

V. ITEMS FOR DISCUSSION

b. JTL Irrigation System



Storr Tractor Company



Distributors of Quality Commercial Turf Care Equipment & Supplies

3191 Route 22, Somerville, New Jersey 08876 · Phone: 908-722-9830 · Fax: 908-722-9847
175 13th Avenue, Ronkonkoma, New York 11779 · 631-588-5222 · Fax: 631-588-5222

February 14, 2018

Daryle Miller
East Stroudsburg Area School District
50 Vine Street
East Stroudsburg, Pa. 18301

Dear Daryle:

I am pleased to submit the following prices, literature and specifications on the equipment you requested.

- 1) ***Kifco Water-Reel Model 110, 50811000***, portable self retracting above ground irrigation system, auto shut-off, 280-ft. tube length, 1.10" inside diameter tube, standard, sprinkler cart and Sime K1 sprinkler, per enclosed literature. \$3,960.00

Optional Hose 2" X 50 ft. 58802842, Per Section	\$360.00	\$ 795.00
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Total		\$4,655.00
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The above pricing includes set up and delivery to your facility in serviced condition. Should you have any questions concerning the equipment or the pricing, feel free to contact me at your earliest convenience.

Sincerely,

Fred Castenschiold
Sales Consultant

Quotation



Bethlehem PA #529
 4217 Fritch Dr
 Bethlehem, PA 18020-9413
 W: (610)866-6665

Bill To:

East Stroudsburg Area School Dist (#1095146)
 50 Vine St
 East Stroudsburg, PA 18301-2150
 W: (570)656-4284

Ship To:

East Stroudsburg Area School Dist (#1095146)
 50 Vine St
 East Stroudsburg, PA 18301-2150
 W: (570)656-4284

Created	Quote#	Due Date	Expected Award Date	Expiration Date
06/30/2017	3181869	11/14/2017	11/14/2017	12/31/2017

Printed	Job Name	Job Description	Job Start Date
11/14/2017 15:48:47	Kifco		11/14/2017

Line #	Item #	Item Desc	Qty	Unit Price	Extended Price
1	Kifco:				
2	60811000-K1	B110 Kifco Portable Reel K1	1	3,771.000	3,771.00
3					
4	Supply Hoses:				
5	023-0329-0850	2" x 50' Avalanche Supply Hose CPLD C X E	1	314.400	314.40
6	023-0329-8100	100' Avalanche 2" Supply Hose W/Camlocks	1	597.600	597.60
7	030-41024-832	PART DA 1 1/2" FQC x 2" MQC AL	1	67.699	67.70
8					
9	Co Star Business #	0000347242 State of PA			
10	Price includes	Delivery and instruction.			
11					

Total Price: \$ 4,750.70

Quoted price is for material only. Applicable sales tax will be charged when invoiced. All product and pricing information is based on the latest information available and is subject to change without notice or obligation.



Rain-Flo Irrigation LLC
 929 Reading Rd.
 East Earl, PA 17519
 Phone: (717) 445-3000
 Fax: (717) 445-8304

PROPOSAL

Proposal ID	Date
6313	2/5/2018
Sales Person	Page
CURVIN	1 of 1

Proposal To:

East Stroudsburg Area School District

Phone (570) 656-4284
 Fax () -
 E-Mail daryle-miller@esasd.net
 Contact Daryle

Description:

Quantity	Item ID	Description	Unit	Amount
1.00	B110	Kifco 1.1" x 280' Hose Reel With Sime Sprinkler	3,200.00	3,200.00
150.00	BLF150	Feet 1-1/2 Medium Pressure Blue Layflat [Sun-Flow]	0.35	52.50
1.00	ALC15	Pc 1-1/2" Female Camlock x Hose Part C	6.25	6.25
1.00	ALB15	Pc 1-1/2" Male Camlock x Hose Part E	3.50	3.50
1.00	6824	Box 1-1/2" All Stainless Steel Clamps	6.75	6.75

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted.

