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The Redevelopment Authority of the County of Bucks

NEWSLETTER

SUMMER 2010

Robert White, Executive Director
Joseph W. Pizzo, Solicitor

The Redevelopment Authority & the Enterprise Zone: Bucks County's "One-Stop Shop"

The Redevelopment Authority of the County of Bucks is widely recognized as a *one-stop-shop* for business development. Within its agency, the Redevelopment Authority oversees the Enterprise Zone and works with the all-volunteer Enterprise Zone Committee; together, they have impacted the economy of Bucks County.

The RDA/Enterprise Zone is not only an avenue for financial assistance, but more importantly, a one-stop shop where entrepreneurs or other business people can find professional guidance and information about starting a new business, relocating to Bucks County or revitalizing an existing or under-used business.

"We walk them through the entire process," said Bob White, the RDA executive director, who noted the Enterprise Zone Committee provides critical information to an incoming business, and with the RDA's staff, helps to guide owners and entrepreneurs toward the right community channels, as well.

The Enterprise Zone is a key component in economic development. The EZ Committee, working under the Commonwealth's guidelines, opens doors to Bucks communities. And it creates a dialogue between the public and private sectors, can provide certain tax incentives and makes available lower interest loans to qualified companies.

The executive director also noted

that many of the EZ committee members have served since its inception and many also serve on the Project Review Committee, a sub-committee of the Enterprise Zone that continues to meet monthly to review various economic

Notably, Bucks County has emerged as the second leading county in Pennsylvania in new jobs created between 2001-2007, according to a recent Penn State study.

A New Plan

Clearly, business and municipalities need all the tools available to create new job opportunities and promote expansion of the county economy. As conceived by the Enterprise Zone Committee, a new plan will focus on providing technical and financial assistance to start-up and existing businesses and returning acres of vacant industrial property to productive use, including revitalizing downtown areas, providing assistance to export businesses located within the Enterprise Zone, and marketing to the communities. The Redevelopment Authority will continue to serve the business community with the many benefits of an agency that can provide such assistance in one convenient location.

While the Redevelopment Authority was founded in 1962, the Enterprise Zone was implemented in 1997 to spur business and economic development. With the approval and support of the Bucks County Commissioners and

seven municipalities, the Redevelopment Authority has made an application to the state for a new EZ designation, citing its continuation will provide many benefits to the county economy and the business community.



One-Stop-Shopping

- Business expansion
- Relocation assistance
- Assistance in identifying & obtaining public funding for industrial, commercial or residential improvements or expansion projects
- Agency Referrals
- Connect to municipalities
- Community involvement
- Commercial and industrial property availability
- Brownfields redevelopment

development projects in Bucks County. "They are dedicated to the concept of the Enterprise Zone and the development of the RDA's one-stop-shop to ease business owners through the process of economic improvement," said White.

FOR MORE INFORMATION ON THE PROGRAMS AND PROJECTS OF THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS, PLEASE CONTACT US AT 215.781.8711, OR EMAIL, BCRDA@BCRDA.COM, OR VISIT OUR WEBSITE, WWW.BCRDA.COM WE ARE LOCATED AT ONE NORTH WILSON AVE., SUITE #1, BRISTOL TOWNSHIP, OFF GREEN LANE. WE ARE OPEN MONDAY THROUGH FRIDAY, 8:30 a.m. to 4:30 p.m.

GROWING BUCKS BUSINESS

THE EZ COMMITTEE

To the members serving on the Enterprise Zone Committee, and past members, a hearty thank you for your:

- Commitment
- Cooperation
- Consideration
- Knowledge
- Experience
- Patience
- Time

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THE PORT OF BUCKS



Above: Port located in Falls Township

One of the first tasks of the Enterprise Zone was the promotion of international trade and the development of a deepwater port that once served the U.S. Steel Fairless Works.

Thanks to the efforts of the Bucks County Commissioners, local legislators, township officials and U.S. Steel, the port was successfully redeveloped. The first port operator was Atlantic Marine Terminals, followed by NOVOLOG.

Today, Kinder Morgan Bulk Terminals operates the port, handling steel slab, steel coils, and project cargo — salt, coal, cement, gypsum, dry and liquid bulk cargo.

The Keystone Industrial Port Complex is strategically located within the New York — Washington, D.C. corridor. Furthermore, the Falls Township location is in close proximity to Philadelphia, many major highways and rail service. It is ideal for regional commerce, as confirmed in a 2008 economic impact study that found that operations at the Ports of Bucks had a \$1.4 billion impact on the local and regional economy, with an estimated 9,000 jobs directly or indirectly supporting port operations.

LOAN PROGRAM FOR BUCKS BUSINESSES

The Redevelopment Assistance Program has loans available for up to \$75,000, with interest rates as low as 2.0% and 60 months to repay. Creative packages can be tailored to business needs.

⇒ Need more inventory?

⇒ Want to expand your business?

⇒ Need to hire and train new personnel?

⇒ Need working capital?

