

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	PRESENT
JEFF BORASKI, VICE-CHAIRMAN	PRESENT
JEFFREY ROCCO, SECRETARY	PRESENT
BRIAN M. GALLOWAY, SUPERVISOR	PRESENT
JOHN PALMER, SUPERVISOR	PRESENT

The meeting commenced at 7:00 p.m. with roll call and pledge to the flag. All Board members were present. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke, and Township Engineer Joe Jones.

**ITEM # 1 PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON
FORTY-FIVE MINUTE MAXIMUM**

No one called in for public comment. Ms. Toni Battiste spoke at the end of the sketch plan presentation.

**ITEM # 2 CONSIDERATION OF SKETCH PLAN PRESENTATION OF NP
FALLS TOWNSHIP INDUSTRIAL – NORTHPOINT – TMP # 13-050-
007, 13-051-001, 13-051-001-005, 13-051-001-016, 13-051-001-017, 13-051-
001-018, 13-051-001-021, 13-051-001-022 AND 13-051-012**

Chairman Dence said NorthPoint is acquiring the U.S. Steel site and purchasing later this month. We will see their plan and hear from them. The developer's agreement is still a work in progress so we may not be taking any action on that tonight and the same applies to the Morrisville water agreement. Mr. Clarke said this special meeting has been duly advertised for the consideration of a sketch plan presentation of NorthPoint Falls Township Industrial also known as NorthPoint. This is regarding proposed development on certain parcels of ground situated in Falls Township and consisting of approximately 1,846.4 acres. The tax map parcels have been listed in the advertisement. This is more commonly known as the U.S. Steel site. Also listed on the agenda for consideration is a master plan approval agreement related to the properties and consideration of a resolution recognizing the Morrisville Municipal Authority as the owner and operator of the U.S. Steel Corporation potable water, raw water, industrial water, and sanitary sewer facilities. Since we are continuing to work with NorthPoint's attorneys and continuing to have discussions with the Morrisville Municipal Authority, we will ask that both of these matters be possibly pushed to next Monday and we would ask at the end of the presentation the board to consider recessing the meeting until Monday, December 14th at 5 p.m. for consideration of the master plan agreement and the Morrisville master agreement. NorthPoint is represented by Michael McGinness, Esq. and Alan Toadvine, Esq. from Begley, Carlin & Mandio. Also

Board of Supervisors – December 7, 2020

present were Mr. Jed Momot representing NorthPoint and Mr. Greg Glitzer from Gilmore and Associates. NorthPoint is the equitable owner of the property with a closing date later this month. Mr. Meginniss said they are here to discuss NorthPoint's overall vision and broad development plan. NorthPoint cannot be more pleased to date with the interactions of the township. He said they have had very positive support on this project and throughout the community. They are here for the long haul, will buy the property, and continue to own the property. Their intention is to develop approximately 8,117,000 sq. ft. with a potential maximum buildout of about 15 million sq. ft. This will be comprised primarily of industrial warehousing space. They plan to move quickly and it is their intention to submit a phase 1 development submission. NorthPoint is in a unique position to develop this project and we are excited to get going. Mr. Momot is a Chief Strategy Officer with NorthPoint. Mr. Momot provided the board with a master sketch plan presentation. They plan to call this project the Keystone Trade Center. NorthPoint is an industrial developer and is based out of the northwest. Over the last five years they have been the largest and most active industrial developer in the United States and have a portfolio of almost 80 million ft. They construct about 20 million ft. per year. They are very proud of the job creation with their work and have created about 60,000 jobs based on their development. They have in-house expertise, civil engineers onsite, in-house architects, a legal team, they select their own sites, but they do partner with several engineering firms. They are experts in industrial warehousing. Mr. Momot provided the board with a history of the U.S. Steel site. Mr. Momot spoke about their development. This site is a brownfield and they work on many of these types of sites across the United States. They hired a local team to help navigate through this project. This will be one of the largest projects on the east coast. This will be a \$1 billion investment by NorthPoint and its partners and includes remediation of the site, redevelopment, demolition, and cleanup of the property. The property will allow large-scale buildings to be constructed. They have an aggressive timeline and will be back for approvals next year. NorthPoint expects 5,000 to 10,000 jobs to be created at the Keystone Trade Center. They are very excited to kick start this development. They see this project as being a regional project. When a company looks to locate in the northeast, they look at the regional impact. Within a one-day truck drive they can reach 40% of the population and within a 3-hour truck drive they can reach over 34 million people. Its proximity to coastal ports is excellent and it has excellent site logistics. This site has access from multiple points. Trucks will use Tyburn Road and there will be employee access from Pennsylvania Avenue. They build a Class A modern industrial park. The buildings are 36 to 40 ft. in clear height. They will build the building without a tenant in mind and a user may come to us saying we need our building to look like this and we will do a custom-built building for that user. They will provide new landscaping, greenbelts, sidewalks and freshly paved roads. They will upgrade and update many existing features, including utilities. Over the years, we will revitalize and transform what is there today. Mr. Momot presented some examples of what their buildings may look like. Over the years, U.S. Steel has cleaned up about 70% of the site. What is left to clean up is the most expensive part of the cleanup. We will invest about \$25 million just in environmental remediation and just to get this site back to a point to be redeveloped. Mr. Momot spoke of their work on various brownfield sites in the United States. We think the tenants will be here soon and next year we will develop buildings. We believe we will see a

