

Bucks Prospectus

A Newsletter for
Bucks County's Business & Industry
Communities



In partnership with the Bucks County Industrial Development Authority

Federal Lands Reuse Authority Sells 202 Acres to Erickson Retirement Communities

Site to Include Retirement Community and Tax-Free Business Campus Development

On June 3, 2002, the Federal Lands Reuse Authority of Bucks County (FLRA) completed the sale and transfer of more than 200 acres at the former Naval Air Warfare Center (NAWC) in Warminster to Erickson Retirement Communities, a developer of major continuing care retirement communities on the eastern seaboard. Erickson plans to construct a new development named "Anne's Choice" on approximately 100 acres at the site.

The property, which is roughly half of the former runway area at the former military base, has been idle since the base closed in the mid-1990's. FLRA officials, in partnership with officials from Warminster, Ivyland, Centennial School District, Bucks County, the Navy and other agencies, have planned for the redevelopment of the site into business, community, residential and recreational uses through the approved Community Reuse Plan.

Stated FLRA Chief Operating Officer, Robert Cormack, "The conversion of this base to new private and public uses has been a testament to teamwork. Much credit goes to our dedicated voluntary Board of Directors, who have spent years guiding the project to fruition. Also, without the involvement of many dedicated people in the communities involved, the County Commissioners, and Congressman Greenwood, we would never be where we are today. We are excited about the prospects for the site, and look forward to continuing to support the site by attracting new businesses and jobs to the area."

The FLRA will reinvest the proceeds from the Erickson sale into infrastructure improvements and business attraction



The North American Technology Center, as seen from the sky to the west. The 202 acre area purchased by Erickson Retirement Communities is outlined in black. Street Road (Rt. 132) can be seen to the right of the property, running southeast toward Southampton. To the upper left is 240 acres granted to Warminster Township for parks and recreational usage. At the bottom is the former research/hangar complex, purchased and renovated by Industrial Investments, Inc.

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NOTEWORTHY NEWS

Public Transit Returns to Upper Bucks County

On July 1, public transit service returned to two upper Bucks County communities for the first time in nearly 20 years. The new services are an initiative of the Bucks County Transportation Management Association (TMA) and were funded by "access to jobs" grants from SEPTA and the Federal Transportation Administration.

Dubbed the "Pennridge RUSH" and the "Quakertown RUSH," the shuttle service routes connect both communities to the SEPTA R5 regional rail line at Lansdale Train Station. The cost is \$1 or riders may use their SEPTA TransPass/TrailPass at no additional cost.

The RUSH service will run during rush hour and will operate 2 shuttles during each morning and afternoon shift. The Pennridge RUSH will stop at Hilltown Industrial Park, TEVA Pharmaceuticals, Grandview Hospital, Perkasio Shopping Center, Bucks County Community College Upper Bucks Campus, and other stops. In Quakertown, the RUSH will serve the Milford Industrial Commons, Trainers Corner Shopping Center, the Quaker Industrial Commons, PennAm Industrial Park, St. Luke's Hospital, and other major employment centers.

Contact the Bucks County TMA at (215) 781-9281 or visit www.buckscountytma.org for more information.

Schweiker Announces 525 New Jobs in Bucks County

Governor Mark Schweiker was on-hand to announce that MediMedia USA, Inc., a leading provider of consumer and professional health information, has relocated and expanded operations in Lower Makefield Township, Bucks County, creating at least 525 jobs over the next three years.

MediMedia USA, Inc. relocated its offices from New Jersey, with assistance from the PA Opportunity Grant and Job Creation Tax Credit programs. Worldwide, the company employs more than 2,700 staff. The business specializes in health-care communications, originating and distributing a vast array of health care information, including drug information, medical journals, consumer health media and patient education publications.

