

APPENDIX 8

Relevant York County, Local, State and Non-Profit Economic Development Programs From the York County Economic Development Plan

CURRENT COUNTY ECONOMIC DEVELOPMENT PROGRAMS AND RESOURCES

Program/Resource	Lead Entity	Overview
Office of Workforce Development (OWD)	York County Economic Development Corporation	Created in early 2008, the Office of Workforce Development within YCEDC provides direct contact to companies to help address employers' current and future workforce needs. OWD serves to build, coordinate and strengthen York County's network of workforce service providers (such as York County Alliance for Learning, Manufacturers' Association of South Central PA, York County CareerLink, etc.) and to identify long-term workforce development strategies.
William F. Goodling Regional Advanced Skills Center	N/A - Lead Entity is the Resource	Situated at the five-acre Cyber Campus in York, the Advanced Skills Center, created by YCEDC, provides manufacturing and business training in targeted skill areas (e.g. automotive technology, computer aided drafting, geospatial systems, health care, industrial automation, machine technology and welding). The Advanced Skills Center allows students, the unemployed and incumbent workers the opportunity to train in labs and practice new skills on high end manufacturing equipment. Custom training programs are also offered, including a metalworking apprenticeship program. The Advanced Skills Center has served as a partner with YCEDC and Harrisburg Area Community College (HACC – York campus) in the planning of the proposed Advanced Technology Center (see below).
Corridor Planning	York County Planning Commission	YCPC works with municipalities on corridor planning studies; for example, YCPC is working with Spring Garden Township and the City of York to develop the Country Club/Rathton Road Corridor Study, which will analyze transportation issues such as capacity, safety and access to the study area roadways.
Municipal Economic Development Services	York County Economic Development Corporation	YCEDC works with local municipalities to enhance awareness of how local activities impact economic development. For example, through the YCEDC Economic Development for Government and Executives (EDGE) program, YCEDC speaks with local municipal officials and elected boards about the impact of local zoning, code enforcement and infrastructure improvements to economic development.
Community Connections Program	York County Planning Commission	YCPC staff members travel to the County's different planning regions to host regional municipal officials meetings through the Community Connections program. The meetings are used to discuss trends (e.g. demographic, land use, transportation and housing), and available planning tools and programs that may be used to meet local planning and community development goals.
Technical Assistance	York County Planning Commission	YCPC aids local municipalities with grant writing, training and planning guidance.

Program/Resource	Lead Entity	Overview
Foreign Trade Zone (FTZ) 147	Partnership for Economic Development of York County (PEDYC)	Managed by the Partnership for Economic Development of York County (PEDYC), an affiliate of YCEDC, FTZ 147 allows businesses with FTZ status to defer, reduce and/or eliminate customs duties in order to lower the cost of doing business internationally while maintaining a United States address. FTZ 147 is situated within York County's International Trade District corridor in the central part of the County.
Wayfinding Program	York County Planning Commission	York County is currently working with the Pennsylvania Department of Transportation on an enhanced wayfinding system.
York County Heritage Program	York County Planning Commission	The York County Heritage Program is administered by the York County Planning Commission which officially designates locally authentic historic, cultural, and natural sites through an application process and input from an advisory council. Once designated, the sites are listed on the County's Heritage Program website, as well as the website of the Lancaster-York Heritage Region.
General Authority of Southcentral Pennsylvania (GASP)	N/A - Lead Entity is the Resource	County entity which serves as a municipal financing authority that can issue bonds for eligible tax-exempt and taxable economic development and non-profit projects.
Redevelopment Authority of York County (RACY)	N/A - Lead Entity is the Resource	County entity focused on redeveloping and rehabilitating blighted industrial properties.
Small Enterprise Development Company (SEDCO)	N/A - Lead Entity is the Resource	An entity which supports small businesses and administers the Small Business First Fund (SBFF), which provides low-interest loans for land, buildings, equipment and working capital.
York County Bankers Consortium (YCBC)	N/A - Lead Entity is the Resource	County entity which allows small businesses to present applications to multiple banks simultaneously after first successfully completing a screening process. Approximately one dozen lending institutions currently participate in the program.
York County Industrial Development Authority (YCIDA)	N/A - Lead Entity is the Resource	County entity which administers the Industrial Development Authority Bond Financing Program and the Pennsylvania Industrial Development Financing Authority Program, and which invests in industrial parks and job creation activities. Administration of the bond programs allows for lower-cost financing of eligible business needs including land, buildings, and machinery and equipment costs.
Business Retention and Expansion Visits/Referrals	York County Economic Development Corporation	YCEDC conducts, through its Business Liaisons (interviewers), over 150 retention and expansion visits annually with businesses in target industry clusters. The two-way dialogue that results from these visits allows business leaders to better understand available County, State and Federal economic development resources, as well as to offer YCEDC the chance to understand the individual business' concerns and business trends. Interviews often result in referrals to YCEDC staff or other service providers which can counsel businesses with respect to issues.

