

**EAST GOSHEN TOWNSHIP
BUSINESS PARK TASK FORCE**

Meeting Agenda

Monday, March 1, 2021

7:00 PM

VIA Telephone / ZOOM Video Conference

Dial In Number: (929) 205 6099

Access Code: 870 6900 2380 # #

During this tele-conference meeting, public comment will be handled as follows:

- Participants are asked to call in by 6:55 pm.
 - The public will be muted during the meeting when the Task Force is conducting business.
 - The Chairman will ask for any public comment on agenda items. Audience members who wish to make comments, may do so, one person at a time. Participants making public comments must unmute themselves when called on and state their name and address for the record.
- A. Call to Order / Pledge of Allegiance / Moment of Silence
- B. Approval of Minutes – February 1, 2021**
- C. Task Force Objectives**
1. Review updated revenues and feedback from Rick Smith and Mark Gordon
 2. Finalize BPTF Survey Content, Revised with Mary Frances's comments by Brian Sweet (in the email prior)
 3. Finalize Survey Roll Out / Collection Process
 4. Identify / Delegate Survey Distribution by Business and TF Member
 5. Availability & Vacancy report from the Chester County Economic Development Council
- D. Any Other Matter
- E. Liaison Reports - Mike Lynch / John Hertzog**
- F. Public Comment
- G. Adjournment

Bold Items indicate new information to review or discuss.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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Date: 2/26/2021
To: Business Park Task Force
From: Mark Gordon, Township Zoning Officer *mb*
Re: Business Park Task Force

Dear Task Force Members,

Enclosed, please find two spreadsheets, one showing the real estate tax revenue from the various businesses within the business parks and the other with non-resident EIT for the different business parks. Revenues from individual business are not shown on the EIT spreadsheet because that information is protected in the tax code.

The results are fairly self-explanatory, not much analysis is warranted at this point.

I've also included the final draft of the survey questions and the vacancy report provided by Mary Frances from the CCEDC.

Corporate Park
Non Resident EIT

2/26/2021

			2019	2020
Goshen Corporate Park			\$254,608	\$222,281
Advanced Staging	1330	ENTERPRISE DR		
PA Leadership Charter School	1332	ENTERPRISE DR		
C.T.D.I	1334	ENTERPRISE DR		
C.T.D.I	1336	ENTERPRISE DR		
C.T.D.I	1339	ENTERPRISE DR		
C.T.D.I -	1373	ENTERPRISE DR		
C.T.D.I	1381	ENTERPRISE DR		
ACERO	1340	ENTERPRISE DR		
Tecniplast	1345	ENTERPRISE DR		
Theraplay	1345	ENTERPRISE DR		
QVC	1365	ENTERPRISE DR		
Star Printing / Advanced Warehouse	1372	ENTERPRISE DR		
Fresenius Kidney Care Suite 300	1380	ENTERPRISE DR		
Kantar Media	1385	ENTERPRISE DR		
Goshen Corporate Park West			\$200,025	\$177,548
VENTURE INSURANCE PROGRAMS	1301	EAST WRIGHTS LANE		
ZEKS	1302	GOSHEN PARKWAY		
Lubker Distribution Suite 100	1304	GOSHEN PARKWAY		
North American Window and Door Suite 200	1304	GOSHEN PARKWAY		
CTDI	1305	GOSHEN PARKWAY		
COMCAST SOFTWARE DEVELOPMENT CENTER	1306	GOSHEN PARKWAY		
SYNTHES	1301	GOSHEN PARKWAY		
	1303	GOSHEN PARKWAY		
	1305	GOSHEN PARKWAY		
	1310	GOSHEN PARKWAY		
	1302	EAST WRIGHTS LANE		
Brandywine Industrial Park			\$104,947	\$29,779
Keystone Foods (Now Vacant)	905	AIRPORT ROAD		
TEVA (Now Vacant)	905	AIRPORT ROAD		
COMCAST	1350	BOOT ROAD		
CALECO	1300	WILSON DRIVE		
LAVAZZA PROFESSIONAL	1301	WILSON DRIVE		
DUCKLING DAY CARE	1302	WILSON DRIVE		
Business Park Total			\$559,580	\$429,608
Total for Entire Township			\$1,246,631	\$1,290,290