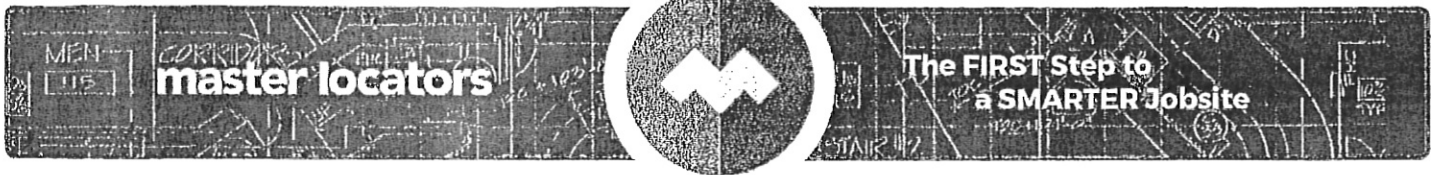
Signature _____
 Date _____

Subtotal	3,269.00
Sales Tax	Exempt
Total	3,269.00

V. ITEMS FOR DISCUSSION

e. Property & Facilities Items

- i. Master Locators Proposal - Stormwater Investigation - \$6,000



February 13th, 2017

East Stroudsburg Area School District
257 Timberwolf Court
Dingmans Ferry, PA 18328

PROPOSAL - ML-072017-3000.1

We are pleased to provide a proposal for geophysical services to be performed for the Lehman Intermediate School / North High School project in Dingmans Ferry, PA.

SCOPE OF WORK

Project Location: 279 Timberwolf Drive, Dingmans Ferry, PA

The purpose of this CCTV investigation is to continue the existing conditions assessment of the plastic corrugated pipe approximately 24 inches in diameter throughout the campus.

Expected runs from structure to structure will be approx. 200 ft. on average.

ESTIMATED TIME TO COMPLETE FIELDWORK

3 days

An increase or decrease in the final scope of work provided may change the estimated time provided in this proposal.

We are committed to accommodating your scheduling needs. To help us meet your needs, while achieving the highest level of quality and service, we respectfully request one week's notice prior to mobilizing.

ADDITIONAL SERVICES AVAILABLE UPON REQUEST

Concrete Imaging | Utility Locating/GPR | Vacuum Excavation (Air-Knife/Hydro) | Leak Detection | 24 Hr Service

DELIVERABLES

The following deliverables are included in the pricing provided below:

- Mark out
- Video Log & Copy

ML's standard deliverable for any project is a mark-out. Our technicians will mark-out all locate-able utilities with paint and flags in accordance with standard APWA utility color codes. We are very sensitive to the properties of our customers and our customers' clients and will provide mark-outs which are professional and suitable for your site. We will accommodate any special marking requirements that are communicated at the time the service is requested.

Our technicians can also provide field sketches (not to scale) showing the approximate locations of all utilities field delineated. This must be requested from our technicians on-site.

Customized and detailed reporting options, including, but not limited to; GPS coordinates, CAD drawings, and GPR images are available upon request. If interested, please call your ML representative for a formal quotation. These additional services must be coordinated with our office prior to mobilization.



If video logging and reporting is requested, all video files will be logged and provided to the client electronically in "avi." format.

PRICING

Service Name	Quantity	Unit Price	Total Price
CCTV Crawler Crew - Daily Rate	3	\$1,800.00	\$5,400.00
Video Log & Copy	3	\$200.00	\$600.00

Estimated:	\$6,000.00
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The above quoted pricing is based on information provided at time of quotation and includes all equipment, travel, and labor for work performed during normal business hours. Pricing is valid for 30 days. All work will be prorated and invoiced in accordance with following procedures:

STANDARD INVOICING PROCEDURES

Unless stated otherwise, the per diem rate is \$200 per day per person for overnight lodging and meals. A 25% expedite fee will apply to any service requested within 48 hours of call and provided during normal business hours of 7am – 3:30pm, Monday through Friday. A 50% overtime fee will apply to work requested before 7am or after 3:30pm on weekdays and anytime on Saturday, Sunday, and Holidays.

CANCELLATION PROCEDURES

We understand that schedules can change for any number of reasons. We respectfully request at least 24 hours advance notice for cancellations. However, a cancellation fee of \$250 will be assessed for any cancellation that occurs after we mobilize a technician to your project site.

PROCEDURES AND CONDITIONS – CCTV INSPECTION SERVICES

Master Locators provides video pipe inspection services on any accessible pipes, manholes, vaults, or other underground structures. For any video pipe inspection services requested, client must provide adequate access to the pipe or structure. The length of the inspection will be determined by the ability to push a camera through the pipe without obstruction. Master Locators is not responsible for any limitations of inspection caused by debris or obstructions.

