

About The **EMBREEVILLE** Property

PROPERTY FACTS...

- The Embreeville property is owned by the Commonwealth of Pennsylvania.
- 225 acres include 16 buildings, a stream discharge sewer plant and recreational facilities.
- The 16 buildings encompass about 800,000 sf of floor area, which does not include unheated areas and tunnels; the total floor area is closer to 900,000 sf.
- The recreational facilities now leased by the Commonwealth encompass about 26 acres.
- The Commonwealth and Township started to discuss the future of Embreeville in 1997.

IN 2005...

- In 2005 the estimated cost of the land was \$13.3M and the estimated cost to clean-up the asbestos and other pollutants was \$13.0 million. The property's estimated value was \$300K.
- In 2005 developers were interested in working with the Township to redevelop the property.
- In 2005 the Township and Commonwealth agreed to a \$2 million Purchase Price.

WHAT HAS HAPPENED SINCE 2005...

- The legislation needed to approve the sale was delayed in the State Senate; this law was finally adopted in 2010.
- There was a significant decline in the real estate market.
- In July 2011 the property was appraised, and the property's value was determined to be negative (\$6.87 million).
- The July 2011 appraisal includes an estimated \$10.63 million in clean-up costs. This cost does not include any buried contamination or other pollutants not yet discovered.
- Today, developers have little interest in the property.

POTENTIAL COSTS TO WEST BRADFORD TAXPAYERS...

- \$950K to purchase the property in "as-is" condition.
- \$100K per year to maintain the property in "as-is" condition.
- \$10.63M+ to clean-up and demolish the buildings.
- More than \$100K in legal, engineering and consultant fees.
- Increased liability for persons injured on the property grounds, and in the buildings.
- Stress on Township finances and current public services – the clean-up costs *alone* are more than three times West Bradford Township's 2012 General Fund Budget of \$3.08M.
- The cost *only* to purchase the property and to clean-up the buildings amounts to \$2,714 per West Bradford family.
- In 2012 West Bradford families will pay an average \$451 in Earned Income Tax to the Township.
- Earned income taxes account for 62% of General Fund revenues; West Bradford Township does not levy a property tax.

SOME OF THE OPTIONS WE PURSUED...

- Obtain grants to clean-up the buildings. (State said grants for this type of redevelopment project are not available.)
- Extend settlement by 10 years, allow the real estate market to "rebound". (State declined.)
- Subdivide the property and purchase the recreational facilities only. (State declined.)
- Make the property available to the Downingtown Area School District (DASD declined.)