Business		T.P.N.	Owner	Address	Total Assessment Value	RE Tax	Corporate Park
Venture Insurance Programs		53-3-1.20	1301 Wrights Lane Partners LP	1301 E Wrights Lane West Chester, PA 19380	\$1,988,000	\$2,485	Goshen Corporate Park West
Lubker Distribution		53-3-1.23A	Carrlu Properties LLC	1304 Goshen Parkway, Suite 100 West Chester, PA 19380	\$869,050	\$1,086	Goshen Corporate Park West
North American Window and Door		53-3-1.23B	1304 Goshen Parkway LLC	1304 Goshen Parkway, Suite 200 West Chester, PA 19380	\$985,210	\$1,232	Goshen Corporate Park West
NexClean	Office and warehouses	53-3-1.23C	Chesco Holding LLC	1304 Goshen Parkway, Suite 300 West Chester, PA 19380	\$462,620	\$578	Goshen Corporate Park West
	Common area	53-3-1.23	EGFB LLC	1304 Goshen Parkway West Chester, PA 19380	\$0	\$0	Goshen Corporate Park West
Hicks property		53-4-166	1351 Paoli Pike Associates LP	1351 Paoli Pike West Chester, PA 19380	\$426,000	\$533	Goshen Corporate Park
		53-4-167	1351 Paoli Pike Associates LP	1351 Paoli Pike West Chester, PA 19380	\$422,600	\$528	Goshen Corporate Park
Building is currently vacant		53-3-1.2	905 Airport Road Realty II LLC	905 Airport Road West Chester, PA 19380	\$6,590,170	\$8,238 \$0	Brandywine Corporate Park
ACERO	Office and Production	53-4-169	ACERO Holdings LLC	1340 Enterprise Drive West Chester, PA 19380	\$3,113,620	\$3,892	Goshen Corporate Park
	Office and Production	53-4-168	ACERO Holdings LLC	1340 Enterprise Drive West Chester, PA 19380	\$502,270	\$628	Goshen Corporate Park
CTDI	Office	53-4-161	C.T.D.I	1373 Enterprise Drive West Chester, PA 19380	\$7,035,740	\$8,795	Goshen Corporate Park
	Production	53-3-1.13	Parsons 1305 Goshen	1305 Goshen Parkway West Chester, PA 19380	\$4,275,000	\$5,344	Goshen Corporate Park West
	Office	53-4-154	Parsons 1336 LLC	1336 Enterprise Drive West Chester, PA 19380	\$1,806,000	\$2,258	Goshen Corporate Park
	Production	53-4-159	Parsons 1381	1381 Enterprise Drive West Chester, PA 19380	\$1,531,230	\$1,914	Goshen Corporate Park
	Production	53-4-170	Parsons Rental II	1339 Enterprise Drive West Chester, PA 19380	\$1,086,670	\$1,358	Goshen Corporate Park
	Production	53-4-155	Parsons Rental IV	1334 Enterprise Drive West Chester, PA 19380	\$1,852,700	\$2,316	Goshen Corporate Park
Comcast	Office & Data center	53-3-1.2A	Comcast Cable Communications MNGMT LI	1350 Boot Road West Chester, PA 19380	\$12,040,000	\$15,050	Brandywine Corporate Park
Duckling Day Care		53-3-1.2C	ESKE Development LLC	1302 Wilson Drive West Chester, PA 19380	\$1,227,370	\$1,534	Brandywine Corporate Park
PA Leadership Charter School	Office and School	53-4-156	Friends of PA Leadership Charter School They are exempt from RE Taxes, although they have agreed to pay us a fee equal to the tax.	1332 Enterprise Drive West Chester, PA 19380	\$2,066,580	\$2,583	Goshen Corporate Park
Advanced Staging	Office and storage	53-4-157	G & W Real Estate LP	1330 Enterprise Drive West Chester, PA 19380	\$870,170	\$1,088	Goshen Corporate Park
Zeks	Office and Production	53-3-1.21	Jones Panorama Properties LLC	1306 Goshen Parkway West Chester, PA 19380	\$2,955,940	\$3,695	Goshen Corporate Park West
Lavazza	Office and Production	53-3-1.6	Lavazza Professional North America LLC	1301 Wilson Drive West Chester, PA 19380	\$9,321,390		Brandywine Corporate Park
QVC	Office and Studio	53-4-162	QVC	1365 Enterprise Drive West Chester, PA 19380	\$9,978,000	\$12,473	Goshen Corporate Park
	Office and Studio	53-4-163	QVC	N/A	N/A		Goshen Corporate Park
	Office and Studio	53-4-164	QVC	N/A	N/A		Goshen Corporate Park