All day rates for this service assume the pipe or structure can be accessed and inspected without obstruction unless otherwise noted. When an obstruction is encountered, Master Locators will make an attempt to continue the inspection from the first accessible point opposite the obstruction. The client understands that this may require additional time.

Master Locators can provide pipe cleaning and jetting services to clear pipe obstructions, but these services are not included with inspection day rates unless explicitly quoted as such.

All pipe inspection services will be performed from the ground surface. When the inspection service requires manhole or entry, confined space crews and equipment can be provided for an additional fee.

Inclinometers can be provided to determine slopes of pipes. Slope can only be determined structure to structure from one access point to another. Slope of pipes 6" - 8" in diameter can only be provided for straight runs. Slopes of pipes less than 6" in diameter cannot be provided.

Deliverables will include a copy of the inspection if specified by the client at the time of scheduling or requested on-site. Copies of the inspection may not be available after the work is performed.

Master Locators can track the camera head above ground and also mark out the horizontal location of the pipe on the ground with paint if requested by the client. This is also useful to horizontally designate observations made during the inspection such as unknown tie-in locations, blockages, etc. This requires the work of a 2-man crew and must be requested at the time of scheduling.

Any underground utility plans or sketches provided by Master Locators are intended to be used as an aid in design and construction. Master Locators is not responsible for any damages to a utility as a result of the use of any plans or sketches during excavation or construction regardless of any errors associated with the plans or sketches. Any excavation or construction areas must be scanned and physically marked-out by Master Locators prior to the start of work.

CONDITIONS

ML will always stand behind its work and seeks to achieve quality through the uniformity and predictability of the services we provide. In the event that damage occurs or there is an issue with our mark-out, ML requests notification within 24 hours. We will send a representative to the site within 24 hours of notice to review the damage and investigate root cause. ML does not take responsibility for damage to utilities that are not locate-able using geophysical methods or which are the result of the limiting factors as described above.

Thank you for the opportunity to quote this project. We look forward to working with you.

Sincerely,

Kevin Sareyka
Business Development Manager

Contracted By: East Stroudsburg Area School District

We accept these conditions and operating procedures as stated in this letter. Any PO or contracts issued to ML, Inc. for the performance of services constitutes acceptance of these procedures and conditions. Penalty if payment is not made within 30 days is 2% for each month or portion of month overdue.

Company Name: _____

Print Name/Title: _____

Sign: _____

Date: _____ Client Purchase Order Number: _____

V. ITEMS FOR DISCUSSION

- e. Property & Facilities Items
- ii. CSI Proposal – JTL PA System - \$32,420



Revised 3/12/18

PEPPM Proposal

To: East Stroudsburg Area School District
Address: JT Lambert Intermediate School
Contact: Brian Borosh
Phone: (570) 424-8500 1329
Email: brian-borosh@esasd.net
Date: March 8, 2018
From: Emily Schenkel
Phone: 610-841-9632
Email: eschenkel@comsysinc.com
Proposal #: C00Q8231-01
Project: ESASD JT Lambert TCU PEPPM

Dear Brian,

Thank you for the opportunity to provide you with a proposal for the Rauland TCU solution at JT Lambert.

1. PROJECT SUMMARY

CSi will provide a Rauland TCU IP based solution for JT Lambert Intermediate School that will allow for the programming of: speaker zone announcements, school wide announcements and future district wide announcements (any TCU equipped sites).

2. OPERATIONAL SCOPE

The system provides a host of features and functions for making day-to-day paging announcements as well as emergency announcements and clock and time tone management.

The system is capable of storing pre-recorded messages that can be activated in an emergency situation on a local or district wide (after this project at both North and JTL) basis from any authorized and password protected computer.

The system will utilize existing speakers and cabling. (Proposal assumes all speakers and cabling is in good condition and working order. This can be repaired if required for an additional charge.

The system hardware from Rauland is warranted for a period of 5 years. This excludes any service issues that arise from the use of existing speaker circuit cabling and speakers.

CSi is the only designated Rauland dealer for North East Pennsylvania. CSi has been the only designated integrator for Rauland products in this area for over 25 years.