Training Grant Awarded for Nursing Program

Bucks County Community College was recently awarded a \$50,000 grant through the Schweiker Administration's "Stay Invent the Future" challenge grant initiative. The PA Department of Community and Economic Development (DCED) announced more than \$4.1 million to fund 78 projects across the Commonwealth. The goals of the 78 projects are to identify and strengthen industry clusters, workforce capabilities, educational institutions, anchor firms and lifestyle opportunities. The projects are designed to complement and support regional strategies to enhance competitiveness. DCED's ultimate objective is to retain and attract young people to work and live in Pennsylvania.

In Bucks County, the training program will be a collaborative effort between the Community College, hospitals, long-term care and home health organizations to develop a career ladder for individuals in the nursing profession.

For more information, contact Valarie Palamountain at (215) 968-8190.

Bucks
Prospectus



Editor - Robert F. Cormack
rfc@bcedc.com

Asst. Editor - William D. Maeglin
wdm@bcedc.com

**Bucks County Economic
Development Corporation**
www.bcedc.com

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BUCKS PROSPECTUS is the quarterly newsletter of the Bucks County Economic Development Corporation (BCEDC). BCEDC, the official Economic Development Agency for Bucks County, is a nonprofit economic development corporation with a mandate to increase job opportunities for local residents through various programs.

\$\$\$ The Bottom Line \$\$\$

A Regular Feature to Help Your Business Improve Its Profitability

SkillsUSA-VICA Council Fostering Future Employees Get Involved and Get a 90% Tax Credit!



Our mission is to further the mission of SkillsUSA-VICA, regionally, by bringing together the business community and our schools to create a skilled and qualified workforce.

The SkillsUSA-VICA Council is a partnership between 105 area businesses and 5 vocational-technical schools in Lehigh, Monroe, Northampton and Upper Bucks Counties. 5,100 students participated in this program in the 2001-2002 school year. While SkillsUSA-VICA is a national organization, the Council in this area is the only one of its kind in the country.

The Council works with students at vocational-technical schools to develop the employability and leadership skills of our future workforce. Students learn their trade in school and the Council enhances their employability by teaching them to be well-rounded, career-oriented individuals and leaders in the workplace.

Many of the Council's business partners are located in Lehigh and Northampton Counties. The Upper Bucks Chamber of Commerce recently joined forces with the Council and hopes to see more businesses in Upper Bucks County get involved. Approximately 800 students at Upper Bucks County AVTS participate in SkillsUSA-VICA. Local business community support is needed.

Companies can make an annual investment in the Council to support leadership development for students. Local business leaders can also get involved in SkillsUSA-VICA activities, getting to know tomorrow's employees, today.

A specific investment in the Council's Program of Work entitles your business to a 75% tax credit for the first year.

A two-year commitment to the Program of Work entitles your business to a 90% tax credit for both years.

To learn more about the SkillsUSA-VICA Council and your chance to get involved, contact Executive Director, Jennifer Scancellia, at 610-439-1123 ext. 434.

DeSales University Offers MBA Degree Program with Delaware Valley College



With the overabundance of Master's of Business Administration programs in the marketplace, it is often difficult to sort through the noise being made by marginal programs.

The DeSales University MBA program maintains its place as a leader in the marketplace by providing the highest quality courses, involved faculty in a caring environment.

The program is designed to prepare students for leadership roles in managing businesses, government agencies, health care and non-profit organizations. Special emphasis is placed on executive skills development and the integration of business theology and practice. Students gain an ability to make ethical, value-based decisions as well as an understanding of technology's impact on today's business.

The DeSales University MBA program was introduced in 1991 and in 1995, developed an MBA track in health and systems management, offered on the main campus and via distance learning in Harrisburg. Today, the program has grown to more than 750 students at six physical locations in Pennsylvania including Center Valley, Easton, Lansdale, Harrisburg, Delaware Valley College, and Lehigh Valley Hospital as well other delivery methods including distance and online formats. Students can earn their MBA part time in about 3 years and may also work toward a concentration in accounting, finance, management, marketing, health care systems management, computer information systems or e-commerce. Because of the programs flexibility, students who wish to pursue a broader concentration may elect to self-design their program's concentration.

For more information about the DeSales University MBA program call 888-MBA-EXCEL or visit mba@desales.edu.

