2018	2,296,800	6,000,000	3,703,200
12/31/2019	2,296,800	15,000,000	12,703,200
12/31/2020	2,296,800	15,000,000	12,703,200
12/31/2021	2,296,800	15,000,000	12,703,200
12/31/2022	2,296,800	15,000,000	12,703,200
12/31/2023	2,296,800	15,000,000	12,703,200
12/31/2024	2,296,800	15,000,000	12,703,200
12/31/2025	2,296,800	15,000,000	12,703,200
12/31/2026	2,296,800	15,000,000	12,703,200
12/31/2027	2,296,800	15,000,000	12,703,200
12/31/2028	2,296,800	15,000,000	12,703,200
12/31/2029	2,296,800	15,000,000	12,703,200
12/31/2030	2,296,800	15,000,000	12,703,200
12/31/2031	2,296,800	15,000,000	12,703,200
12/31/2032	2,296,800	15,000,000	12,703,200
12/31/2033	2,296,800	15,000,000	12,703,200
12/31/2034	2,296,800	15,000,000	12,703,200
12/31/2035	2,296,800	15,000,000	12,703,200

Current Millage and Participation Rates:

The chart below show the current millage rates of the District, County and Township in effect as of 7/1/2015. This TIF plan contemplates that the District, County and Township will allocate 100% of the incremental real property tax revenues to the TIF at the current millage rates. Any tax increase levied by one or more of the taxing bodies would be retained by the taxing body. This will allow the taxing bodies to gain some of the direct benefit of the TIF earlier than year 21. It should also be easier for planning purposes both for the taxing bodies and for the Derry Township Industrial and Commercial Development Authority.

1 Calendar Year Ending	MILLAGE RATES		
	2 DISTRICT	3 COUNTY	4 TOWNSHIP
	Millage Rate	Millage Rate	Millage Rate
12/31/2015	\$18.102	\$6.945	\$1.461

Projected Tax Increment:

Assuming that the property owners will pay taxes in the discount period and receive the 2.00% discount for doing so, below are the projected incremental tax revenues to each taxing body. These revenues could differ should the project be completed on a different final construction project and timing.

1 Calendar Year Ending	INCREMENTAL TAX LEVY								
	DISTRICT			COUNTY			TOWNSHIP		
	98.00% Total Inc. Tax Levy	98.00% Contributed Inc. Tax Levy	98.00% Retained Inc. Tax Levy	98.00% Total Inc. Tax Levy	98.00% Contributed Inc. Tax Levy	98.00% Retained Inc. Tax Levy	98.00% Total Inc. Tax Levy	98.00% Contributed Inc. Tax Levy	98.00% Retained Inc. Tax Levy
	100.00%			100.00%			100.00%		
	0.00%			0.00%			0.00%		
12/31/2015									
12/31/2016									
12/31/2017	12,475	12,475		4,786	4,786		1,007	1,007	
12/31/2018	65,695	65,695		25,204	25,204		5,302	5,302	
12/31/2019	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2020	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2021	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2022	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2023	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2024	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2025	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2026	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2027	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2028	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2029	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2030	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2031	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2032	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2033	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2034	225,354	225,354		86,459	86,459		18,188	18,188	
12/31/2035	225,354	225,354		86,459	86,459		18,188	18,188	
	3,909,192	3,909,192		1,499,798	1,499,798		315,508	315,508	

Debt Service Projections:

As discussed later in the report, the financing will not be completed until the proceeds are necessary to facilitate construction of the parking garage. Therefore, it is not known at this time the actual terms and conditions of the financing, which is anticipated to be a bank financing. Depicted below are two projections which show the amount of proceeds which could be generated under varying interest rate projections. Both scenarios assume that the banks would require a 1.25x coverage ratio. Should this vary, the amount of surplus available would change. The surplus could flow back to the taxing bodies or could be utilized to pay down the debt early.

Under the 5.00% interest rate scenario shown below, approximately \$2,141,000 would be available to be utilized, with approval from the TIF committee, for one or more of the public improvements of the type described here within. This assumes that the lender would require a debt service reserve fund equal to the maximum annual debt service, a common requirement in this type of financing. This also assumes that the full assessment will not come on line until 2019 and \$247,000 of capitalized interest is necessary to pay debt service until that point.

Scenario 1: 5.00% Interest Rate				
DEBT SERVICE				
1	2	3	4	5
Calendar Year Ending	Total Incremental Contribution	Debt Service on 2,775,000	Debt Service Surplus/ (Shortfall)	Coverage Ratio
ASSUMES A 5.00% INTEREST RATE				
12/31/2015				
12/31/2016		14,988	(14,988)	1.25
12/31/2017	18,268	14,976	3,291	1.25
12/31/2018	96,201	74,351	21,850	1.25
12/31/2019	330,002	258,726	71,275	1.25
12/31/2020	330,002	263,476	66,525	1.25
12/31/2021	330,002	262,726	67,275	1.25
12/31/2022	330,002	261,726	68,275	1.25
12/31/2023	330,002	260,476	69,525	1.25
12/31/2024	330,002	263,976	66,025	1.25
12/31/2025	330,002	261,976	68,025	1.25
12/31/2026	330,002	259,726	70,275	1.25
12/31/2027	330,002	257,226	72,775	1.25
12/31/2028	330,002	259,476	70,525	1.25
12/31/2029	330,002	261,226	68,775	1.25
12/31/2030	330,002	262,476	67,525	1.25
12/31/2031	330,002	263,226	66,775	1.25
12/31/2032	330,002	263,476	66,525	1.25
12/31/2033	330,002	263,226	66,775	1.25
12/31/2034	330,002	262,476	67,525	1.25
12/31/2035	330,002	14,976	315,025	1.25
	5,724,498	4,304,914	1,419,583	

At the higher 7.00% interest rate scenario shown below, approximately \$1,700,000 would be available to be utilized for public improvements. This assumes that the lender would require a debt service reserve fund equal to ten percent of par, a common requirement in this type of financing. This also assumes that the full assessment will not come on line until 2019 and \$313,000 of capitalized interest is necessary to pay debt service until that point.

Scenario 2: 7.00% Interest Rate				
DEBT SERVICE				
1	2	3	4	5
Calendar Year Ending	Total Incremental Contribution	Debt Service on 2,405,000	Debt Service Surplus/ (Shortfall)	Coverage Ratio
ASSUMES A 7.00% INTEREST RATE				
12/31/2015				
12/31/2016		14,988	(14,988)	1.25
12/31/2017	18,268	14,976	3,292	1.25
12/31/2018	96,201	74,151	22,050	1.25
12/31/2019	330,002	263,326	66,676	1.25
12/31/2020	330,002	262,726	67,276	1.25
12/31/2021	330,002	261,776	68,226	1.25
12/31/2022	330,002	260,476	69,526	1.25
12/31/2023	330,002	258,826	71,176	1.25
12/31/2024	330,002	261,826	68,176	1.25
12/31/2025	330,002	259,126	70,876	1.25
12/31/2026	330,002	261,076	68,926	1.25
12/31/2027	330,002	262,326	67,676	1.25
12/31/2028	330,002	262,876	67,126	1.25
12/31/2029	330,002	262,726	67,276	1.25
12/31/2030	330,002	261,876	68,126	1.25
12/31/2031	330,002	260,326	69,676	1.25
12/31/2032	330,002	263,076	66,926	1.25
12/31/2033	330,002	259,776	70,226	1.25
12/31/2034	330,002	260,776	69,226	1.25
12/31/2035	330,002	15,226	314,776	1.25
	5,724,498	4,302,256	1,422,242	

C. A detailed list of estimated project costs.

The estimated public improvements costs are illustrated in Table B on the following page. The public improvements built and associated costs may be modified from those presented below. Given the nature of this and other potential TIF Districts within Derry Township, the TIF Committee will remain active until the funds are dispersed to provide approval for the expenditure of TIF dollars. Where cost ranges had been provided, the higher estimate is depicted below.

Table B
Estimated Potential Public Improvement Costs

<i>Public Improvements</i>	<i>Total Cost</i>
Parking Garage	\$2,400,000
Right Turn Lanes (West Chocolate Avenue)	\$700,000
Upgraded Traffic Signals	\$400,000
Hershey Kiss Light Replacement	\$350,000
Sidewalks	\$150,000
Piazza Feature	\$900,000
Streetscape Enhancements (incl. furniture, signage, and pavement markings)	\$200,000
Total public improvement costs	\$5,100,000

D. A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.

1. *Method of Financing*

Twenty-year special Bonds are proposed to be issued to finance a portion of the costs of the public improvements necessary for the construction of the Post Office Project. The Bonds will be secured by the portion of tax increment revenues generated by the project and pledged by Derry Township, Derry Township School District, and Dauphin County. It is proposed that each of the taxing bodies previously stated will pledge 100 percent of the tax increment revenue generated on the project for the purpose of paying the debt service on the Bonds. The Bonds will not be secured by a full faith and credit pledge by Derry Township, Derry Township School District, or Dauphin County. Financing will likely be sought through local banking institutions, though the final terms and conditions will be determined upon the issuance of the debt.

In addition to tax increment financing, the developer will also be funding the project through private equity investment and traditional commercial lending.

2. *Timing of Financing*

The Bonds will be issued based on the timing of several factors. Bonds will be issued when:

- The proposed development at the Post Office Project requires the construction of necessary improvements to facilitate development, or
- The required public improvements have been constructed to facilitate the development at the Post Office Project, or

- The Post Office Project is constructed and generating sufficient tax increment revenues to pay debt service on the Bonds.
- A majority of the TIF Committee, who will remain active to serve as a steering committee, agree that the improvements to be financed through the issuance of TIF Bonds are consistent with the uses outlined within this TIF plan.

The bonds may need to be issued prior to the completion of the project and final assessment by the County Assessor's office. However, as outlined above, the bonds will not be issued speculatively. They will be issued when there is been substantive progress toward site development and the projects which will benefit from the TIF funds have been specifically identified and have detailed cost estimates.

The estimated timing of each of the proposed public improvement can be found in Table C below.

Table C
Proposed Timing and Nature of Public Improvement (New Versus Revitalized)

<i>Public Improvements</i>	<i>Proposed Completion Date</i>	<i>New vs. Revitalized</i>
Parking Garage	2016 or later	New
Right Turn Lanes (West Chocolate Avenue)	2016 or later	New
Upgraded Traffic Signals	2016 or later	New
Hershey Kiss Light Replacement	2016 or later	Revitalized
Sidewalks	2016 or later	Revitalized
Piazza Feature	2016 or later	New
Streetscape Enhancements (incl. furniture, signage, and pavement markings)	2016 or later	New

These dates are current estimates. The actual dates may be different, depending on the factors identified above for the issuance of the Bonds.

E. A map showing existing uses and conditions of real property in the district.

A map illustrating the current state of the property comprising the TIF District is attached hereto as Exhibit D.

F. A map showing proposed improvements and uses therein.

Maps showing the proposed development are attached hereto as Exhibit E. These maps are illustrative. The actual development will depend on the users of the property and the improvements will depend on the final engineering.

G. Proposed changes of any zoning ordinance, master plan, map, building code or ordinance.

169 Chocolate Group LLC has submitted a comprehensive plan to the Township for official

review. Zoning will be addressed after an approval of the comprehensive plan.

H. A list of estimated non-project costs.

The total estimated project costs related to the Post Office Site are illustrated in Table D. The total project costs may be modified from those presented below. Based on those project costs, estimated employment figures have been projected by the developers.