3. PROJECT SCOPE

CSi to retrofit existing TC5 Rauland intercom with a New Rauland TCU Intercom / clock headend.

- CSi to remove existing intercom head end equipment.
CSi to label and disconnect existing cabling.
CSi will provide and install a new wall-mounted rack (or stand-alone if needed) fitted with new TCU equipment.

NOTE: Owner to provide network ports and POE ports as required.

- CSI will provide and install new TCU controller and (1) TCU Console.
- CSI will provide and install (9) Zone paging modules and (2) amplifiers for zone paging.
- CSI to re-terminate existing cabling to interface with TCU.
- CSI will provide, install and configure new master clock.
- CSI will program and final connect at head end.
- CSI to complete setup, final adjustments and test system.
- CSI to furnish 5 panic buttons. CSI to provide final connection and configuration for each button at the head end. ESASD to install cables and panic buttons.
- CSI will provide 2 hours of training and demonstration of the system to designated end user staff.

4. EQUIPMENT LIST

Qty	Manuf..	Part No	Item	Price	Extended
			PEPPM Products		
1	Rauland Borg	TCC2000	Telecenter Campus Controller	\$3,944.75	\$3,944.75
1	Rauland Borg	TCC2044	Telecenter Campus Ip Console	\$1,255.50	\$1,255.50
9	Rauland Borg	TCC2022	Telecenter Campus Zone Module	\$492.90	\$4,436.10
1	Rauland Borg	TCC2055	Telecenter Campus Prog Module	\$492.90	\$492.90
1	Rauland Borg	TCC2033	Telecenter Campus Auxio Module	\$492.90	\$492.90
4	Rauland Borg	TCC2099	Universal Mounting Kit	\$57.35	\$229.40
1	Rauland Borg	TCAMCS	Atomic To Master Clock Synch	\$923.80	\$923.80
1	Rauland Borg	TCAMCSRMK	Tcamcs Rack Mount Kit	\$122.45	\$122.45
5	Rauland Borg	2305CS	Stainless Stl Call-in Switch	\$20.15	\$100.75
14	CSI	PPS3000	PEPPM Professional Services	\$112.50	\$1,575.00
162	CSI	PIBS1000	PEPPM Installation Services	\$83.70	\$13,559.40
1			PEPPM discount	-\$725.00	-\$725.00
			Non PEPPM Products		
1	Ashly Audio, Inc	TRA-4075	Power Amplifier 4 x 75W @ 4 Ohms with Xfmr Isolated 25V, 70V, & 100V Outputs	\$1,510.00	\$1,510.00
1	Ashly Audio, Inc	ne8250.25	Network Power Amplifier 8 x 250W @ 25V Constant Voltage with selectable high-pass filter	\$2,495.00	\$2,495.00
1	wire		20/22 gauge cross-connect	\$71.32	\$71.32
1	Wall mount		Rack-Sectional Wall Mount-21U, 19in Deep, 1pr Adj Rails, Black	\$964.96	\$964.96
6	Siemon Company	M4-2W	Pre-Wired M4 Series Block, Two female 25-pair connectors	\$96.88	\$581.28
6	Siemon Company	MC4LH-9	Siemon Orange 66 block covers	\$3.28	\$19.68
12	Allen Tel	25-3-PP-15-GY-LYN	15' m/m cat3 25 pair cable	\$24.73	\$296.76
15	ICC	ICPCSJ03BL	3-FT CAT5E PATCH CABLE BLUE	\$2.31	\$34.65
15	ICC	ICPCSJ07BK	7ft CAT5 Patch Black	\$2.56	\$38.40

Total PEPPM Price \$32,420.00

Applicable Sales Tax will be charged

This product is not in stock.
This product needs a 4 to 6 week lead time to ensure on time delivery.

5. TRAINING

Training is an important part of the success of a system implementation. A system will function only as good as the user understands all of its features and functions. Because it is not possible to learn all of the features and functions of the system in training sessions, CSI and the manufacturer has provided tools for you to access on your own time to learn at your own pace in addition to the training included as part of this proposal. Additional and ongoing training is available for your system. Additional training can be customized to your needs and purchased hourly or as part of our Service Level Agreement, available for all systems we provide.

This proposal does include 2 hours of onsite training for ESASD designated end users.