Program/Resource	Lead Entity	Overview
Business Attraction	York County Economic Development Corporation	YCEDC provides assistance to firms regarding site selection and infrastructure, economic and demographic research, and in networking with local, regional, and State entities.
YCEDC Marketing Plan	York County Economic Development Corporation	YCEDC's marketing plan focuses on attracting businesses in target industry clusters, with guidance from the Comprehensive Economic Development Strategy (CEDS).
Administration of State Funding Programs	York County Economic Development Corporation	YCEDC administers State loan, grant and tax credit/abatement programs available for capital development, environmental assessment and/or remediation, training and technical support.

CURRENT LOCAL ECONOMIC DEVELOPMENT EFFORTS

Program/Resource	Lead Entity	Overview
Capital Improvements Plan (CIP)	Local Municipalities	Local municipalities prepare capital improvements plans, which delineate planned capital expenditures for a 5 or 10 year period, including identification of the prioritization of projects and financing/funding sources. YCPC encourages municipalities to integrate capital improvements planning with comprehensive planning to ensure the prioritization of projects implementing goals laid out in the comprehensive Plan.
Incentive Zoning	Local Municipalities	Municipalities in Pennsylvania may offer incentive (bonus) zoning, under which developers are offered a higher density or intensity or reduced requirements (e.g. reduced parking and setback requirements, which reduces overall development cost) in exchange for the provision of amenities (e.g. parks, landscaping, plazas, streetscape improvements, or affordable housing). Incentive zoning is often provided through overlay provisions, and works best when there is market support for density beyond what is currently allowed.
Overlay Zoning	Local Municipalities	Municipalities may specify overlay zones in order to apply regulations to an area that are added to and trump the requirements of the underlying zoning district. Overlay zoning may be used for incentive (bonus) zoning, transfer of development rights, scenic roads and scenic districts, protection of natural resources, as well as along major thoroughfares and around intersections, interchanges and transportation facilities. Overlay zoning may be applied at a multi-municipal level in addition to at an individual municipal level.
Main Street Programs	Nonprofit Entities	Main Street is a comprehensive approach to downtown revitalization coined by the National Trust for Historic Preservation, and is based on the four-point approach: downtowns undertake activities in the areas of design, organization, promotion and economic restructuring to ensure comprehensive action is taken to revitalize.
Historic Preservation	Local Municipalities	Municipalities may adopt an Historic District Ordinance which defines the district's boundaries, creates an Historic Architectural Review Board (HARB) and provides design guidelines and criteria for decision-making.
Local Revitalization and Redevelopment Plans	Local Municipalities	Many York County municipalities have undertaken redevelopment and revitalization planning efforts to focus strategically on the types of uses, economic activities, and implementation actions desired in small areas. Efforts include those undertaken in Red Lion Borough (Strategies for Strengthening the Borough Center).
Local Economic Revitalization Tax Assistance (LERTA)	Local Municipalities	Program allows for deferral of that portion of real estate taxes attributed to improvements (e.g. a new facility or major expansion) made by a new or expanding company in designated LERTA areas. Those real estate taxes are then phased in over a ten year period by 10 percent annually.

Program/Resource	Lead Entity	Overview
Brownfield Redevelopment	Pennsylvania's Brownfield Action Team	Many downtowns include contaminated sites that are desired to be reused. Pennsylvania's Brownfield Action Team, through the Department of Environmental Protection, serves as a facilitator of brownfields redevelopment by offering incentives and fast-track permitting. Incentives include those offered through the industrial sites reuse program, the infrastructure development program, the hazardous sites cleanup fund (HSCF), the keystone opportunity zone/keystone opportunity expansion zones (KOZ/KOEZ), the job creation tax credit program, the key sites initiative, the businesses in our sites program, the building PA program, the tax increment financing (TIF) guarantee program, the infrastructure facilities improvement program, the section 108 department of housing and urban development (HUD) loan pool, the new PA venture guarantee program, the new PA venture capital investment program, the 2nd stage loan program, and the Pennsylvania infrastructure and investment authority (PENNVEST) brownfields loans program.
Building PA	Commonwealth of Pennsylvania	State funding program which provides mezzanine capital for real estate developers in small to mid-sized communities. Building PA has been used in downtown York on the Codo 241 project, a downtown redevelopment project.
Business Improvement Districts	Nonprofit Entities	Business improvement districts are a form of special assessment districts that allow properties to be assessed for the benefits they receive from location in the district. Currently, York County has a business improvement district located in downtown York (which also functions as the Main Street program).