Table D
Total Project Costs and Projected Employees

<i>Existing Building</i>	<i>Square Footage</i>	<i>Square Footage Cost</i>	<i>Est. Costs</i>	<i>Proj. Employees</i>
Ground Floor - Dining	15,500	\$ 125	\$ 1,937,500	40
First Floor - Retail	6,000	\$ 165	\$ 990,000	8
First Floor - Dry Cleaner	1,500	\$ 165	\$ 247,500	4
First Floor - Dining	7,500	\$ 165	\$ 1,237,500	40
Second Floor - Personal Services	8,000	\$ 225	\$ 1,800,000	20
Second Floor - Dining	3,000	\$ 165	\$ 495,000	0
Third Floor - Office	15,000	\$ 100	\$ 1,500,000	50
Building Total	56,500		\$ 8,207,500	162
<i>Building #1</i>	<i>Square Footage</i>	<i>Square Footage Cost</i>	<i>Est. Costs</i>	<i>Proj. Employees</i>
First Floor - Retail	9,150	\$ 165	\$ 1,509,750	16
First Floor - Dining	10,200	\$ 165	\$ 1,683,000	70
Second Floor - Office	10,200	\$ 165	\$ 1,683,000	40
Third Floor - Office	10,200	\$ 165	\$ 1,683,000	40
Fourth Floor - Residential	10,200	\$ 250	\$ 2,550,000	0
Fifth Floor - Residential	10,200	\$ 250	\$ 2,550,000	0
Building Total	60,150		\$ 11,658,750	166
<i>Building #2</i>	<i>Square Footage</i>	<i>Square Footage Cost</i>	<i>Est. Costs</i>	<i>Proj. Employees</i>
Lower Level - Dining	5,000	\$ 185	\$ 925,000	35
First Floor - Retail	7,200	\$ 165	\$ 1,188,000	16
Second Floor - Office	8,900	\$ 165	\$ 1,468,500	34
Third Floor - Residential	9,000	\$ 250	\$ 2,250,000	0
Building Total	30,100		\$ 5,831,500	85
Total	146,750		25,697,750	413

(1) All numbers projected by the developer

I. A statement of a proposed method for the relocation of families, persons, and businesses to be temporarily or permanently displaced from housing or commercial facilities in the project area by implementation of the plan.

Previously, the land was purchased from the Hershey Trust. At that time the US Post Office and Distribution Center which was operating out of the existing abattoir building vacated the premise. The Post Office is currently operating out of a temporary trailer on the site. It is slated to re-occupy a portion of the abattoir building after refurbishment is complete. The Distribution Center has moved elsewhere permanently.

EXHIBIT A
Regional Location Map

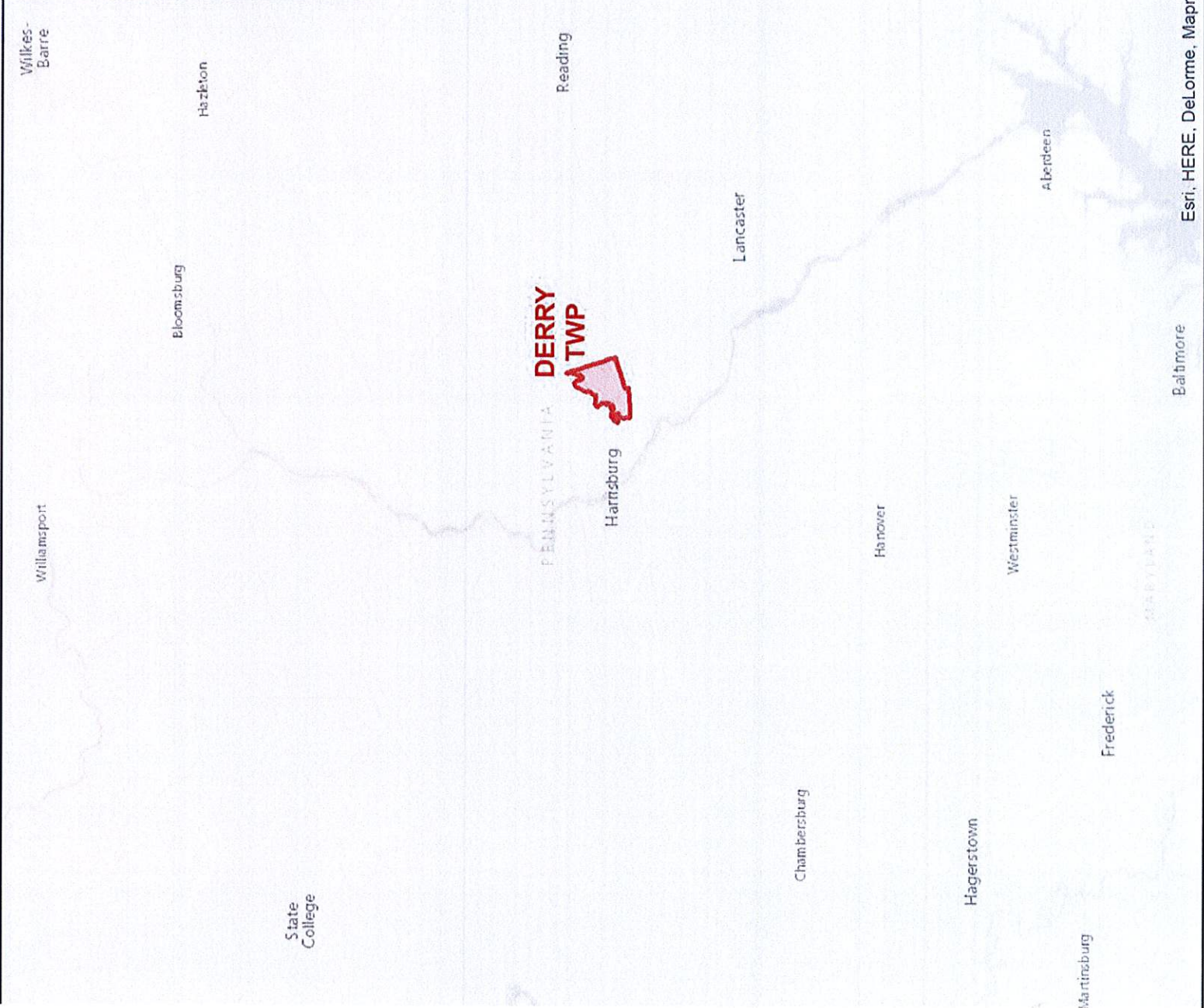
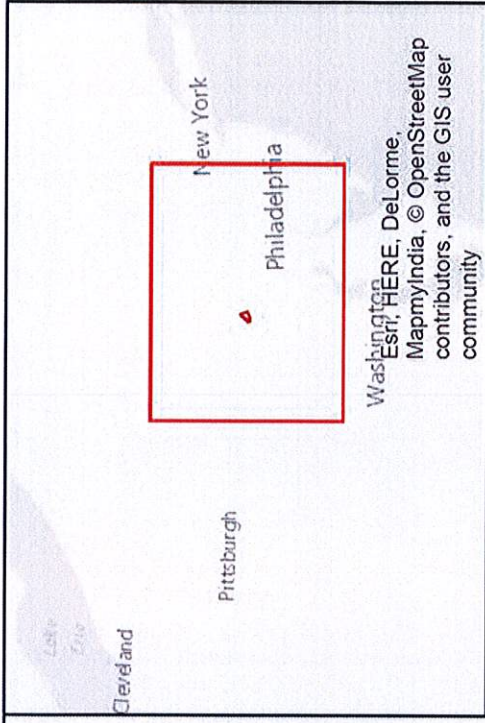


EXHIBIT B
Derry Township Future Land Use Map



Legend

- Derry Township
- Surrounding Municipalities
- Interstate Highways
- US Highways
- State Highways
- Other Roads
- Railroads
- Lakes/Streams/Ponds
- Sensitive Natural Systems
- Conserve, Recreate, Live
 - 1.1
 - 1.2
 - 1.3
 - 1.4
- Live Recreate
 - 2.1
 - 2.2
 - 2.3
- Live, Shop, Eat, Recreate
 - 3.1
 - 3.2
 - 3.3
- Work, Learn, Play, Eat
 - 4.1
 - 4.2
 - 4.3
 - 4.4

FUTURE LAND USE DIAGRAM SENSITIVE SYSTEMS OVER

Source:

Base GIS data provided by the Dauphin County GIS Department and the Tri-County Regional Planning Commission, 2013 - 2014.

