

WELCOME TO THE



BUCKS COUNTY

Industrial Development Authority

BOARD OF DIRECTORS

MAY 2014

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DRIVING
BUSINESS IN
BUCKS COUNTY



BUCKS²INVEST

Bucks2Invest Financing Programs



The Bucks County Commissioners introduced a new initiative to focus County resources on ensuring continued and expanded economic prosperity in Bucks County titled "Bucks 2 Invest." As part of this initiative, the Commissioners directed the Bucks County Industrial Development Authority to administer the following financing programs:

Bucks Guaranteed

*Multi-use loan guarantee program
backed by funds held by various
county economic development
agencies or lenders*

Core Industry Fund

*Provide direct financial resources to
entrepreneurial community (small to
medium sized businesses)*

Bucks Rebuilt

*Revitalization and reuse of
older or underused industrial and
commercial sites*

New Economy Fund

*Direct public sector investments
into private/public partnerships
that promote new family
sustaining jobs*

Bucks Renewed

*Funding source for infrastructure
in downtowns and Main Streets*

Taste & Tour Bucks County

*Assist farmers, agri-business,
farmers' markets and tourism*

VC4BC

(Venture Capital for Bucks County)

*Joint venture with Ben Franklin Technology Partners
utilizing a \$2 million Bucks County Retirement Fund investment*

BUCKS 2 INVEST'S FIRST LOAN PROJECT

Best Made Center, Quakertown Borough

- Owner/Developer Gorski Engineering received \$470,000 in low-interest loans through New Economy Fund and Bucks Rebuilt Program
- \$5 million renovation project
- Repurposing 60,000 square foot building for three tenants when occupied, including a technological firm and textile manufacturer

BUCKS 2 INVEST



BUCKS 2 INVEST'S FIRST LOAN PROJECT

Best Made Center, Quakertown Borough



BUCKS 2 INVEST'S FIRST LOAN PROJECT

Best Made Center, Quakertown Borough



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Best Made Center, Quakertown Borough



BUCKS 2 INVEST'S FIRST LOAN PROJECT

Best Made Center, Quakertown Borough



VC4BC



- Partnership between the Bucks County Retirement Board and Ben Franklin Technology Partners of Southeastern PA
- Investing \$4 million in emerging and growing companies, located in or willing to locate in Bucks County
- All VC4BC investment opportunities are evaluated through Ben Franklin's technology sector-specific review process

VC4BC



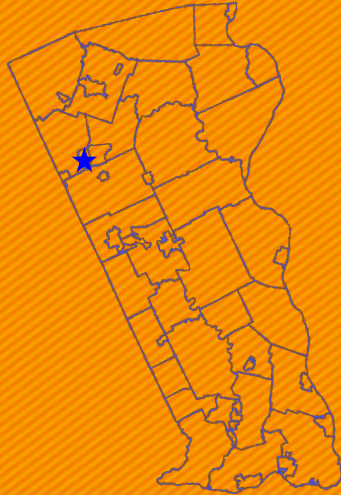
VC4BC



AMETEK

**900 E. CLYMER AVENUE
SELLERSVILLE BOROUGH**

BUCKS COUNTY



Business in Our Sites

AMETEK
900 East Clymer Avenue
Sellersville Borough
Bucks County



BUCKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Suite 100 11 Welden Drive Doylestown Pennsylvania 18901



Business in Our Sites Loan Application



COMMONWEALTH OF PENNSYLVANIA
COMMONWEALTH FINANCING AUTHORITY

September 24, 2013

Jorden P. Krauss, Executive Director
Bucks County Industrial Development Authority
11 Welden Drive, Suite 100
Doylestown, PA 18901

Re: Business In Our Sites Program ("BOS")
Loan: \$4,500,000
Bucks Business Center
Loan # L777130002

Dear Mr. Krauss:

I am pleased to inform you (*the "Developer/Applicant"*) that the Commonwealth Financing Authority (*the "CFA"*), at its meeting held September 17, 2013, approved your application for a loan not to exceed FOUR MILLION FIVE HUNDRED THOUSAND DOLLARS (\$4,500,000) (*the "Loan"*). The Application has been approved based upon and in accordance with the terms and the representations made therein.