	Parking Lot	53-4-165	QVC	N/A		N/A	Goshen Corporate Park
	Parking Lot	53-4-174	QVC	N/A		N/A	Goshen Corporate Park
CALECO	Office and warehouse	53-3-1.2D	S Winig Associates Limited Partnership	1300 Wilson Drive West Chester, PA 19380	\$2,317,100	\$2,896	Brandywine Corporate Park
Kantar Media		53-4-158	Sperber Harry Family Revocable Trust	1385 Enterprise Drive West Chester, PA 19380	\$1,977,300	\$2,472	Goshen Corporate Park
Star Printing	Office and production	53-4-175	Swanson & Swanson Associates LP	1372 Enterprise Drive West Chester, PA 19380	\$1,801,350	\$2,252	Goshen Corporate Park
Synthes	Production facility	53-3-1.11	Synthes USA HQ Inc	1301 Goshen Parkway West Chester, PA 19380	\$3,601,000	\$4,501	Goshen Corporate Park West
	Production facility	53-3-1.12	Synthes USA HQ Inc	1303 Goshen Parkway West Chester, PA 19380	\$3,667,030	\$4,584	Goshen Corporate Park West
	Vacant Lot	53-3-1.14	Synthes USA HQ Inc	1307 Goshen Parkway West Chester, PA 19380	\$642,600	\$803	Goshen Corporate Park West
	Vacant Lot	53-3-1.15	Synthes USA HQ Inc	1309 Goshen Parkway West Chester, PA 19380	\$540,000	\$675	Goshen Corporate Park West
	Vacant Lot	53-3-1.16	Synthes USA HQ Inc	1311 Goshen Parkway West Chester, PA 19380	\$474,000	\$593	Goshen Corporate Park West
	Office 1st floor, vacant 2nd	53-3-1.17	Synthes USA HQ Inc	1310 Goshen Parkway West Chester, PA 19380	\$4,581,800	\$5,727	Goshen Corporate Park West
	Headquarters Office	53-3-1.18	Synthes USA HQ Inc	1302 E Wrights Lane West Chester, PA 19380	\$11,574,200	\$14,468	Goshen Corporate Park West
	Headquarters Parking Lot	53-3-1.19	Synthes USA HQ Inc	N/A	N/A		Goshen Corporate Park West
			53-3-1.22	Thomson Logistics Assets LLC	1302 Goshen Parkway West Chester, PA 19380	\$3,697,500	\$4,622
Techniplast	Office and Production	53-4-171	TNA Real Estate Inc	1345 Enterprise Drive West Chester, PA 19380	\$4,293,440	\$5,367	Goshen Corporate Park
	Office and Production	53-4-172	TNA Real Estate Inc	1345 Enterprise Drive West Chester, PA 19380	\$468,020	\$585	Goshen Corporate Park
	Vacant Lot	53-4-173	TNA Real Estate Inc	1353 Enterprise Drive West Chester, PA 19380	\$420,650	\$526	Goshen Corporate Park
		53-4-176	Willowbrook Partners LP	1380 Enterprise Drive West Chester, PA 19380	\$2,205,900	\$2,757	Goshen Corporate Park
				Total	\$113,668,220	\$142,085	
				Total Township	\$1,661,912,450	\$2,077,391	

1. Contact name
2. What business park locations are you associated with?
3. What industry is your business in?
 - a. Professional Services
 - b. Other
 - c. Hospitality (restaurant, catering, hotels)
 - d. Construction
 - e. Retail
 - f. Healthcare
 - g. Personal Services (salon, dry cleaner)
 - h. Manufacturing
 - i. Education or Childcare
 - j. Non-Profit
 - k. Information Technology/Communications
 - l. Agriculture
 - m. Distribution/Warehouse/Logistics
4. Please rank the 5 most important criteria when you originally decided to move to a business park in East Goshen?
 - a. Rent price
 - b. Proximity to employee base
 - c. Proximity to customers
 - d. Property taxes
 - e. Real-estate costs
 - f. Proximity to restaurants
 - g. Business park amenities (TBD what are these?)
 - h. Prior association with East Goshen Township
 - i. Proximity to trails
 - j. Proximity to major highways for commuters
 - k. Building appearance
 - l. Traffic management
 - m. Public transit
 - n. Other
5. Please rank the 5 most important criteria to you if you were selecting a business location now (these are a copy from question 4)
6. How has COVID changed your business?
7. Do you anticipate your business footprint changing as a result of COVID?
8. Has your business shifted to more remote work as a result of COVID?
9. Do you currently have any issues or areas of concern with your business park location?
10. What can East Goshen Township do to help your business?

Availability & Vacancy List- E. Goshen Twp.