\$20.8 Million Approved for Three Bucks Businesses

BCEDC & BCIDA have approved \$20.8 million in low-interest loans for two businesses and one nonprofit organization, which will create and retain at least 288 jobs in Bucks County as a result.

Advanced Engineering Technologies, Inc. will receive \$160,000 through the Bucks County Revolving Loan Fund to finance the purchase of a 4,200 square foot industrial building in Levittown, which the company currently leases. The business will also acquire new metal working and machining equipment with the loan proceeds. The company provides computer aided design/computer aided manufacturing (CAD/CAM) services which support the design and manufacturing of many types of products. The company also is a reseller of CAD/CAM and related software. Ten jobs will be retained or created in connection with this loan.

BioPharm Land, LP was approved for a \$640,000 loan from the Pennsylvania Industrial Development Authority (PIDA) to acquire and make capital improvements to a 33,000 square foot industrial facility in Levittown. The occupant company, BioPharm International, Inc., manufactures generic pharmaceuticals and ointments, and is currently located in leased building space elsewhere in Levittown. The company will create or retain a total of 55 jobs.

Law School Admissions Council of Newtown was approved to borrow up to \$20,000,000 in tax-exempt bond financing through the BCIDA. The bonds will pay for the construction of a new office headquarters for the Council in the Newtown Industrial Commons. The Council employs more than 220 people and is the national and international administrator of the LSAT test for students applying to law schools nationwide.

NOTE: The companies listed in this report were approved for financing by the BCEDC or BCIDA, but may not have received necessary approval through state or federal funding agencies at the time of this printing.

PA Land Recycling Program: A Success for Bucks County

According to a recent report by the Pennsylvania Department of Environmental Protection (DEP), there have been 97 projects begun, in process, or completed in Bucks County to remediate environmental issues under the guidelines of the PA Land Recycling Program. The program, also known as "Act 2", encourages the remediation of environmental problems in residences, commercial and industrial properties, by providing uniform clean-up standards and minimizing legal risk to the property owner or purchaser.

Eligible borrowers for loans through BCEDC may qualify for interest rates as low as 3.0% by purchasing brownfield properties that are cleaned up under the Land Recycling Program. Contact BCEDC for more information.

"FLRA," Cont. from Page 1

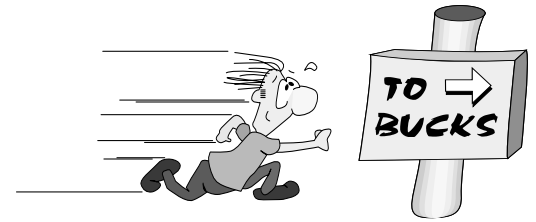
projects. Low interest loans through the FLRA are available for companies seeking to move into the former base. In addition, the FLRA will work through the Bucks County Economic Development Corporation to market the business campus to local companies and businesses from out of the area.

As reported in the Spring *Bucks Prospectus*, the adjacent research/hangar complex across Jacksonville Road was sold in March to Industrial Investments Inc., an Ambler-based development company with properties throughout the Philadelphia region.

Erickson's project, Anne's Choice, will offer more than 2,800 beds in units with a variety of nursing assistance and a wide range of amenities. The campus will feature health care services, a community center, and retail shopping and banking on location. A groundbreaking ceremony at the facility was held on June 11th.

Erickson expects to invest in substantial upgrades to the infrastructure of the site, including demolition of the runway, construction of new interior roadways, and expansion of water, sewer, and telecommunications throughout the property. Following the improvements to the site, Erickson will sell 100 acres facing Street Road and Jacksonville Road to Franklin Development Realty Corporation, which will complete the development of the 100 acres into a modern business campus. The site is a designated **Keystone Opportunity Zone**, giving eligible companies the ability to operate on the site with no local or state tax liabilities until 2011. The campus will offer lots ranging from 3 to 17 acres for office and light industrial users. The site is being marketed through Gelcor Realty.