0 1,700 3,400 Feet

September 2015

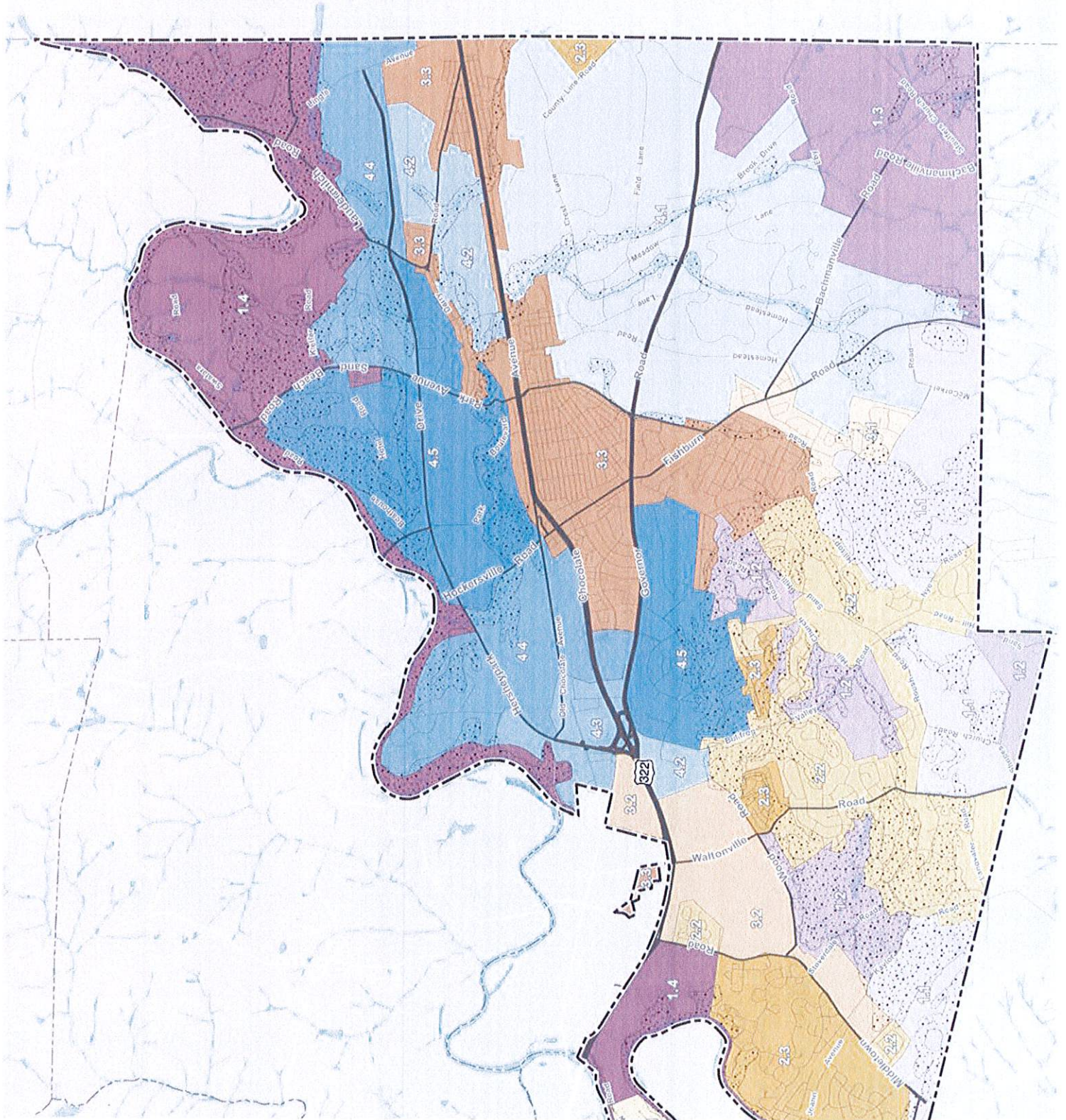


EXHIBIT C
Downtown Hershey Redevelopment Area and TIF District Map

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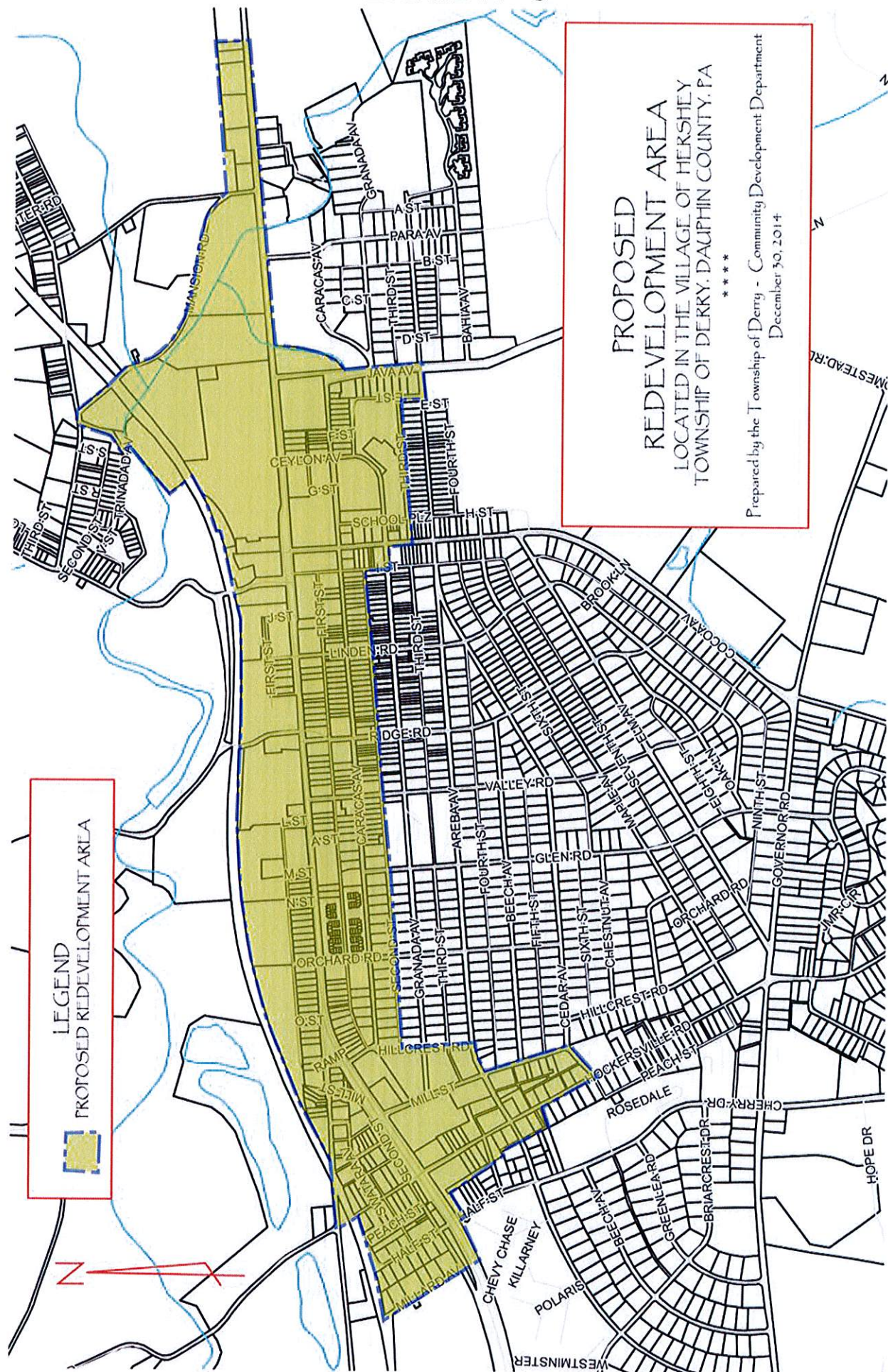


EXHIBIT D
Post Office Project Existing Conditions Map

AREAS HAVING SLOPES OF 20-30%	0.5	1,146 SF	573 SF	653 SF	327 SF	0 SF	0 SF	140 SF	70 SF	1,632 SF	826 SF	0 SF	0 SF
AREAS HAVING SLOPES OF 30% OR GREATER	0.1	1,081 SF	106 SF	165 SF	17 SF	1,085 SF	109 SF	112 SF	11 SF	182 SF	18 SF	0 SF	0 SF
ALL OTHER AREAS	1.0	71,038 SF	71,038 SF	13,015 SF	13,015 SF	17,656 SF	17,656 SF	18,268 SF	18,268 SF	10,909 SF	10,909 SF	15,857 SF	8,499 SF
TOTALS		74,344 SF 1.71 AC	72,488 SF 1.66 AC	23,743 SF 0.55 AC	20,296 SF 0.47 AC	21,039 SF 0.48 AC	19,374 SF 0.44 AC	20,762 SF 0.48 AC	19,832 SF 0.46 AC	15,367 SF 0.35 AC	13,590 SF 0.31 AC	18,419 SF 0.42 AC	9,211 SF 0.21 AC

POST NET DEVELOPABLE AREA

CONDITION/LOCATION	FACTOR	AR
AREAS OF FLOODWAYS, FLOOD PRONE, STREAMS AND PONDS	0.1	
AREAS HAVING SLOPES GREATER THAN 10-20%	0.7	22
AREAS HAVING SLOPES OF 20-30%	0.5	9
AREAS HAVING SLOPES OF 30% OR GREATER	0.1	2
ALL OTHER AREAS	1.0	167
TOTALS		202

NOTE:
1. POST NET DEVELOPABLE AREA PROPOSED SUBDIVISION ONLY.

LEGEND

AREAS OF FLOODWAYS, STREAMS AND PONDS

AREAS HAVING SLOPES GREATER THAN 10-20%

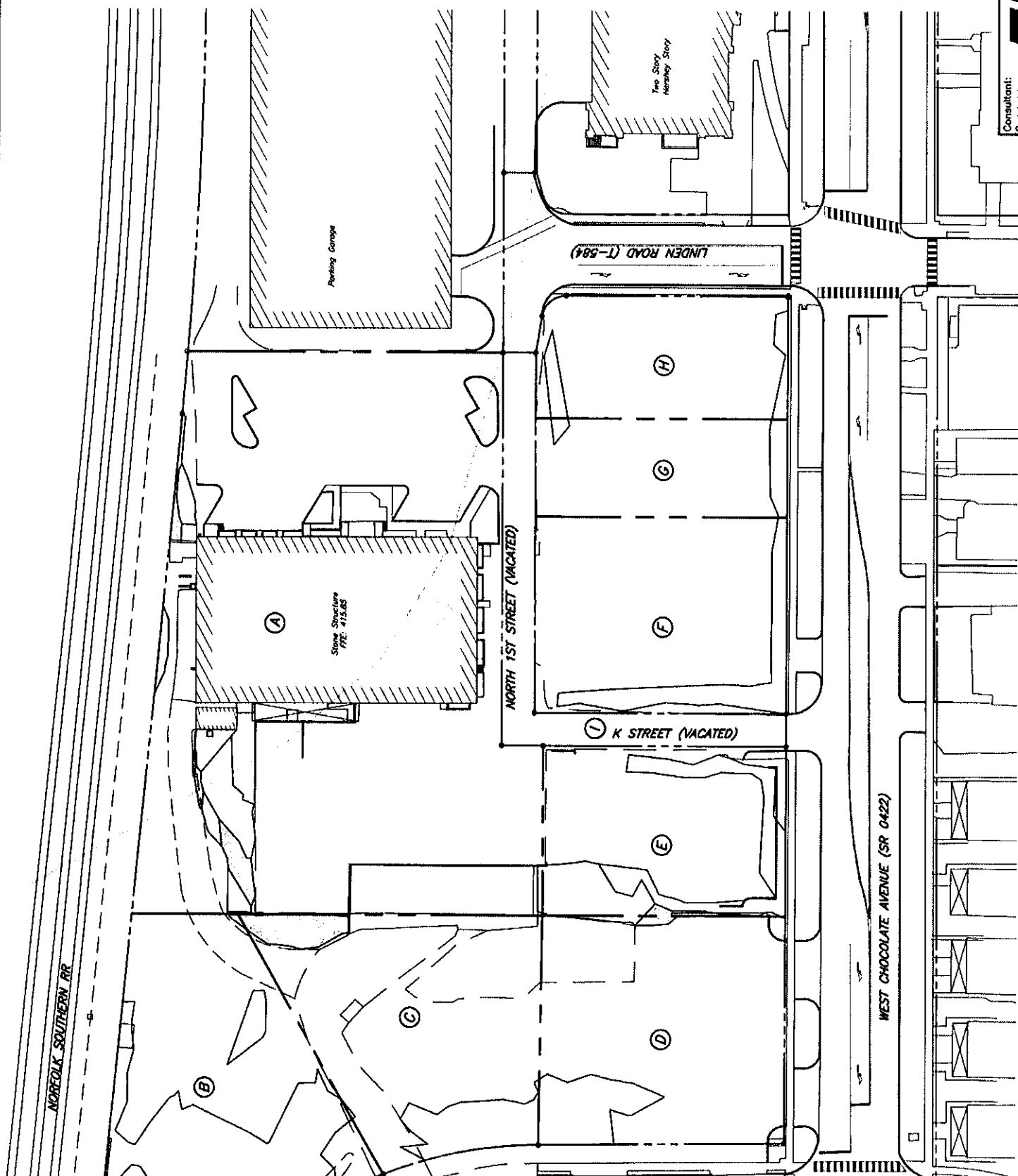
AREAS HAVING SLOPES OF 20-30%

AREAS HAVING SLOPES OF 30% OR GREATER

SOIL LEGEND:

DAUPHIN COUNTY
HAGERSTOWN SILT LOAM, HYDROLOGIC SO
H&B2 3 TO 8 PERCENT SLOPES
UB URBAN LAND, LIMESTONE MATERIALS

NOTE:
1. NO ENVIRONMENTALLY SENSITIVE AREAS EXIST WITHIN THE EXISTING



Consultant: ARCHITECT

EXHIBIT E
Post Office Project Site Plan

OFF-STREET LOADING
TOTAL SPACES REQUIRED IN AC
ZONING ORDINANCE #225-135.
(PROVIDE A SUFFICIENT NUMBER
AND UNLOADING SPACES TO AN
OFF SITE TO SERVICE THE USE.
PROVIDED LOADING SPACES