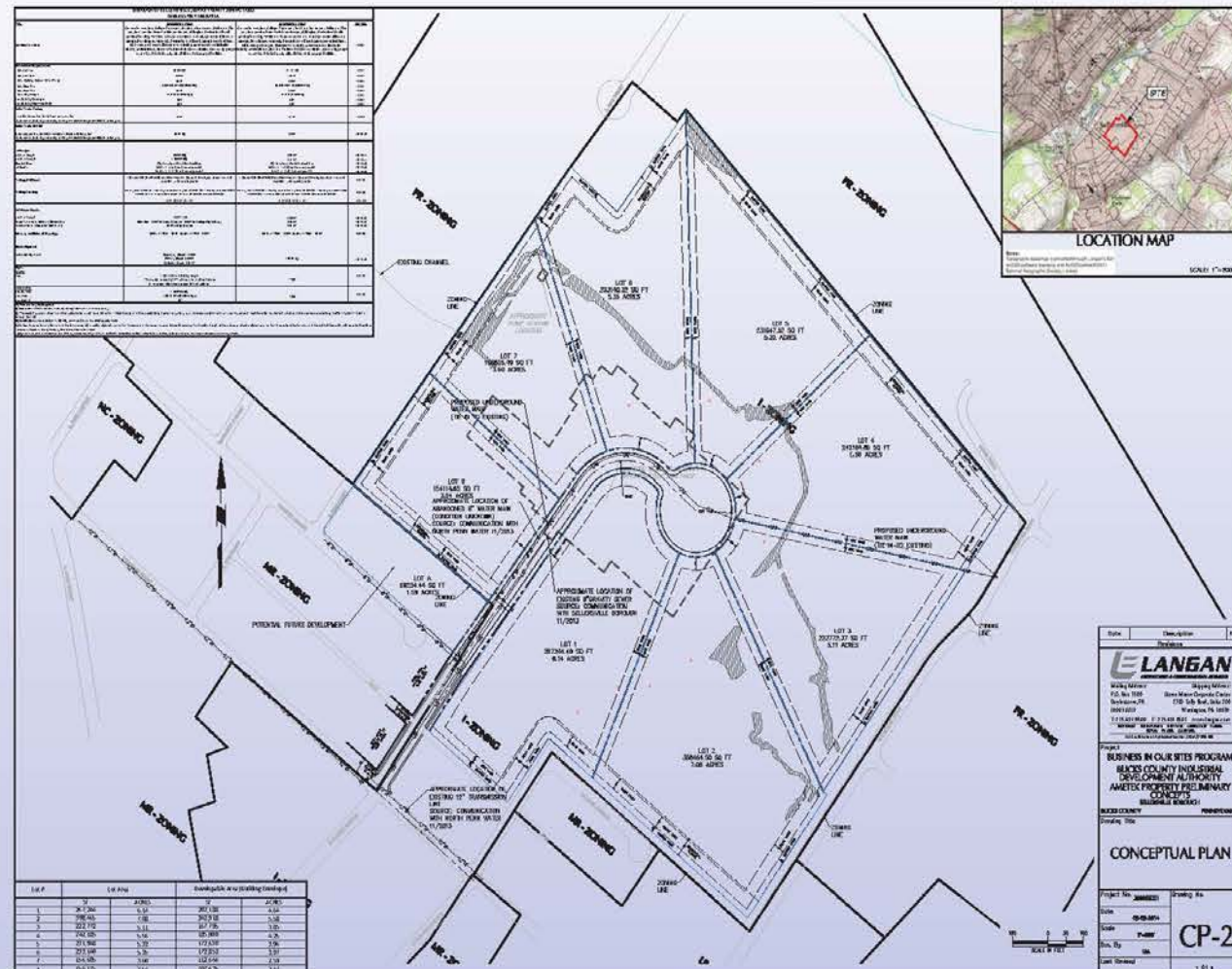
The Loan will be evidenced by a note in the principal amount of the Loan (*the "Note"*), and will be secured by a mortgage (*the "Mortgage"*) creating a first priority mortgage lien on a tract of land consisting of approximately 46 acres owned or to be acquired by you in Sellersville Borough, Bucks County, Pennsylvania, together with all improvements now or hereafter constructed thereon (*the "Premises"*).

The Loan shall bear interest at the rate of two percent (2%) per annum, shall mature within a term of twenty (20) years from the date of the Note, and shall be governed by the terms of the Note and the Loan Agreement to be entered into between us. Repayment of the Loan is further described in SCHEDULE A.

