



**Lancaster Downtown Investment  
District Authority**

115 East King Street  
Lancaster, Pennsylvania 17602  
Tel: 717.394.0783

**Chair**

**Crystal Weaver**

DID Resident, Property  
& Business owner

**Vice-Chair**

**Pastor Tim Mentzer**

Trinity Lutheran Church

**Secretary**

**James Wagner**

Fulton Bank

**Treasurer**

**Nancy Neff**

City Resident

**Alicia Byler**

DID Resident, Property  
& Business Owner

**Joe Donaldson**

Steinman  
Communications

**Patrick Hopkins**

City of Lancaster

**Laura Proctor**

County of Lancaster

**Jami Rhynes**

City Resident

**Mark Stoner**

Godfrey Advertising

**Bernard Truong**

Business & Property  
Owner

**Solicitor**

**Bill McCarty**

Barley Snyder

**Executive Director**

**David Aichele**

TO: Lancaster Downtown Investment District Authority (DID)  
Property Owners and Commercial Lessees

FROM: David Aichele, DID Executive Director

RE: Notice of DID Operating Plan Public Hearing

DATE: December 1, 2020

The Board of Directors of the Lancaster Downtown Investment District Authority (DID) has determined to adopt and seek approval of a two year operating plan (Plan), which is, in effect, a renewal of the current operating plan. Under the new plan, the DID proposes to maintain all aspects of the current plan, which expires on April 30, 2021, with the same level of service it currently provides to the properties located within the area (District) of the City of Lancaster served by the DID. What this means is that the millage rate will remain the same at 1.57% over the next two years.

In order for this to occur, the DID Board of Directors has approved a new plan, which is, in effect, a renewal of the current plan, providing for all levels of service. The new plan will begin on May 1, 2021, and will expire on April 30, 2023. With the uncertainty of the impact the COVID-19 pandemic may have on our businesses and property owners, this two year period will allow time to evaluate the overall impact on the DID.

As required by the Pennsylvania Municipality Authorities Act, **the DID will hold a public hearing on Monday January 11, 2021 at 6:00PM, via video conference.** If you would like to attend this video conference meeting, you must RSVP with your information and email address to [info@teamlanc.org](mailto:info@teamlanc.org) to receive the ZOOM link. DID Board members and staff will provide a description of the new Plan and answer questions. Any interested party may be heard at the hearing.

Included is a summary description of the proposed Plan, millage rate and services provided. The Plan currently in place can be found online for your review. **To access the plan, visit [www.LancasterCityAlliance.org](http://www.LancasterCityAlliance.org) and click on "Lancaster DID – At Your Service" on the home page.** You will arrive at a page with considerable information about the DID. If you do not have access to a computer or would prefer a hard copy, please contact David Aichele at 717-394-0783 to request the Plan.

As outlined in the Act, property owners within the District who wish to object to the proposed Plan must submit a signed, written notification of their objection within 45 days following the **January 11, 2021** public hearing. This notification must be filed both at the DID office, located at 115 East King Street, Lancaster, PA 17602 and the City of Lancaster, located at 120 North Duke Street, Lancaster, PA, 17603.

Objections will be considered valid if they are received at both locations by mail or hand delivered on or before **Wednesday, February 25, 2021** and are signed by someone who is the legal owner of a taxable property in the District.

Please consider attending the public hearing on **January 11<sup>th</sup>**. If you are a landlord, please pass this notice along to tenants and feel free to share with other neighbors or interested parties.

Sincerely,

A handwritten signature in black ink, appearing to read "David T. Aichele". The signature is fluid and cursive, with a large initial "D" and "A".

David T. Aichele  
Executive Director

CC: Board of Directors

## DID Proposed Plan Highlights

The DID's current operating Plan is set to expire on April 30, 2021. The DID staff and Board of Directors have been actively engaged in conversation surrounding what potential effects the COVID-19 pandemic could have on the DID property owners. With many of the owners providing for restaurant and retail space along with many residential units, it was the decision of the Board of Directors to pursue a new two year plan, which is, in effect, a renewal of our current plan, to provide adequate time to better evaluate what impact the COVID-19 may have.

To allow for this review period, the DID Board of Directors and staff propose adopting a two year plan which is, in effect, extending our current operating Plan for two years. The new Plan would take effect on May 1, 2021 and expire on April 30, 2023.

- **Life of the New Plan:** May 1, 2021 – April 30 2023.
- **Maintain Current Millage Rate:** of 1.57% (for the life of the plan).
- **Maintain Initial Focus/Services of the current plan:** Focus on maintaining Clean & Safe services while investigating increases in marketing and beautification.
- **Budget:** Maintaining a financially strong District with a conservative budget of approximately \$500,000.

## Timeline

### 2020

**December 1** Mail notice of public hearing to DID property owners and commercial tenants.<sup>1</sup>

**December 28** Publish notice of public hearing.<sup>2</sup>

### 2018

**January 11** Required public hearing to present the plan

**January 12** Start of mandatory 45 day period during which property owners who wish to object to the Plan must submit a signed, written notification.

**February 25** End of 45-day review period. Tabulation by independent auditor of any objections.

### Present Plan Amendment to City Council

**March 9** First reading of Plan ordinance by City Council

**March 23** Second reading/approval by City Council

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<sup>1</sup> Notice must be given 30 days before hearing

<sup>2</sup> Publication must occur at least 10 days in advance