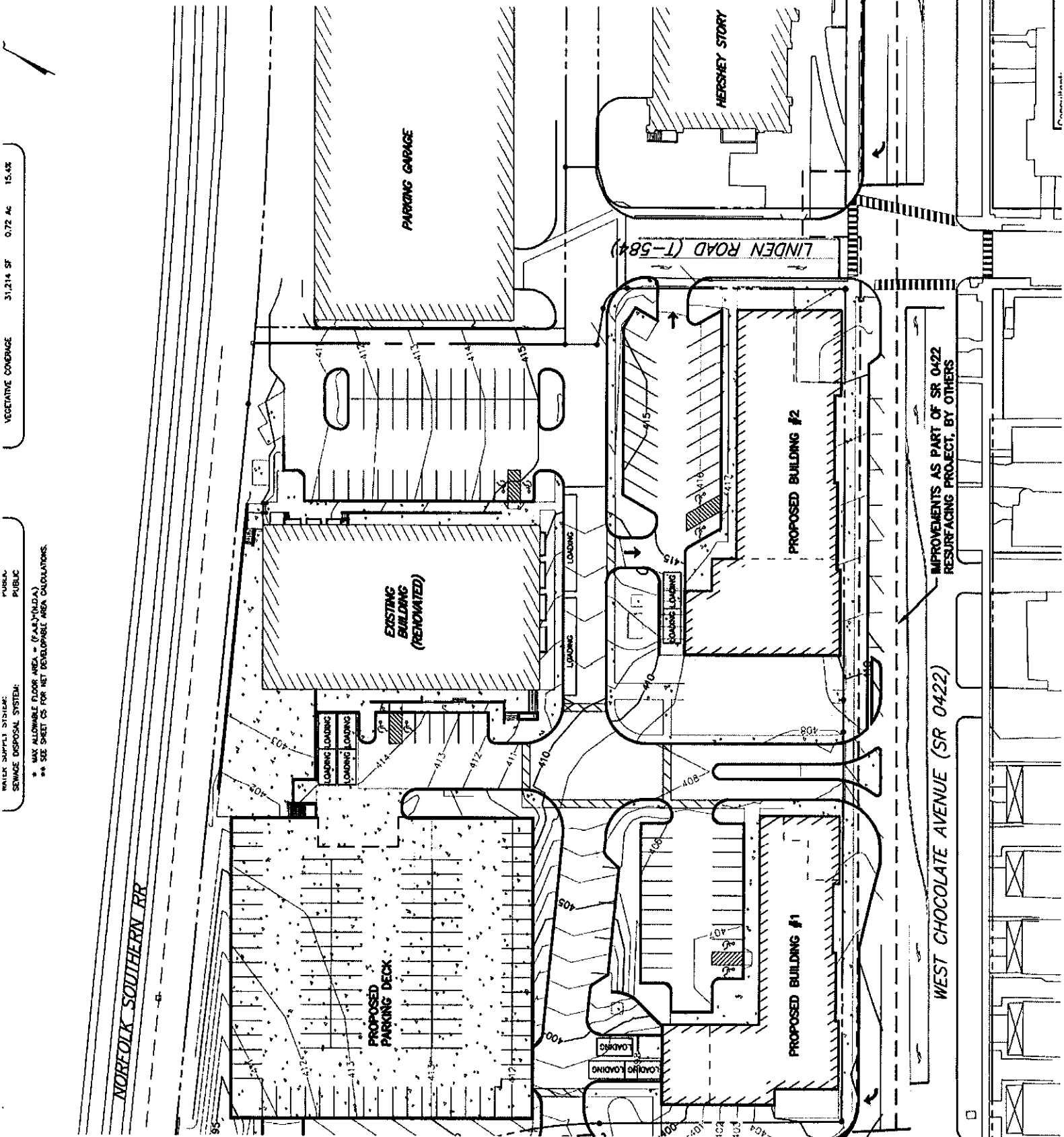


EXHIBIT F
TIF Committee Composition

Derry Township Industrial and Commercial Development Authority (2)

John Foley
Justin Engle

Derry Township (3)

Marc Moyer
Matt Weir
Jim Negley

Derry Township School District (4)

Brian Shiflett
Bruce Hancock
Chris Barrett
Mike Frentz

Dauphin County (1)

Jim Zugay

Member at Large (1)

Dick Wood, Esq.

EXHIBIT G
Local Ancillary Tax Projections

Projected Post Office Local Services Tax

<i>Year</i>	<i>Total Employees</i>	<i>Twp LST Rate</i>	<i>Projected Twp LST</i>	<i>SD LST Rate</i>	<i>Projected SD LST</i>
2015	0	\$47	\$0	\$5	\$0
2016	162	47	\$7,614	5	\$810
2017	328	47	\$15,416	5	\$1,640
2018	413	47	\$19,411	5	\$2,065
2019	413	47	\$19,411	5	\$2,065
2020	413	47	\$19,411	5	\$2,065
2021	413	47	\$19,411	5	\$2,065
2022	413	47	\$19,411	5	\$2,065
2023	413	47	\$19,411	5	\$2,065
2024	413	47	\$19,411	5	\$2,065
2025	413	47	\$19,411	5	\$2,065
2026	413	47	\$19,411	5	\$2,065
2027	413	47	\$19,411	5	\$2,065
2028	413	47	\$19,411	5	\$2,065
2029	413	47	\$19,411	5	\$2,065
2030	413	47	\$19,411	5	\$2,065
2031	413	47	\$19,411	5	\$2,065
2032	413	47	\$19,411	5	\$2,065
2033	413	47	\$19,411	5	\$2,065
2034	413	47	\$19,411	5	\$2,065
2035	413	47	\$19,411	5	\$2,065
2036	413	47	\$19,411	5	\$2,065
2037	413	47	\$19,411	5	\$2,065
Total			\$411,250		\$43,750

(1) LST projections based on employment data projected by developers.

Projected Post Office Earned Income Tax

Year	Total Employees	Average Dauphin County Income	Twp EIT Rate	Projected Twp EIT	SD EIT Rate	Projected SD EIT
2015	0	\$29,234	0.50%	\$0	0.50%	\$0
2016	162	\$29,234	0.50%	\$23,680	0.50%	\$23,680
2017	328	\$29,234	0.50%	\$47,944	0.50%	\$47,944
2018	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2019	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2020	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2021	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2022	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2023	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2024	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2025	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2026	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2027	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2028	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2029	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2030	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2031	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2032	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2033	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2034	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2035	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2036	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
2037	413	\$29,234	0.50%	\$60,368	0.50%	\$60,368
Total				\$1,278,988		\$1,278,988

(1) EIT projections based on employment data projected by developers. Average Dauphin County Income from US Census Bureau (2013 dollars)

Projected Post Office Occupation Tax

Year	Total Employees	Twp Occupation Tax Rate	Projected Twp Occupation Tax	SD Occupation Tax Rate	Projected SD Occupation Tax
2015	0	\$250	\$0	\$250	\$0
2016	162	\$250	\$40,500	\$250	\$40,500
2017	328	\$250	\$82,000	\$250	\$82,000
2018	413	\$250	\$103,250	\$250	\$103,250
2019	413	\$250	\$103,250	\$250	\$103,250
2020	413	\$250	\$103,250	\$250	\$103,250
2021	413	\$250	\$103,250	\$250	\$103,250
2022	413	\$250	\$103,250	\$250	\$103,250
2023	413	\$250	\$103,250	\$250	\$103,250
2024	413	\$250	\$103,250	\$250	\$103,250
2025	413	\$250	\$103,250	\$250	\$103,250
2026	413	\$250	\$103,250	\$250	\$103,250
2027	413	\$250	\$103,250	\$250	\$103,250
2028	413	\$250	\$103,250	\$250	\$103,250
2029	413	\$250	\$103,250	\$250	\$103,250
2030	413	\$250	\$103,250	\$250	\$103,250
2031	413	\$250	\$103,250	\$250	\$103,250
2032	413	\$250	\$103,250	\$250	\$103,250
2033	413	\$250	\$103,250	\$250	\$103,250
2034	413	\$250	\$103,250	\$250	\$103,250
2035	413	\$250	\$103,250	\$250	\$103,250
2036	413	\$250	\$103,250	\$250	\$103,250
2037	413	\$250	\$103,250	\$250	\$103,250
Total			\$2,187,500		\$2,187,500

(1) Occupation projections based on employment data projected by developers.
Occupation Tax is paid to the Township and SD.

**TAX INCREMENT FINANCING (TIF) PLAN
FOR THE
CHAFIA PROJECT
IN
DERRY TOWNSHIP**

**DERRY TOWNSHIP SCHOOL DISTRICT
DAUPHIN COUNTY
PENNSYLVANIA**

October 26, 2015

**DERRY TOWNSHIP
DERRY TOWNSHIP SCHOOL DISTRICT
DAUPHIN COUNTY, PENNSYLVANIA
CHAFIA PROJECT
TAX INCREMENT FINANCING (TIF) PLAN**

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- C. PROPOSED TIMING AND NATURE OF PUBLIC IMPROVEMENT (NEW VERSUS REVITALIZED)
- D. TOTAL PROJECT COSTS

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- B. Derry Township Future Land Use Map
- C. Downtown Hershey Redevelopment Area and TIF District Map
- D. Chafia Project Existing Conditions Map
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**DERRY TOWNSHIP
DERRY TOWNSHIP SCHOOL DISTRICT
DAUPHIN COUNTY, PENNSYLVANIA
CHAFIA PROJECT
TAX INCREMENT FINANCING (TIF) PLAN**

I. INTRODUCTION

The Derry Township Industrial and Commercial Development Authority (ICDA) is proposing the creation of the Chafia Project Tax Increment Financing District (the "District") pursuant to Act 113 of 1990, as amended by Act 164 of 1992, the Tax Increment Financing Act (the "TIF Act"). The Tax Increment Financing (TIF) Plan for the Chafia Project development (the "TIF Plan") has been prepared in accordance with the TIF Act. The TIF Plan will be considered by the three local taxing bodies:

- Derry Township
- Derry Township School District
- Dauphin County

It is proposed that Derry Township will be the municipality responsible for creating the TIF District with the Derry Township Industrial and Commercial Development Authority acting as the organizational entity for the TIF District.

The proposed TIF District is comprised of approximately 8.35 acres and located at 515, 555, 565 East Chocolate Avenue in Derry Township, Dauphin County.

At full build-out, the proposed Chafia Site Project is to include a new 40,000 sq ft office building, a 114 room hotel, and a structured parking facility.

The proceeds from this TIF will be used for a variety of public improvements to enhance both the site and the greater downtown redevelopment area. These may include but are not limited to a parking garage, center turn lanes which would allow for better site access and traffic flow, Hershey Kiss Light replacements, sidewalks, Chocolatetown Square enhancements and streetscape enhancements throughout the downtown corridor. This TIF District is being initiated by the ICDA to enhance the continued revitalization of downtown Hershey. As such, the approach to the use of the TIF proceeds is non-traditional. The ICDA will utilize the established TIF Committee (see Exhibit F for appointees) as a steering committee to remain actively and collaboratively involved in the financial decision making for projects selected to utilize TIF proceeds. With this unique structure in place, the ICDA is effectively building a fund from the incremental proceeds that will be utilized to fund a variety of projects which fit the predetermined eligible projects list established by the TIF Committee and listed in this plan.

The Derry Township Industrial and Commercial Development Authority is pursuing Tax Increment Financing as a strategy to enhance the density and quality of development at the Chafia site. By utilizing this development tool, the ICDA and its municipal partners hope to foster a more vibrant, dense, walkable, downtown Hershey. Though the TIF is a direct benefit to the Chafia development, it is being pursued to encourage economic development throughout

downtown Hershey. On site public parking and upgraded traffic patterns will enable easy site access, enabling more people to come downtown to live, work, eat and play.

II. TIF DISTRICT BOUNDARY

The TIF District consists of several vacant land tax parcels located at 515, 555, and 565 East Chocolate Avenue as well as an existing 12,000 sq foot office building.

The tax parcels comprising the TIF District are shown in Table A on the following page.

Table A
Tax Parcels Comprising the TIF District

<i>PIN Number</i>	<i>Current Owner</i>	<i>Description</i>	<i>Acreage</i>
24-020-033	Penn Forensics LLC	Parking Lot/Garage	2.05
24-020-003	Penn Forensics LLC	Commercial Land	1.03
24-020-016	Penn Forensics LLC	Building Lot-Under 1 Acre	0.89
24-020-022	Penn Forensics LLC	Building Lot-Under 1 Acre	0.34
24-020-034	555 East Chocolate Avenue LP	Office	3.25
24-020-035	555 East Chocolate Avenue LP	Commercial Land	0.79
Total			8.35

A map illustrating the boundaries of the TIF District is shown in Exhibit C attached hereto.

Exhibit A, attached hereto, illustrates the TIF District's regional location.

III. BACKGROUND

A. The Developer

The Chafia Project is proposed to be developed by Chafia Capital Partners. Founded in 2003, Chafia Capital Partners is an experienced real estate investment and private equity firm. They have been involved with numerous mixed use and multi-family commercial projects throughout the Northeast.

The developers, Chafia Capital Partners, are actively working with Derry Township through the subdivision and land development process.

B. Justification of a TIF District

As currently conceived, the proposed Chafia Project is to include a new 40,000 sq ft office building and a 114 room hotel. This development is in addition to the 12,000 sq ft office space that is currently on the property and will be maintained. The new office building will feature parking under the building and some surface parking spaces. However, in order to increase the density of the site and provide a mixed-use development, additional structured parking will be necessary.

The proceeds from this TIF will be used for a variety of public improvements to enhance the downtown redevelopment area, including public aspects of the Chafia Site.

On the site, the developers are planning a parking facility that would accommodate employees

and patrons for the office building, the hotel, and other members of the public. This greater density is in line with the *2015 Derry Township Comprehensive Plan* and the Downtown Hershey Association's *Downtown Hershey: A Plan for Continued Revitalization*.