COMPANIES ON THE MOVE



Bensalem Township

Industrial Lease - 1436 Wells Ave., Blanche Road Industrial Park, 72,000 square feet to **Hoshino USA**, a national importer and distributor of guitars and other musical instruments. NAI Mertz Corporation negotiated the lease transaction with Michener Construction, the lessor.

Office Lease - Northbrook Corporate Center, 22,000 square feet to **Option One Mortgage/H&R Block**. Colliers L&A represented Option One Mortgage/H&R Block in their lease with O'Neill Properties, the owner and lessor of the 66,000 square foot building.

Office Lease (renewal) - Seven Neshaminy Interplex, 13,710 square feet to **Arnold McGrath Worldwide, Inc. f.k.a. Jordan McGrath Case &**

Partners/Euro RSCG, Inc., JMCP Acquisition Corporation, Toltzis Communications, Inc. The Neshaminy Interplex is owned and operated by Korman Commercial Properties.

Office Lease (renewal) - Five Neshaminy Interplex, 3,640 square feet to **Hyperion Solutions Corporation**. The Neshaminy Interplex is owned and operated by Korman Commercial Properties.

Office Lease - Four Neshaminy Interplex, 1,596 square feet to **Rudolph, Pizzo and Associates**. The Neshaminy Interplex is owned and operated by Korman Commercial Properties.

Office Lease - Two Neshaminy Interplex, 1,945 square feet to **The Howland Group**. The Neshaminy Interplex is owned and operated by Korman Commercial Properties.

Office Lease - Two Neshaminy Interplex, 1,864 square feet to **Confidential Business Resources**. The Neshaminy Interplex is owned and operated by Korman Commercial Properties.

Office Lease - Two Neshaminy Interplex, 6,000 square feet to **Rescot Systems Group, Inc., wholly-owned by NCH Health Care, Inc.**, negotiated by Colliers Lanard & Axilbund. The Neshaminy Interplex is owned and operated by Korman Commercial Properties.

Attention Brokers and Owners:

We are proud to announce a new Internet mapping service to help you market your buildings and sites.

Available at www.bcedc.com, visitors may now locate your Bucks County listings on a detailed road map of the County. To ensure that your listings are "on the map", fax, email or snail-mail us your latest information.

This mapping service is available through the generous support of **Commerce Bank** and **Stampfl & Associates Architects and Engineers**. Thank You to our sponsors!

Ivyland Borough

Industrial Sale - 900 Jacksonville Road, 105,431 square feet on 14 acres to **900 Jacksonville Road LP**, which will lease the property to Berger Brothers Company after making improvements to the building. Berger Brothers manufactures superior quality roof drainage systems and is currently headquartered in Feasterville, Bucks County. Roddy, Inc. represented the seller, Williams Foods, Inc., while Hart Corporation represented the buyer.

Industrial Lease - 439 Ivyland Road, Hunter Industrial Park, 4,800 square feet to **DMC, Inc.**, a provider of services and parts to the gear and sprocket industry. C. Neff, the lessor, was represented by Colliers L&A in the lease negotiations.

Welcome New BCEDC Members

Jim Castagna
Paul Leese

DeSales University MBA Program

*Master of Business Administration Program Offered at
Delaware Valley College Campus, Doylestown
(610)814-4870*

Charles Dickey
Dickey Painting, Inc.
*Painting Contractor
(215)852-1432*

John D'Agostino
JunctionPC Computer Services
*Computer Sales, Service and Networking
(215)345-8700*

John McCreavy
SMS/Penn-Jersey Rail Lines
*Railroad Freight Transportation Services
(856)467-4800*

Dorothy Hoban

Suburban Community Bank

*Full-service Commercial Bank
(215)996-1633*

Ronald G. Langlois

Suburban Community Bank

*Full-service Commercial Bank
(215)354-1280*

H. Paul Lewis

Suburban Community Bank

*Full-service Commercial Bank
(215)354-0330*

Jane E. Ward

Suburban Community Bank

*Full-service Commercial Bank
(215)354-1280*



RETURN SERVICE REQUESTED

**Bucks County Economic Development Corporation
Two East Court Street
Doylestown, PA 18901**