Board of Supervisors – December 7, 2020

lot of tenant demand and will create a lot of jobs in the process. Member Rocco asked if they are calling each building a phase. Mr. Momot said for now each phase is a building. We expect to have more than 20 buildings. Member Palmer asked if they had any tenants in mind where they would be dealing with hazardous waste or materials. Our users are usually light industrial users. This is a big change from what is out there today. We may have some light manufacturing like plastic injection molding, or some automobile suppliers may want to locate here. Member Galloway said this looks like a remarkable opportunity for our community and he looks forward to partnering with you. Member Boraski said the plan looks amazing especially compared to what is down there now and compared to other projects we have heard. Hearing about grass growing and having roads being rebuilt is a welcome opportunity. Member Boraski asked Mr. Momot if he could you touch more about becoming a landlord for some people. Mr. Momot said at the time of closing, we will essentially step into the leases that are there today. Many of these are long-term leases ranging from 5 to 30 years. We will become the landlord of those leases. In some cases, we see the opportunity to take some tenants and give them a new space so some of those older buildings could get a facelift. We will need to fulfill those obligations within those leases. Member Boraski asked if a building is a phase, will you be starting closer to US Steel? Is it your intention to start out in the front? Mr. Momots said they plan to start with building # 1 in the spring, # 2 and # 4 we see those coming some time next year. From there, we will work in a clockwise path around the property. Member Boraski said this reminds him of what they did at the Naval Yard. It is a new and modernized area and it is good to see. Thank you for your time. Chairman Dence said the drawings are impressive. It is nice to see you on board with this project. Mr. Momot said they plan to break ground in the spring. We will take public comment and then this meeting will be recessed until next Monday at 5 p.m. when we will go over the developer's agreement.

Ms. Toni Battiste called in for public comment. Ms. Battiste asked if any of the land would affect Biles Island. Chairman Dence said no. Ms. Battiste said in the third drawing, there are little boxes that show up on the Biles Creek area and they appear to be in the water. Chairman Dence said Biles Creek is out of this area completely. Ms. Battiste said you are planning on adding and upgrading electric. She asked if this would affect residential customers. Chairman Dence said no, it should not. Ms. Battiste asked if they have any kind of traffic plan especially with regard to trucks traveling on roads they should not be on. Some trucks coming off Rt. 1 try to come down Stony Hill Road and then go under the railroad bridge. That area needs roadwork and at some point, they would need to close it to do that roadwork. Chairman Dence said no trucks should come down Pennsylvania Drive. They would go around. Morrisville will be passing a local ordinance for trucks, limiting what roads they can and cannot go onto and stick to it. Member Boraski asked Mr. Clarke to give a brief summary on things we are working on with regard to a developer's agreement and what our professions are doing over the next few days to get ready for next week. Mr. Clarke said when anyone comes into the township to develop any property, they sign a developer's or development agreement. This lays out the responsibilities of the developer and the responsibilities of the township and what we are agreeing to with regard to what they are developing. Because of the nature of this site, we are attempting to develop a master site agreement which would apply to all of the proposals that come in front of you in

the next several years. The developer NorthPoint is looking for some certainty with respect to what the process will hold for them as they go to develop this site. This will be a mater agreement for the entire site. As they propose new development, they will have to go through land development review and approval. Some of the larger issues regarding how we will review plans, etc. will be taken care of in this master agreement. Mr. McGinness and my office have been working on this for the last month or so. We just need a little more time to work on this agreement. Mr. McGinness said for every phase of this process, we will still be entering into the standard agreements that the township circulates for every development project. Mr. McGinness said he appreciates the diligence from Mr. Clarke's office and the township for everything else on this project to date. The meeting was recessed until next Monday at 5 p.m. Information to access the meeting will be posted on the township website.

ITEM # 3 CONSIDERATION RESOLUTION RECOGNIZING THE MORRISVILLE MUNICIPAL AUTHORITY AS THE OWNER AND OPERATOR OF THE UNITED STATES STEEL CORPORATION POTABLE WATER, RAW WATER, INDUSTRIAL WASTEWATER, AND SANITARY SEWER FACILITIES, THE DEVEOPER OF THE WASTEWATER TREATMENT FACILITIES ON AND SERVING THE PROPERTIES, AND THE PROVIDER OF ALL WATER AND SANITARY SEWER RELATED UTILITIES SERVING THE PROPERTIES

There was no action on this agenda item.

ITEM # 4 EXECUTIVE SESSION

Mr. Clarke said an Executive Session was held prior to this meeting to discuss some personnel matters and to consult with its advisors regarding a matter that is coming before the board.

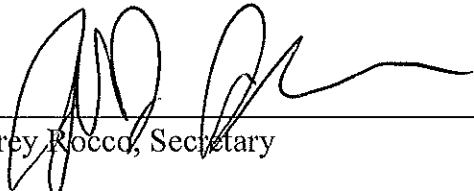
ITEM # 5 MANAGER COMMENT

There was no action on this agenda item.

ITEM # 6 BOARD COMMENT

There was no action on this agenda item.

The meeting reconvened at 7:56 p.m.



Jeffrey Rocco, Secretary