IV. TAX INCREMENT FINANCING (TIF) CONCEPT

Pursuant to Section 6930.2 (a)(1) of the TIF Act, the proposed TIF District possesses certain qualities considered to be blighted. The TIF Act, in conjunction with the Urban Redevelopment Law, states that "there exist in urban communities in this Commonwealth areas which have become blighted because of: (i) the unsafe, unsanitary, inadequate or overcrowded condition of the dwellings; (ii) inadequate planning of the area or excessive land coverage by the buildings thereon; (iii) the lack of proper light and air and open space; (iv) the defective design and arrangement of the buildings; (v) faulty street or lot layout; or (vi) economically or socially undesirable land uses."

As defined above, the infrastructure supplying the TIF District is considered to have a (ii) inadequate planning of the area or excessive land coverage by the buildings thereon; (iv) the defective design and arrangement of the buildings; (v) faulty street or lot layout; or (vi) economically or socially undesirable land uses."

A portion of the property comprising the TIF District is underutilized, as it is currently vacant land. As a result, the property is generating a small amount of tax revenue and is not creating or sustaining employment.

According to the U.S. Census Bureau, the TIF District is situated within the Harrisburg-Carlisle Metropolitan Statistical Area (MSA) as shown in Exhibit A. The TIF District lies within an urban development as shown in the Downtown Future Land Use Plan attached hereto as Exhibit B. An aerial location map of the TIF District is included as Exhibit C, attached hereto.

As stated in the TIF Act, tax increment financing provides an alternative method for redevelopment by authorities. Conceptually, the base assessed value will be set at the time the TIF District is created. As new development is constructed and the assessed value increases as a result of the development, the tax revenue generated on the assessed value above the base assessed value will be captured. The net increase in assessed value and correlating tax revenue is considered to be the tax increment revenue available for purposes of constructing public improvements. Each governing body that levies real property taxes within the boundaries of the proposed TIF District is requested to pledge a portion of the tax increment revenues generated by the new development, in this case the Chafia Project.

The Derry Township Industrial and Commercial Development Authority is proposing to issue special obligation tax increment financing bonds/notes ("Bonds") to provide for the construction of the extraordinary costs associated with the development of the Chafia Project. The construction of the necessary public improvements will assist in the redevelopment of the identified properties. For purposes of the Bonds, the portion of the tax increment revenues pledged by each taxing body will be used to pay debt service on the Bonds issued.

Because of the pace of development and the need to have the base assessment set before most of

the additional construction comes on-line, this TIF Plan will lay out generally what the TIF proceeds should be used for, and the TIF Committee will remain in place after the approval of the TIF plan to authorize the financing of TIF bonds for specific public improvement purposes when the timing is appropriate.

V. APPROVAL PROCESS FOR TAX INCREMENT FINANCING DISTRICT

The information presented below outlines the procedures necessary to create the TIF District, as established in the TIF Act.

1. The Derry Township Industrial and Commercial Development Authority shall make a formal presentation to the governing bodies of Derry Township, Derry Township School District, and Dauphin County. The presentation shall include a description of the proposed boundaries of the TIF District, the tentative plans for the development or redevelopment of the TIF District, and an estimate of the general impact of the proposed TIF District on the property values and tax revenues. (Completed January/February 2015)
2. Derry Township, Derry Township School District, and Dauphin County shall designate representatives to meet with the Derry Township Industrial and Commercial Development Authority to discuss the plan and the tax increment financing concept and shall notify the Derry Township Industrial and Commercial Development Authority of its designated representative. The Derry Township Industrial and Commercial Development Authority shall meet with the designated representatives to discuss the creation of the TIF District, the boundaries of the TIF District, development within the TIF District, the tax increment that the taxing bodies would contribute to the tax increment fund, tax collection for the TIF District and any other matter relevant to the proposed TIF District. See Appendix F for detail on the TIF Committee structure. (Completed January/February 2015)
3. The Derry Township Industrial and Commercial Development Authority shall recommend the boundaries of the TIF District to be created and shall submit the recommendation to Derry Township for creation of the TIF District. (In progress-Sumer/Fall 2015)
4. The Derry Township Industrial and Commercial Development Authority shall prepare a TIF Plan for the TIF District and submit the TIF Plan to Derry Township, Derry Township School District, and the Dauphin County.
5. Derry Township shall hold at least one public hearing at which interested parties are afforded a reasonable opportunity to express their views on the concept of tax increment financing, on the proposed boundaries, on the proposed adoption of a TIF Plan for the TIF District and the benefits to the municipality.

Notice of the hearing shall be published in accordance with the terms of Sunshine Act (P.L. 388 No. 84), and said notice shall be provided by first class mail,

postage prepaid, to Derry Township, Derry Township School District and Dauphin County. This notice shall be provided not less than 30 days before the date of the hearing.

6. In order to create a TIF district and adopt a TIF Plan, Derry Township shall adopt, not earlier than three weeks after the public hearing described in (5) above, a resolution or ordinance creating the TIF district pursuant to Section 5 through 6(H) of the TIF Act.

7. The governing bodies of Derry Township School District and Dauphin County shall, by ordinance or resolution, agree to participate or opt not to participate in whole or in part in the TIF District. Such ordinance or resolution shall be adopted and a copy thereof delivered to Derry Township on or before the date on which the public hearing described in (5) above is held.

8. Derry Township may, at any time, subject to provision of Section 6 (C) of the TIF Act, adopt an amendment to a TIF Plan which shall be subject to approval in the same manner as the original TIF Plan.

VI. TIF PLAN

The requirements for the TIF Plan as provided for in Section 6930.5 (a)(4) of the TIF Act are summarized below, with the required information following the summaries.

A. A statement listing the kind, number and location of all proposed public works or improvements and/or all residential, commercial or industrial development and revitalization improvements.

1. Public Improvements

As discussed above, the proposed development site needs structured parking in order to accommodate the density desired of both the developers and the Township as expressed in the Downtown Hershey Plan for Continued Revitalization. Public improvements built may be modified from those described herein:

Structured Parking

The developers, Chafia Capital Partners, anticipate building a multi-level structured parking facility on the eastern side of the site.. It is anticipated that the facility would be open to members of the public who wished to do business either at the Chafia Project site or at other downtown Hershey businesses.

Center Lanes

It may be necessary for public safety and traffic flow to reconfigure the current turn lanes along East Chocolate Avenue to create a single center turn lane on East Chocolate Avenue between East Mansion and the eastern property line of the Chafia site. This modification will allow for a dedicated bike lane within the enhanced shoulder width.

Hershey Kiss® Light Pole Replacement

In order to continue to have the distinctive Hershey Kiss® light fixtures consistent throughout downtown, it may be necessary to replace the poles of the lights and refurbish the luminaires.

Sidewalks

It may be necessary to add additional sidewalk space or to replace/refurbish existing sidewalk.

Chocolatetown Square Enhancements

The TIF funds may be used to refurbish or provide new installations in Chocolatetown Square. This will provide enhanced outdoor recreation space and encourage greater public foot traffic downtown.

Streetscape Enhancements

Streetscape enhancements can include aspects such as new site furnishings, signage, landscape and pavement markings.

2. *Proposed Development*

The proposed Chafia Project will include a new 40,000 sq ft office building, a new 114 room hotel and will maintain a 12,000 sq ft office space which is currently on the property. The new office building will feature parking under the building and some surface parking spaces. There will also be a structured parking facility.

B. *An economic feasibility study of the project and the fiscal effects on the municipal tax base.*

In addition to the real estate tax valuation and collection projections which are discussed here in detail, there will also be incremental increases to the Local Service Tax, Earned Income Tax, and a one-time collection of Real Estate Transfer Tax. These taxes will not be pledged to the TIF, therefore the participating local governments will receive the benefit of these taxes through the life of the TIF and beyond.

Current Property Assessment:

The following are the current assessment of the properties in the TIF District, estimated projected assessed value after construction, and incremental assessed value. The incremental assessed value is a calculation which subtracts initial assessed value from estimated projected assessed value after construction. The incremental assessment is used to determine the tax revenues for the TIF District. The projected assessed value after construction and incremental assessed value may change based on final project construction and timing.

1 Calendar Year Ending	ASSESSED VALUE		
	2	3	4
	PROJECT		
	Initial Assessed Value ^[1]	Total Assessed Value	Incremental Assessed Value ^[1]
12/31/2015	2,180,800		
12/31/2016	2,180,800	5,000,000	2,819,200
12/31/2017	2,180,800	10,000,000	7,819,200
12/31/2018	2,180,800	17,000,000	14,819,200
12/31/2019	2,180,800	17,000,000	14,819,200
12/31/2020	2,180,800	17,000,000	14,819,200
12/31/2021	2,180,800	17,000,000	14,819,200
12/31/2022	2,180,800	17,000,000	14,819,200
12/31/2023	2,180,800	17,000,000	14,819,200
12/31/2024	2,180,800	17,000,000	14,819,200
12/31/2025	2,180,800	17,000,000	14,819,200
12/31/2026	2,180,800	17,000,000	14,819,200
12/31/2027	2,180,800	17,000,000	14,819,200
12/31/2028	2,180,800	17,000,000	14,819,200
12/31/2029	2,180,800	17,000,000	14,819,200
12/31/2030	2,180,800	17,000,000	14,819,200
12/31/2031	2,180,800	17,000,000	14,819,200
12/31/2032	2,180,800	17,000,000	14,819,200
12/31/2033	2,180,800	17,000,000	14,819,200
12/31/2034	2,180,800	17,000,000	14,819,200
12/31/2035	2,180,800	17,000,000	14,819,200

^[1] Initial Estimate from Dauphin County Assessor

Current Millage and Participation Rates:

The chart below show the current millage rates of the District, County, and Township in effect as of 7/1/2015. This TIF plan contemplates that the District, County, and Township will allocate 100% of the incremental real property tax revenues to the TIF at the current millage rates. Any tax increase levied by one or more of the taxing bodies would be retained by the taxing body. This will allow the taxing bodies to gain some of the direct benefit of the TIF earlier than year 21. It should also be easier for planning purposes both for the taxing bodies and for the Derry Township Industrial and Commercial Development Authority.

1 Calendar Year Ending	MILLAGE RATES		
	2	3	4
	DISTRICT	COUNTY	TOWNSHIP
	Millage Rate	Millage Rate	Millage Rate
12/31/2015	\$18.102	\$6.945	\$1.461

Assuming that the property owners will pay taxes in the discount period and receive the 2.00% discount for doing so, below are the projected incremental tax revenues to each taxing body. These revenues could differ should the project be completed with a different final construction project and timing.

Debt Service Projections:

Under the 5.00% interest rate scenario shown below, approximately \$2,856,000 would be available to be utilized for construction of the parking facilities. This assumes that the lender would require a debt service reserve fund equal to the maximum annual debt service, a common requirement in this type of financing. This also assumes that the full assessment will not come on line until 2018 and \$20,000 of capitalized interest is necessary to pay debt service until that point.

Scenario 1: 5.00% Interest Rate

1	DEBT SERVICE			
	2	3	4	5
<i>Calendar Year Ending</i>	<i>Total Incremental Contribution</i>	<i>Debt Service on 3,330,000</i>	<i>Debt Service Surplus/ (Shortfall)</i>	<i>Coverage Ratio</i>
ASSUMES A 5.00% INTEREST RATE				
12/31/2015				
12/31/2016	73,237	50,135	23,102	1.25
12/31/2017	203,126	161,470	41,656	1.25
12/31/2018	384,971	301,470	83,501	1.25
12/31/2019	384,971	300,470	84,501	1.25
12/31/2020	384,971	299,220	85,751	1.25
12/31/2021	384,971	302,720	82,251	1.25
12/31/2022	384,971	300,720	84,251	1.25
12/31/2023	384,971	303,470	81,501	1.25
12/31/2024	384,971	300,720	84,251	1.25
12/31/2025	384,971	302,720	82,251	1.25
12/31/2026	384,971	299,220	85,751	1.25
12/31/2027	384,971	300,470	84,501	1.25
12/31/2028	384,971	296,220	88,751	1.25
12/31/2029	384,971	296,720	88,251	1.25
12/31/2030	384,971	296,720	88,251	1.25
12/31/2031	384,971	296,220	88,751	1.25
12/31/2032	384,971	295,220	89,751	1.25
12/31/2033	384,971	298,720	86,251	1.25
12/31/2034	384,971	296,470	88,501	1.25
12/31/2035	384,971	250	384,721	1.25
	7,205,837	5,299,339	1,906,499	

At the higher 7.00% interest rate scenario, approximately \$2,386,000 would be available to be utilized for construction of the parking facilities. This assumes that the lender would require a debt service reserve fund equal to the maximum annual debt service, a common requirement in this type of financing. This also assumes that the full assessment will not come on line until 2018 and \$60,000 of capitalized interest is necessary to pay debt service until that point.