Building Address	Existing Rentable Bldg Area	Direct SF Vacant	Direct % Vacant	Total SF Vacant	Total % Vacant	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contlg	Avg Rate
605 Airport Rd	66,000	0	0.0%	0	0.0%	0	0	0	0	-
905 Airport Rd	127,063	0	0.0%	52,647	41.4%	127,063	74,416	52,647	74,416	-
1350 Boot Rd	47,666	0	0.0%	0	0.0%	0	0	0	0	-
1352 Boot Rd	44,106	0	0.0%	0	0.0%	0	0	0	0	-
1354 Boot Rd	47,766	0	0.0%	0	0.0%	0	0	0	0	-
1361 E Boot Rd	495,078	0	0.0%	0	0.0%	0	0	0	0	-
1371C E Boot Rd	4,015	0	0.0%	0	0.0%	0	0	0	0	-
1450 E Boot Rd	7,054	3,500	49.6%	3,500	49.6%	3,500	3,500	0	3,500	\$18.75/+util
1450 E Boot Rd	8,000	0	0.0%	0	0.0%	0	0	0	0	-
1450 E Boot Rd	8,000	1,750	21.9%	1,750	21.9%	1,750	1,750	0	1,750	\$16.50/+e&c
1450 E Boot Rd	7,000	1,700	24.3%	1,700	24.3%	1,700	1,700	0	1,700	\$18.75/mg
1450 E Boot Rd	7,000	0	0.0%	0	0.0%	0	0	0	0	-
1450 E Boot Rd	7,200	900	12.5%	900	12.5%	900	900	0	900	\$21.00/mg
1450 E Boot Rd	8,000	0	0.0%	0	0.0%	0	0	0	0	-
1439 Clover Ln	4,000	0	0.0%	0	0.0%	0	0	0	0	-
1330 Enterprise Dr	13,500	0	0.0%	0	0.0%	0	0	0	0	-
1332 Enterprise Dr	42,925	0	0.0%	0	0.0%	0	0	0	0	-
1334 Enterprise Dr	42,386	0	0.0%	0	0.0%	0	0	0	0	-
1336 Enterprise Dr	39,330	0	0.0%	0	0.0%	0	0	0	0	-
1340 Enterprise Dr	75,655	0	0.0%	0	0.0%	0	0	0	0	-
1345 Enterprise Dr	77,000	0	0.0%	0	0.0%	0	0	0	0	-
1365 Enterprise Dr	256,500	0	0.0%	0	0.0%	0	0	0	0	-
1372 Enterprise Dr	45,052	0	0.0%	0	0.0%	0	0	0	0	-
1373 Enterprise Dr	97,088	0	0.0%	0	0.0%	0	0	0	0	-
1380 Enterprise Dr	38,225	0	0.0%	0	0.0%	16,290	16,290	0	16,290	\$14.50/hnn
1381 Enterprise Dr	28,700	0	0.0%	0	0.0%	0	0	0	0	-
1385 Enterprise Dr	20,000	0	0.0%	0	0.0%	0	0	0	0	-
1301 Goshen Pky	60,000	0	0.0%	0	0.0%	0	0	0	0	-
1302 Goshen Pky	75,000	0	0.0%	0	0.0%	0	0	0	0	-
1303 Goshen Pky	50,000	0	0.0%	0	0.0%	0	0	0	0	-
1304 Goshen Pky	34,776	0	0.0%	0	0.0%	0	0	0	0	-
1305 Goshen Pky	90,000	0	0.0%	0	0.0%	0	0	0	0	-
1310 Goshen Pky	58,000	0	0.0%	0	0.0%	0	0	0	0	-
1301 Paoli Pike	2,524	0	0.0%	0	0.0%	0	0	0	0	-
Wilson Dr	0	0	-	0	-	0	0	0	0	-
1300 Wilson Dr	90,000	0	0.0%	0	0.0%	0	0	0	0	-
1301 Wilson Dr	183,740	0	0.0%	0	0.0%	0	0	0	0	-
1301 Wrights Ln	25,000	0	0.0%	0	0.0%	15,000	15,000	0	15,000	\$24.00/n
1302 Wrights Ln E	131,253	0	0.0%	0	0.0%	0	0	0	0	-
Grand Totals (39 Bldgs)	2,464,602	7,850	0.3%	60,497	2.5%	166,203	113,556	52,647	74,416	\$14.50/nnn

Availability & Vacancy Analysis Summary

Grand Totals

	Bldgs	Existing Rentable Bldg Area	Direct SF Vacant	Vacant Rate %	Direct w/ Sublet SF Vacant	Vacant % with Sublet	Total SF Available	Direct SF Available	Sublet SF Available	Max SF Contig	Avg Rate
	39	2,464,602	7,850	0.3%	60,497	2.5%	166,203	113,556	52,647	74,416	\$14.50/mnn