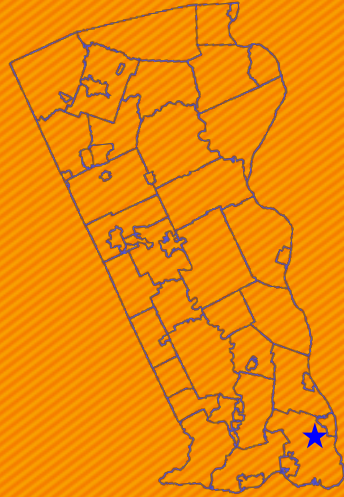
The proceeds of the Loan will be used to defray costs identified in SCHEDULE B (*the "Loan Costs"*) directly relating to the project described in the Application (*the "Project"*). Any increase in the Loan Costs must be handled without the participation of the CFA and in a manner satisfactory to the CFA.

Former AMETEK Site Sellersville Borough

- Approximately 44 acre parcel
- Project will provide 9 improved, developable parcels for purchase
- Secured \$4.5 million Business in Our Sites loan from PA Department of Community & Economic Development



HADDONFIELD LUMBER
1 M-Y LANE
FALLS TOWNSHIP
BUCKS COUNTY



Goal: Industrial and Manufacturing Job Creation

HADDONFIELD LUMBER
1 M-Y Lane
Falls Township
Bucks County

Site Background

- 30-acre vacant site
- Several abandoned industrial buildings
- Lumber yard in 1960s
- Abandoned rail served manufacturing and distribution facility of residential building materials
- Two previous owners (Rednor and Kline and Haddonfield)
- Located in Bucks County Enterprise Zone



Goal: Industrial and Manufacturing Job Creation

HADDONFIELD LUMBER
1 M-Y Lane
Falls Township
Bucks County

Environmental

- ISRP Grant
- Conduct Phase I Environmental Assessment to determine if concerns are present
- Determine if remedial action necessary



Goal: Industrial and Manufacturing Job Creation

HADDONFIELD LUMBER
1 M-Y Lane
Falls Township
Bucks County

Future Use

- Acquire, improve, and install infrastructure including repairing rail spur
- Produce five-acre pre-developed lots
- Support revitalization and reuse of industrial and manufacturing facilities
 - biotechnology, life sciences, advanced manufacturing and distribution, etc.



Extreme Makeover – Pennsylvania Brownfields

HADDONFIELD LUMBER
1 M-Y Lane
Falls Township
Bucks County



Pennsylvania
Brownfields
2013

**Extreme Makeover “Brownfields Edition”
Contestant #3**

**Former Haddonfield Lumber Yard
Bucks County Industrial Development Authority
Future Industrial Sites**



Former Haddonfield Lumber Yard



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Published on Dec 13, 2013

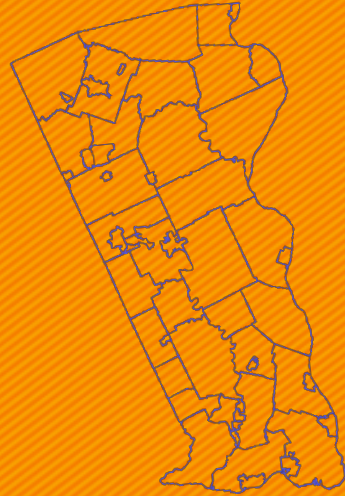
This old lumber yard in Bucks County has yet to be developed but shows great promise due to its proximity to major highways and general location in the Philadelphia area.

Extreme Makeover – Pennsylvania Brownfields

HADDONFIELD LUMBER
1 M-Y Lane
Falls Township
Bucks County



**WORKFORCE
TRAINING IN
BUCKS COUNTY**



Metal Fabrication Training
July 2014
Bristol Township

WORKFORCE DEVELOPMENT

Bucks County Community College's Metal Fabrication Training Program

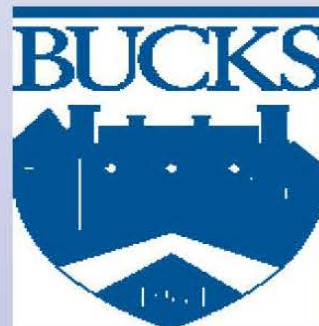
Program being offered to unemployed/underemployed residents through a Community Development Block Grant provided by the Bucks County Commissioners

Fill much needed positions in manufacturing companies in Bucks County

Provide training for 40+ individuals during three training program sessions

To be held at College's Advanced Manufacturing Training Center in Bristol

Training beginning in July 2014



THANK YOU FOR JOINING US



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Industrial Development Authority

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