Scenario 2: 7.00% Interest Rate

DEBT SERVICE				
1	2	3	4	5
Calendar Year Ending	Total Incremental Contribution	Debt Service on 2,885,000	Debt Service Surplus/ (Shortfall)	Coverage Ratio
ASSUMES A 7.00% INTEREST RATE				
12/31/2015				
12/31/2016	73,237	57,619	15,617	1.25
12/31/2017	203,126	156,921	46,205	1.25
12/31/2018	384,971	301,921	83,050	1.25
12/31/2019	384,971	300,971	84,000	1.25
12/31/2020	384,971	299,671	85,300	1.25
12/31/2021	384,971	303,021	81,950	1.25
12/31/2022	384,971	300,671	84,300	1.25
12/31/2023	384,971	302,971	82,000	1.25
12/31/2024	384,971	299,571	85,400	1.25
12/31/2025	384,971	300,821	84,150	1.25
12/31/2026	384,971	301,371	83,600	1.25
12/31/2027	384,971	301,221	83,750	1.25
12/31/2028	384,971	305,371	79,600	1.25
12/31/2029	384,971	303,471	81,500	1.25
12/31/2030	384,971	300,871	84,100	1.25
12/31/2031	384,971	302,571	82,400	1.25
12/31/2032	384,971	303,221	81,750	1.25
12/31/2033	384,971	302,821	82,150	1.25
12/31/2034	384,971	306,371	78,600	1.25
12/31/2035	384,971	10,021	374,950	1.25
	7,205,837	5,361,471	1,844,366	

C. A detailed list of estimated project costs.

The estimated public improvements costs are illustrated in Table B below. The public improvements built and associated costs may be modified from those presented below. Given the nature of this and other potential TIF Districts within Derry Township, the TIF Committee will remain active until the funds are dispersed to provide approval for the expenditure of TIF dollars. Where cost ranges were provided, the higher estimate is depicted below.

Table B
Estimated Public Improvement Costs

<i>Public Improvements</i>	<i>Total Cost</i>
Parking Garage	\$2,000,000
Center Turn Lanes	\$500,000
Hershey Kiss Light Replacement	\$450,000
Sidewalks	\$100,000
Chocolatetown Square Enhancements	\$1,200,000
Streetscape Enhancements (incl. furniture, signage, and pavement markings)	\$200,000
Total public improvement costs	\$4,450,000

D. A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.

1. Method of Financing

Twenty-year Bonds are proposed to be issued to finance a portion of the costs of the public improvements necessary for the construction of the Chafia Project. The Bonds will be secured by the portion of tax increment revenues generated by the project and pledged by Derry Township, Derry Township School District, and Dauphin County. It is proposed that each of the taxing bodies previously stated will pledge 100 percent of the tax increment revenue generated on the project for the purpose of paying the debt service on the Bonds. The Bonds will not be secured by a full faith and credit pledge by Derry Township, Derry Township School District, or Dauphin County. Financing will likely be sought through local banking institutions, though the final terms and conditions will be determined upon the issuance of the debt.

In addition to tax increment financing, the developer will also be funding the project through private equity investment and traditional commercial lending.

2. Timing of Financing

The Bonds will be issued based on the timing of several factors. Bonds will be issued when:

- The proposed development at the Chafia Project requires the construction of necessary improvements to facilitate development, or
- The required public improvements have been constructed to facilitate the development at the Chafia Project, or
- The Chafia Project is constructed and generating sufficient tax increment revenues to pay debt service on the Bonds.
- A majority of the TIF Committee, who will remain active to serve as a steering committee, agree that the improvements to be financed through the issuance of TIF Bonds are consistent with the uses outlined within this TIF plan.

The bonds may need to be issued prior to the completion of the project and final assessment by the County Assessor's office. However, as outlined above, the bonds will not be issued speculatively. They will be issued when there is been substantive progress toward site

development and the projects which will benefit from the TIF funds have been specifically identified and have detailed cost estimates.

The estimated timing of each of the proposed public improvement can be found in Table C below.

Table C
Proposed Timing and Nature of Public Improvement (New Versus Revitalized)

<i>Public Improvements</i>	<i>Proposed Completion Date</i>	<i>New vs. Revitalized</i>
Parking Garage	2016 or later	New
Center Turn Lanes	2016 or later	New
Hershey Kiss Light Replacement	2016 or later	Revitalized
Sidewalks	2016 or later	Revitalized
Chocolatetown Square Enhancements	2016 or later	Revitalized
Streetscape Enhancements (incl. furniture, signage, and pavement markings)	2016 or later	New

These dates are current estimates. The actual dates may be different, depending on the factors identified above for the issuance of the Bonds.

E. A map showing existing uses and conditions of real property in the district.

A map illustrating the current state of the property comprising the TIF District is attached hereto as Exhibit D.

F. A map showing proposed improvements and uses therein.

Maps showing the proposed development are attached hereto as Exhibit E. These maps are illustrative. The actual development will depend on the users of the property and the improvements will depend on the final engineering.

G. Proposed changes of any zoning ordinance, master plan, map, building code or ordinance.

The developers have submitted plans to the Derry Township Planning Commission and have received conditional approval. They submitted the plans to the Derry Township Zoning Hearing Board and received 16 dimensional variances for the project and one special exception for a substitution of an existing non-conforming use for the hotel. There were no map changes, no plan changes and no use variances necessary.

H. A list of estimated non-project costs.

The total estimated project costs related to the Chafia Site are illustrated in Table C. The total project costs may be modified from those presented below.

Table D
Total Project Costs

Projected Chafia Square Footage and Employment Projections

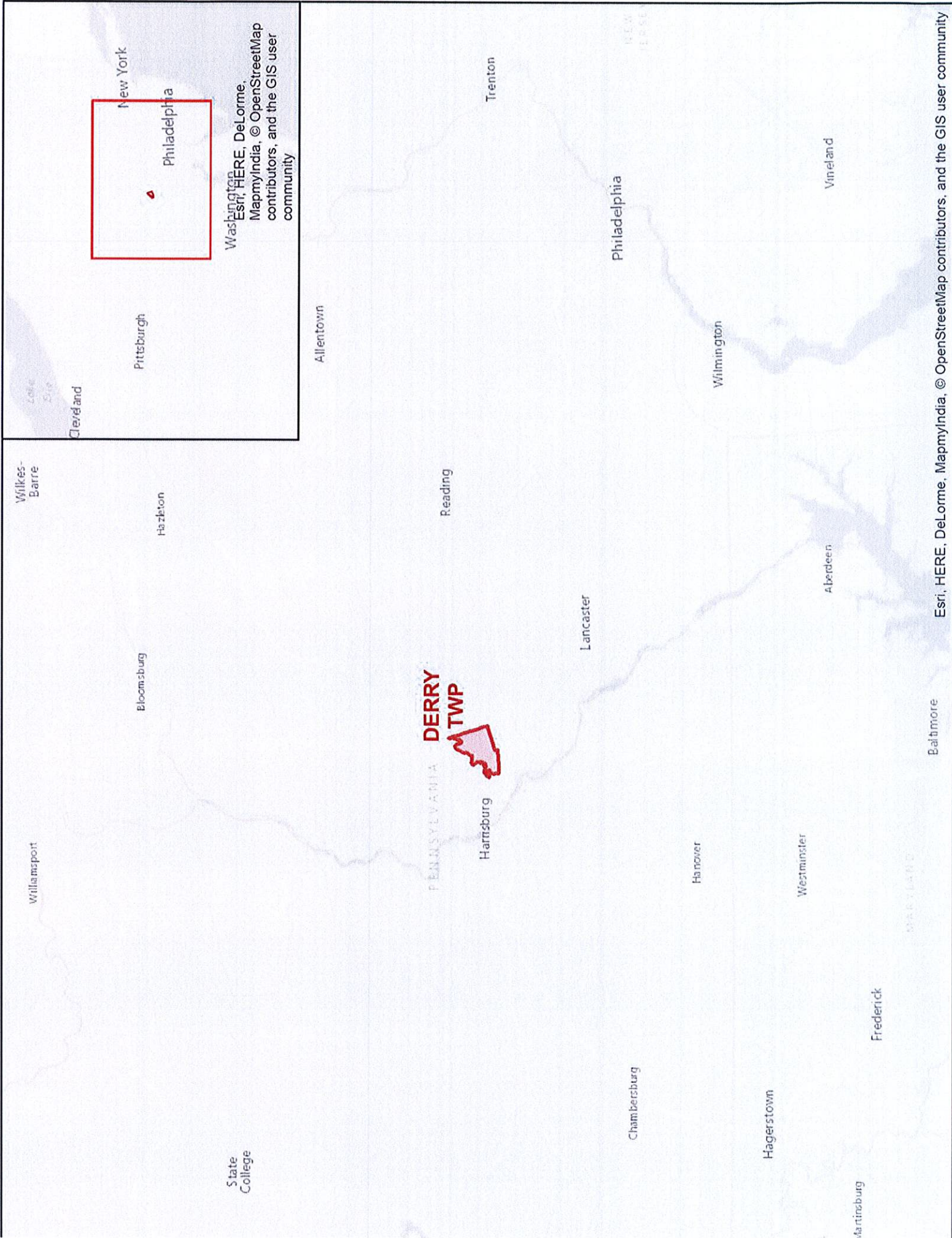
<i>Building #1</i>	<i>Square Footage</i>	<i>Square Footage Cost</i>	<i>Est. Costs</i>	<i>Proj. Employees</i>
Office Space	40,000	\$ 200	\$ 8,000,000	160
Building Total	40,000		\$ 8,000,000	160
 <i>Building #2</i>	 <i>Rooms</i>	 <i>Square Footage Cost</i>	 <i>Est. Costs</i>	 <i>Proj. Employees</i>
Hotel	120	NA	\$ 10,000,000	42
Building Total			\$ 10,000,000	42
 <i>Building #3</i>	 <i>Spaces</i>	 <i>Cost/Space</i>	 <i>Est. Costs</i>	 <i>Proj. Employees</i>
Parking Garage	150	\$ 23,000	\$ 3,450,000	0
Building Total			\$ 3,450,000	0
 Total			 21,450,000	 202

(1) All numbers projected by the developer

I. A statement of a proposed method for the relocation of families, persons, and businesses to be temporarily or permanently displaced from housing or commercial facilities in the project area by implementation of the plan.

The majority of the land is vacant, requiring no relocation of families, persons or businesses. The office building on the site will continue to be operational.