If so, call for a loan application!

Contact the RDA for information at 215-781-8711 or visit us on the web: www.BCRDA.com

Upcoming: Business Workshops

FREE! Workshops designed to help entrepreneurs and small businesses. All workshops are held at the Central Bucks Chamber, 252 W. Swamp Road, Bailiwick Office Campus Suite 23, Doylestown, PA, or the Lower Bucks County Chamber of Commerce, 409 Hood Blvd., Fairless Hills, PA. All begin at 8:30 a.m.

Wednesday, Sept.15: Doing business with the Federal Government and Bucks County (3.5 hours) at the Lower Bucks County Chamber.

Thursday, Sept.23: Doing business with the State Government and Bucks County (3.5 hours) at the Central Bucks Chamber.

Tuesday, Nov.9: Marketing Panel Q&A to help your business grow (2 hours) at the Lower Bucks County Chamber.

Thursday, Nov.18: Exporting 102: Exporting your goods to Canada (2 hours) at the Central Bucks Chamber.



RESTORING HOMES IN BUCKS

For more than 30 years, the Redevelopment Authority of the County of Bucks has been rehabilitating private homes throughout Bucks County. Qualified homeowners may receive zero-interest loans — loans that do not have to be repaid until the home is either sold, refinanced or the deed is transferred. This program is a special advantage for those on fixed incomes. Qualified, RDA-approved contractors provide the services for homeowners—ranging from heater installation to roofing and kitchen and bathroom repairs. According to the guidelines of this successful county program, the cost of the work should not exceed \$15,000.

BROWNFIELDS REVISITED

BROWNFIELD REVITALIZATION & RECLAMATION

The former Dial Soap Plant is now over 180,000sf of Class A office space.



Riverfront North—Bristol Borough

The EPA defines a brownfield as: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The 2002 Brownfields Law further defines the term to include a site that is: “contaminated by a controlled substance; contaminated by petroleum or a petroleum product excluded from the definition of ‘hazardous substance, or mine-scarred land.’”

The Bucks County Brownfields program helps in the assessment, cleanup and redevelopment of brownfield sites. With funding from the U.S. Environmental Protection Agency, pollutants have been removed from hundreds of acres of brownfields in Bucks County and the properties returned to productive use -- and the tax rolls. Riverfront North in Bristol Borough, Falls Township’s Keystone Industrial Complex and Perkasio Borough First Savings Bank of Perkasio are examples of such major restoration projects.

CLEANUP MONEY AVAILABLE!

Brownfield Cleanup Revolving Loan Funds provide low interest financing to conduct cleanup activities at brownfield sites:

- Repayment terms are negotiated on a project by project basis (maximum 15 years)
- Below market interest rate
- No penalty for early payoff
- Funds can be used in combination with other financing sources
- Disbursement of loan funds are through reimbursement process
- No fee to apply

Mark Your Calendar

Next year’s National Brownfields Conference is the premier environmental revitalization and economic redevelopment event co-sponsored by the U.S. Environmental Protection Agency (EPA) and International City/County Management Association (ICMA).

The conference is scheduled for April 3-5, 2011 in Philadelphia. Registration is **FREE**. Brownfields 2011 introduces newcomers to the world of economic and environmental redevelopment and offers professionals an opportunity to increase business and make new connections. Its educational component is a result of ideas and suggestions from across the nation.

YOU can submit your own ideas for Brownfields 2011. For more information and to submit your ideas, visit www.brownfields2011.org.

National Brownfields Conference – April 3-5, 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3 BF 2011	4 BF 2011	5 BF 2011	6	7	8	9

ASSESSMENT MONEY AVAILABLE!

The RDA has funding available to assist in the assessment and remediation of environmentally challenged sites. Assessment grants provide funding to:

- Characterize Sites: Identify past uses
- Assess Sites: Determine existing contamination
- Conduct Cleanup and Redevelopment Planning: Scope and plan process
- Conduct Community Involvement: Inform and engage community

List Your Property

It’s FREE on the Pennsylvania Site-Finder!

When your property is listed on the PA Site-Finder website, you have immediate access to the most sophisticated and active Brownfields redevelopment market in PA. The listing is free and the RDA can arrange your listing including photographs of your property.

<http://pasitesearch.com/>.

Phone: 215-781-8711

Website: www.bcrda.com

REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS
ONE NORTH WILSON AVE.
BRISTOL, PA 19007

SUMMER 2010

Place
Stamp
Here



THE REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS

Our mission is to work with local business and government to facilitate private/public partnerships, to resolve impediments to business development, and increase private investment and reinvestment in Bucks County.

The RDA is a one-stop shop for Brownfield redevelopment, funding and assistance.

Phase I & Phase II Environmental Site Assessments

Low interest loans for remediation/cleanup activities

Flexible Terms

Below Market Rates

Funding provided by the U.S. Environmental Protection Agency

Email: bcrda@bcrda.com Visit our website: www.bcrda.com Phone 215.781.8711