EXHIBIT A
Regional Location Map



Washington
Esri, HERE, DeLorme,
MapmyIndia, © OpenStreetMap
contributors, and the GIS user
community

EXHIBIT B
Derry Township Future Land Use Map



Legend

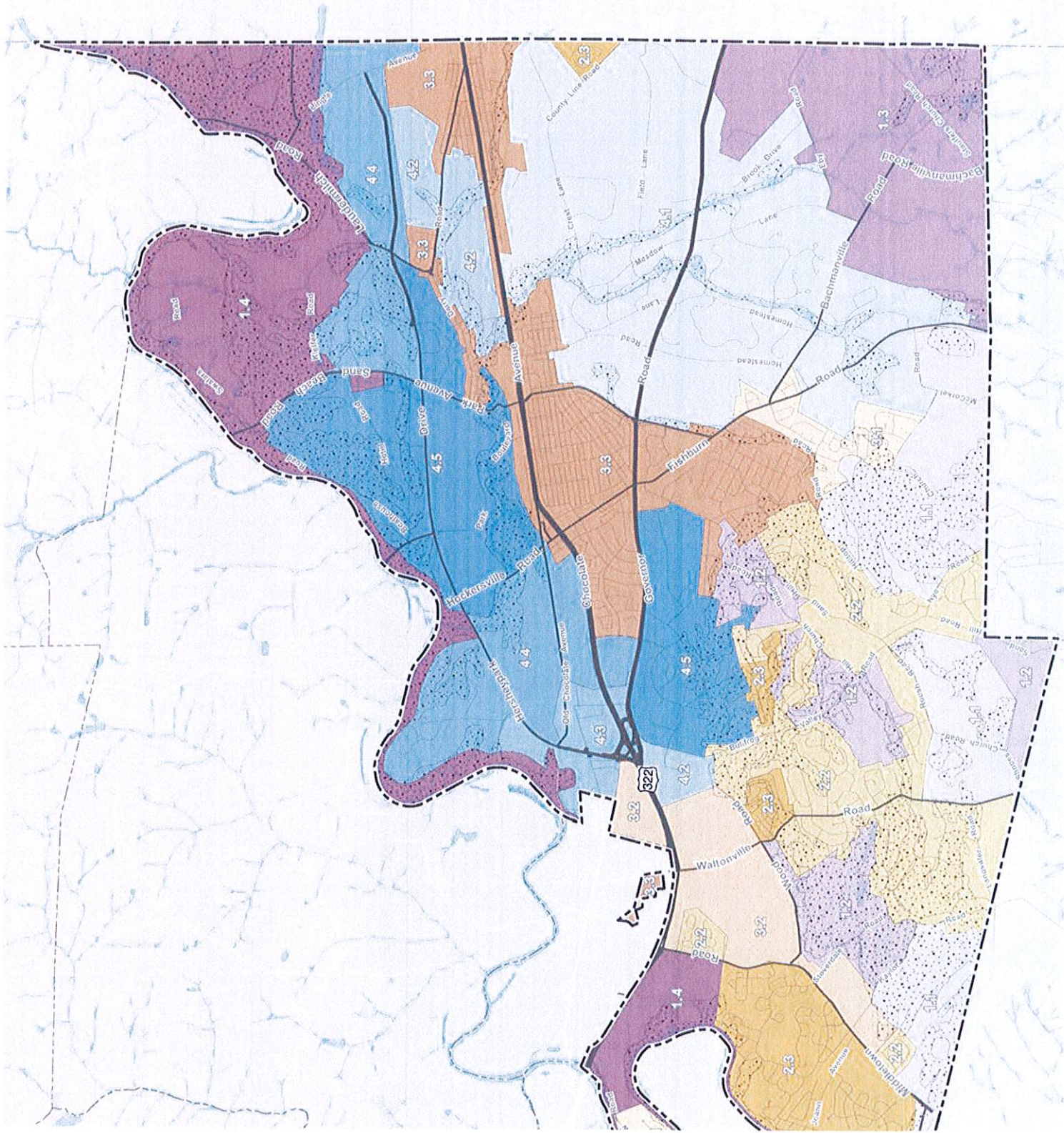
- Derry Township
- Surrounding Municipalities
- Interstate Highways
- US Highways
- State Highways
- Other Roads
- Railroads
- Lakes/Streams/Ponds
- Sensitive Natural Systems

- Conserve, Recreate, Live
- 1.1
- 1.2
- 1.3
- 1.4

- Live, Recreate
- 2.1
- 2.2
- 2.3

- Live, Shop, Eat, Recreate
- 3.1
- 3.2
- 3.3

- Work, Learn, Play, Eat
- 4.1
- 4.2
- 4.3
- 4.4



**FUTURE LAND USE DIAGRAM
SENSITIVE SYSTEMS OVER**

Source:

Base GIS data provided by the Dauphin County GIS Department and the Tri-County Regional Planning Commission, 2013 - 2014.

0 1,700 3,400 Feet

September 2015



NORTH

EXHIBIT C
Downtown Hershey Redevelopment Area and TIF District Map

EXHIBIT C

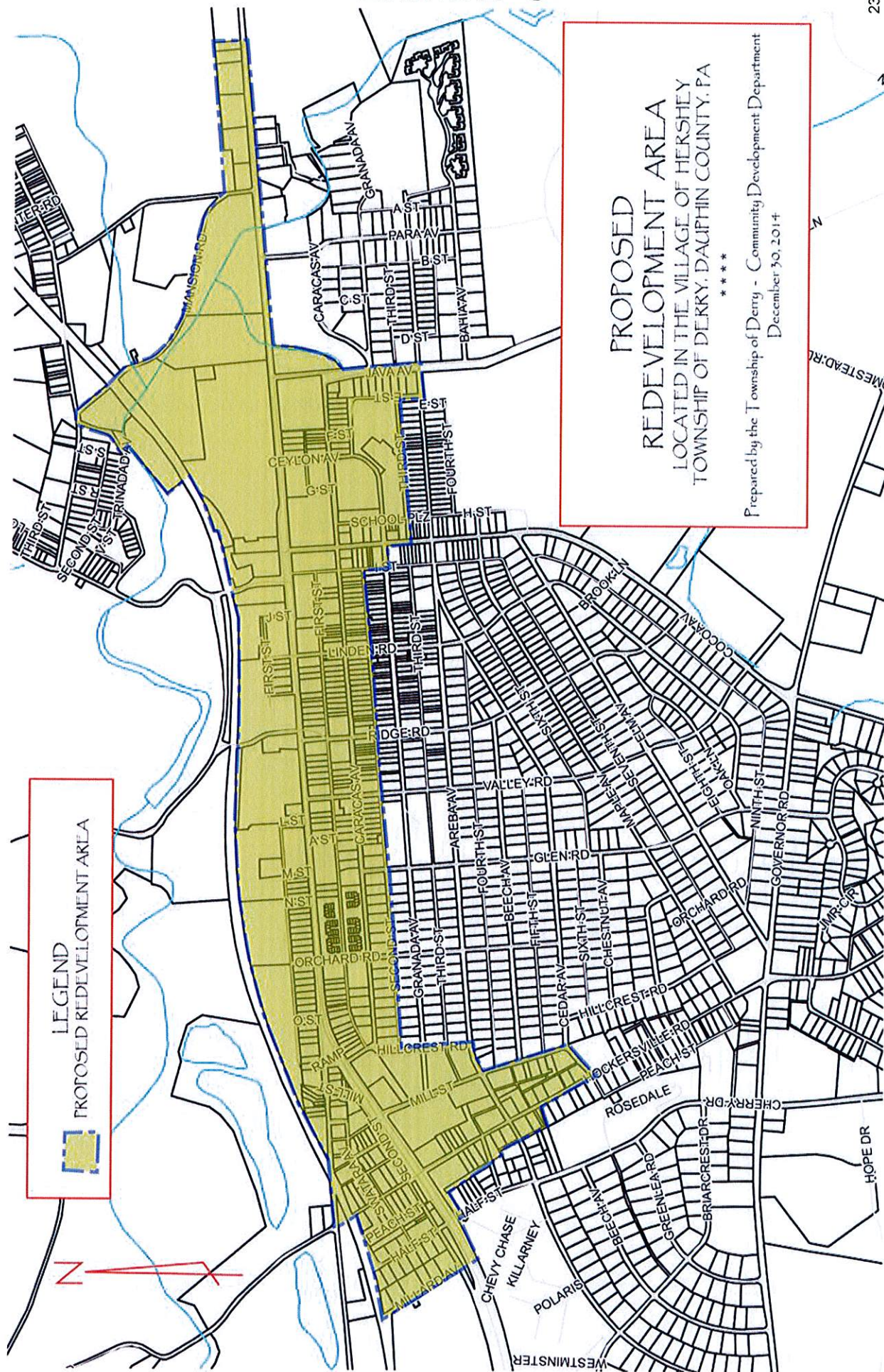
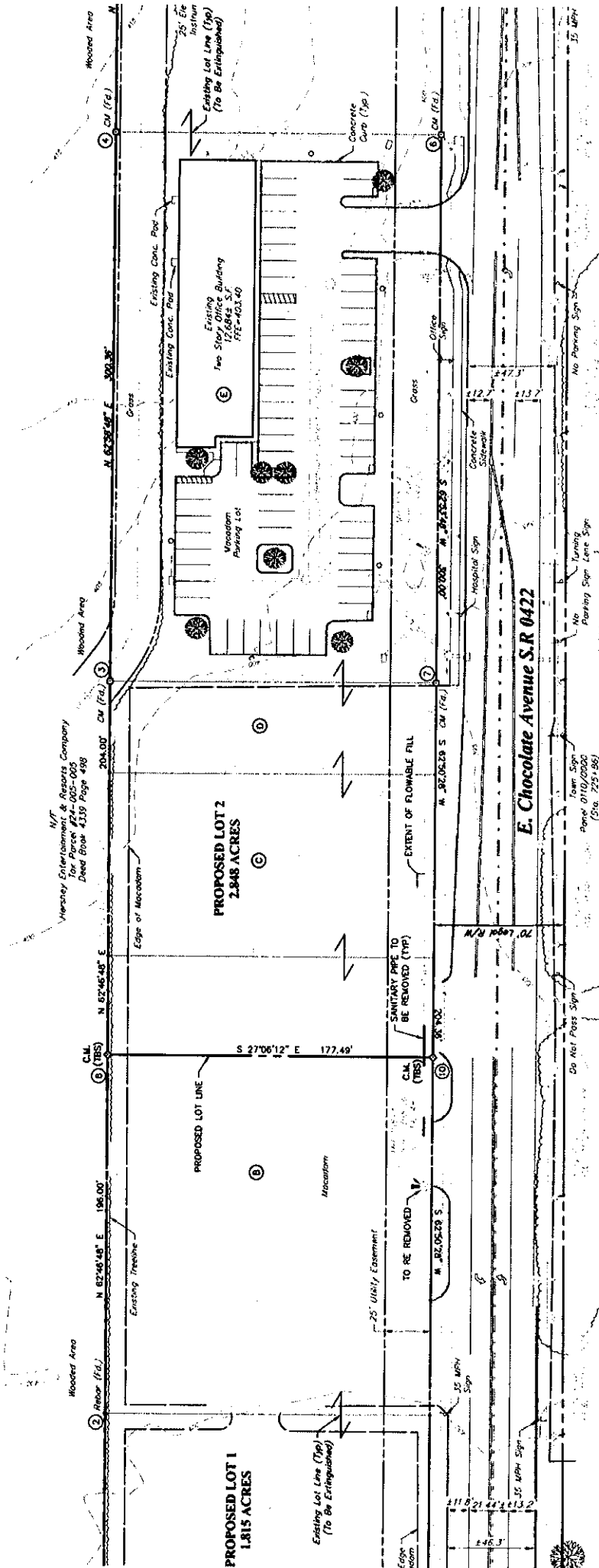


EXHIBIT D
Chafia Project Existing Conditions Map

- | | | | |
|----|--------------|----------------|----------------|
| 4 | 350,906.6225 | 2,279,322.0456 | 2,279,322.0456 |
| 5 | 350,906.6289 | 2,279,148.5127 | |
| 6 | 350,917.8149 | | |
| 7 | 350,687.1359 | 2,278,081.4568 | |
| 8 | 350,745.6555 | 2,278,618.7628 | |
| 9 | 351,084.2111 | 2,279,241.4645 | |
| 10 | 350,587.8535 | 2,278,693.6281 | |
| 11 | 350,384.4463 | 2,279,303.1409 | |

D	CLIENT NAME AND ADDRESS	24-020-016	2014002583	0.406
C	PENN FORENSICS, LLC.	24-020-016	2014002583	0.406
D	PENN FORENSICS, LLC.	24-020-022	2014002583	0.204
E	555 EAST CHOCOLATE AVENUE, LP	24-020-034	20140027747	1.223
F	555 EAST CHOCOLATE AVENUE, LP	24-020-035	20140015593	0.793



SUBDIVISION & EXISTING CONDITIONS PLAN

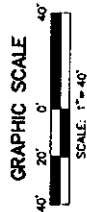


EXHIBIT E
Chafia Project Site Plan

33 SEATS	= 14 SPACES
TOTAL REQUIRED	= 151 SPACES + 6 ACCESSIBLE SPACES
DEVELOPABLE AREA	
ONE (1) SPACE FOR EACH 200 SF OF GROSS FLOOR AREA	
12,684 SF GROSS FLOOR AREA = 63 SPACES + 3 ACCESSIBLE SPAC	
MEDICAL OFFICE BUILDING	
SIX (6) SPACES FOR EACH 1,000 SF OF GROSS FLOOR AREA (ASSUM	
40,000 SF = 240 SPACES + 7 ACCESSIBLE SPACES	
TOTAL REQUIRED PARKING	= 157 SPACES
	68 SPACES
	247 SPACES
	470 SPACES
3. PROPOSED PARKING	STANDARD SPACES:
	LOT 1: 100 SPACES
	LOT 2: 272 SPACES
	ACCESSIBLE SPACES:
	LOT 1: 5 SPACES
	LOT 2: 10 SPACES
	TOTAL PARKING
	368 SPACES PROVIDED

6. MAX. FLOOR AREA RATIO:	0.25
7. PROPOSED FLOOR AREA RATIO:	LOT 1: 0.80 LOT 2: 0.45
8. MINIMUM LOT WIDTH:	100'
9. MINIMUM LOT DEPTH:	150'
10. MINIMUM LOT AREA:	NO MINIMUM LOT AREA
11. MAX. IMPERVIOUS COVERAGE:	60%
12. PROPOSED IMPERVIOUS COVERAGE:	LOT 1: 85.5% (87,596 SF) LOT 2: 89.3% (85,973 SF)
13. MINIMUM VEGETATIVE COVERAGE:	30%
14. EXISTING VEGETATIVE COVERAGE:	LOT 1: 10.5% LOT 2: 30.2%
15. PROPOSED VEGETATIVE COVERAGE:	LOT 1: 14.5% (11,481 SF) LOT 2: 30.7% (30,105 SF)
16. MINIMUM INTERIOR LANDSCAPING:	10% OF INTERIOR OF PARKING LOT
17. PROPOSED INTERIOR LANDSCAPING:	LOT 1: 9.7% LOT 2: 10.1%
18. MAX. BUILDING HEIGHT:	40'
19. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:

20. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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21. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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22. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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23. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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24. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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25. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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26. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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27. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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28. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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29. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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30. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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31. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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32. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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33. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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34. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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35. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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36. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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37. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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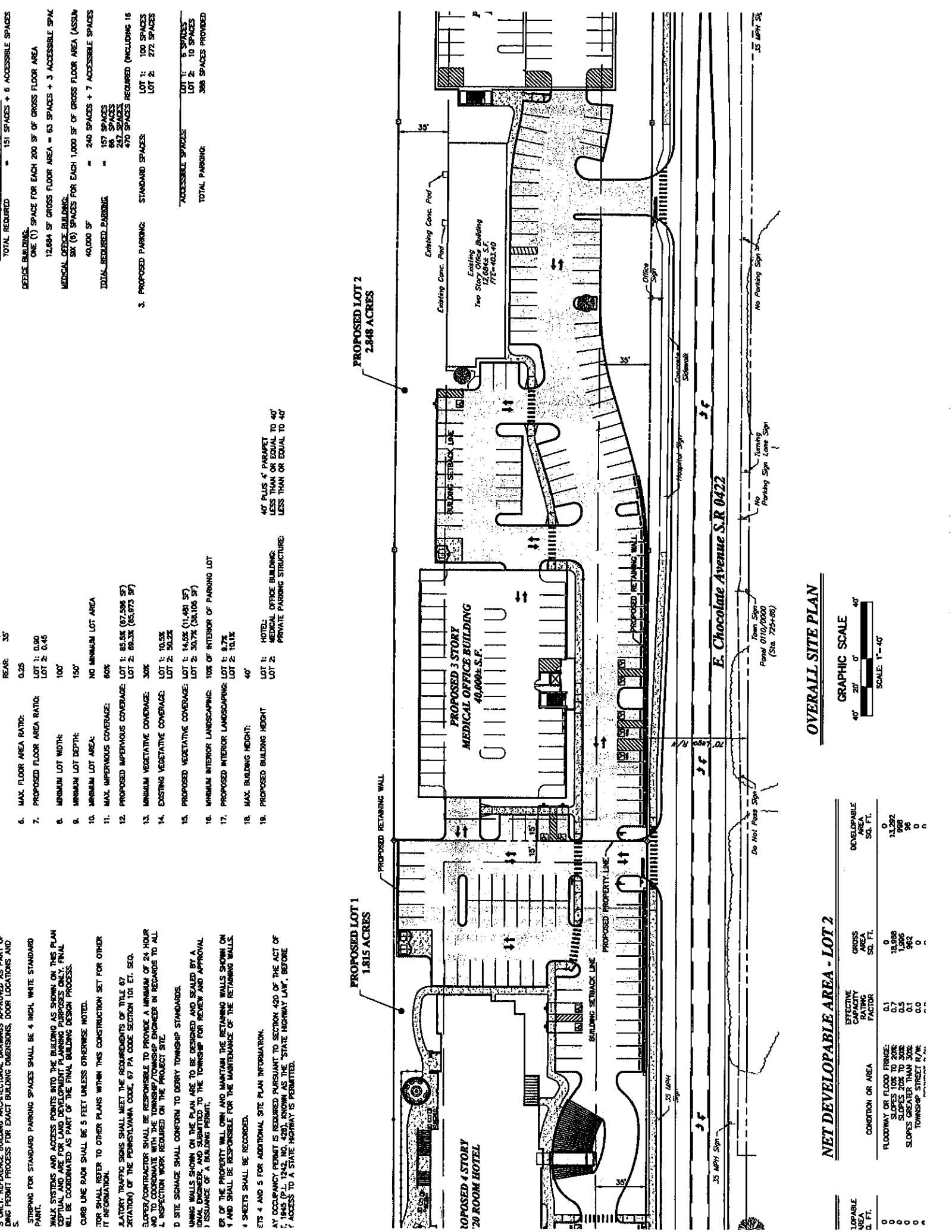
38. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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39. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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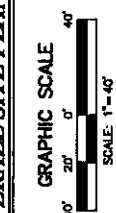
40. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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41. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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42. PROPOSED BUILDING HEIGHT:	LOT 1: HOTEL: 40' PLUS 4" PARAPET LESS THAN OR EQUAL TO 40' LOT 2: MEDICAL OFFICE BUILDING: LESS THAN OR EQUAL TO 40' PRIVATE PARKING STRUCTURE:
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OVERALL SITE PLAN



NET DEVELOPABLE AREA - LOT 2

LOPABLE AREA D. FT.	CONCRETE OR AREA	EFFECTIVE CAPACITY RATING FACTOR	GROSS AREA SQ. FT.	DEVELOPABLE AREA SQ. FT.
0	FLOODWAY OR FLOOD FRINGE	0.7	0	0
0	SLOPES 10% TO 20%	0.5	18,988	11,292
0	SLOPES 20% TO 30%	0.1	1,395	988
0	SLOPES GREATER THAN 30%	0.0	982	0
0	TOWNSHIP STREET R/W	0.0	0	0

EXHIBIT F
TIF Committee Composition

Derry Township Industrial and Commercial Development Authority (2)

Jim Negley
Justin Engle

Derry Township (3)

Marc Moyer
Matt Weir
James Negley

Derry Township School District (4)

Brian Shiflett
Bruce Hancock
Chris Barrett
Mike Frentz

Dauphin County (1)

Jim Zugay

Member at Large (1)

Dick Wood, Esq.

EXHIBIT G
Local Ancillary Tax Projections
Projected Chafia Local Services Tax

Year	Total Employees	Twp LST Rate	Projected Twp LST	SD LST Rate	Projected SD LST
2015	0	\$47	\$0	\$5	\$0
2016	0	47	\$0	5	\$0
2017	160	47	\$7,520	5	\$800
2018	202	47	\$9,494	5	\$1,010
2019	202	47	\$9,494	5	\$1,010
2020	202	47	\$9,494	5	\$1,010
2021	202	47	\$9,494	5	\$1,010
2022	202	47	\$9,494	5	\$1,010
2023	202	47	\$9,494	5	\$1,010
2024	202	47	\$9,494	5	\$1,010
2025	202	47	\$9,494	5	\$1,010
2026	202	47	\$9,494	5	\$1,010
2027	202	47	\$9,494	5	\$1,010
2028	202	47	\$9,494	5	\$1,010
2029	202	47	\$9,494	5	\$1,010
2030	202	47	\$9,494	5	\$1,010
2031	202	47	\$9,494	5	\$1,010
2032	202	47	\$9,494	5	\$1,010
2033	202	47	\$9,494	5	\$1,010
2034	202	47	\$9,494	5	\$1,010
2035	202	47	\$9,494	5	\$1,010
2036	202	47	\$9,494	5	\$1,010
<u>2037</u>	<u>202</u>	<u>47</u>	<u>\$9,494</u>	<u>5</u>	<u>\$1,010</u>
Total			\$197,400		\$21,000

(1) LST projections based on employment data projected by developers.

Projected Chafia Earned Income Tax

Year	Total Employees	Average Dauphin County Income	Twp EIT Rate	Projected Twp EIT	SD EIT Rate	Projected SD EIT
2015	0	\$29,234	0.50%	\$0	0.50%	\$0
2016	0	\$29,234	0.50%	\$0	0.50%	\$0
2017	160	\$29,234	0.50%	\$23,387	0.50%	\$23,387
2018	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2019	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2020	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2021	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2022	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2023	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2024	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2025	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2026	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2027	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2028	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2029	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2030	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2031	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2032	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2033	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2034	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2035	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
2036	202	\$29,234	0.50%	\$29,526	0.50%	\$29,526
<u>2037</u>	<u>202</u>	<u>\$29,234</u>	<u>0.50%</u>	<u>\$29,526</u>	<u>0.50%</u>	<u>\$29,526</u>
Total				\$613,914		\$613,914

(1) EIT projections based on employment data projected by developers. Average Dauphin County Income from US Census Bureau (2013 dollars)
EIT is paid to the Township and SD.

Projected Chafia Occupation Tax

Year	Total Employees	Twp Occupation Tax Rate	Projected Twp Occupation Tax	SD Occupation Tax Rate	Projected SD Occupation Tax
2015	0	\$250	\$0	\$250	\$0
2016	0	\$250	\$0	\$250	\$0
2017	160	\$250	\$40,000	\$250	\$40,000
2018	202	\$250	\$50,500	\$250	\$50,500
2019	202	\$250	\$50,500	\$250	\$50,500
2020	202	\$250	\$50,500	\$250	\$50,500
2021	202	\$250	\$50,500	\$250	\$50,500
2022	202	\$250	\$50,500	\$250	\$50,500
2023	202	\$250	\$50,500	\$250	\$50,500
2024	202	\$250	\$50,500	\$250	\$50,500
2025	202	\$250	\$50,500	\$250	\$50,500
2026	202	\$250	\$50,500	\$250	\$50,500
2027	202	\$250	\$50,500	\$250	\$50,500
2028	202	\$250	\$50,500	\$250	\$50,500
2029	202	\$250	\$50,500	\$250	\$50,500
2030	202	\$250	\$50,500	\$250	\$50,500
2031	202	\$250	\$50,500	\$250	\$50,500
2032	202	\$250	\$50,500	\$250	\$50,500
2033	202	\$250	\$50,500	\$250	\$50,500
2034	202	\$250	\$50,500	\$250	\$50,500
2035	202	\$250	\$50,500	\$250	\$50,500
2036	202	\$250	\$50,500	\$250	\$50,500
2037	202	\$250	\$50,500	\$250	\$50,500
Total			\$1,050,000		\$1,050,000

(1) Occupation projections based on employment data projected by developers.

Occupation Tax is paid to the Township and SD.