6. DOCUMENTATION AND DELIVERABLES

- a. We will provide product specifications and equipment manufacturer's operation manuals in electronic format.
- b. System drawings, submittals and programming documentation available upon request. Additional charges may apply.

7. PROJECT SCHEDULE

- a. Typical project installation lead time is approximately 4-6 weeks from receipt of signed proposal / PO and mobilization payment. In the event there are any product backorders or unforeseen circumstances that could affect this lead time, you will be notified by the CSI project manager assigned to your project.

8. WORK BY OTHERS

- a. ESASD to provide network ports and POE ports as required.
- b. ESASD to install cable and panic buttons.

9. WHAT IS NOT INCLUDED

- a. Materials and services not specifically listed in the equipment list or project scope are not included.
- b. Submittals and CAD drawings.

10. SYSTEM INVESTMENT

Select	Description	Ext Price
<input checked="" type="checkbox"/>	Base Proposal Investment	\$32,420.00

11. PAYMENT TERMS

Payment Schedule
Mobilization <i>Invoice for Materials upon Delivery. Due upon receipt.</i>
Installation & Completion – Progressive Invoicing for Remaining Balance <i>Includes Engineering and Project Management, Physical Installation on Client Premise, Testing, Calibration, Demonstration and Training. Due upon receipt.</i>

12. ORDERING AND ACCEPTANCE

To order, please send a signed copy of this proposal to us along with an approved purchase order. Invoicing will progress as indicated in the payment schedule above. Past due accounts are subject to interest penalties. Work may be suspended on accounts that are not current. (See attached credit policy). Please note that the following must be included with your Purchase Order to qualify as a PEPPM purchase.

- All PEPPM orders should be emailed to orders@peppm.org.
- In the body of the purchase order, please include the following language: "As per PEPPM 2018"
- Address all orders to: Communication Systems, Inc. 4670 Schantz Road, Allentown, PA 18104
- The PO MUST list CSI's Payment Terms
- The PO MUST be accompanied by a signed copy of CSI's Proposal

Authorized Acceptance Signature

Print Name

Date

Purchase Order No

Tax Status:

Exempt (copy of current certificate required)

Non-Exempt

Providing an Authorized Acceptance Signature indicates that you have read and understand the Terms & Conditions of this agreement. This document represents the entire agreement. No conversations or other forms of communication shall be considered part of this agreement.

13. TERMS AND CONDITIONS

- a. This proposal does not include any material or services other than that stated in the project scope and equipment list above, permits, applicable sales tax, bonds, special shipping and services to repair, trouble shoot or correct problems related directly or indirectly to pre-existing site conditions, wiring or installation errors by others.
- b. System drawings and submittals are not included. If drawings or submittals are required, there will be an additional charge based on actual engineering and clerical time and materials. We will advise you at the time of placing your order what the turn-around time for this order will be.
- c. Our price will remain valid for 30 days.
- d. Payment terms are as specified in "payment terms", upon approved credit.
- e. CSI reserves the right to modify payment terms as stated or implied in this proposal, pursuant to results from our credit approval process.
- f. Product that is authorized to return for credit must be returned within 30 days from the invoice date in the original unopened cartons. Material that is not returned under these conditions is subject to inspection and may be rejected for credit by the manufacturer.
- g. Applicable sales taxes will be added to all invoices. Tax exemption certificates must be remitted with an executed proposal to be applicable.
- h. Any product ordered for the project and then returned at the discretion of the Client will be subject to a 25% restocking fee.
- i. Source code for all software developed within the scope of this offering remains the property of CSI. Licensing terms are available upon request.
- j. When integrating hardware and/or software with the client's existing network; demarcations will be established to identify clear points of responsibility. If an issue would arise that impacts system design and/or functionality, additional IT engineering will be charged at the current IT service rate.
- k. Data backup is the sole responsibility of the customer. CSI is not held responsible for any loss of data.
- l. Project schedule changes and delays outside of the control of CSI will be accommodated whenever possible. Costs incurred by CSI because of delays outside of CSI's control will be considered outside of scope and may be considered billable.
- m. The cost of any permits required by Authorities Having Jurisdiction, (AHJ), will be borne by the owner.
- n. These terms cannot be altered by verbal or implied communication. All variances from these terms must be requested in writing.
- o. This proposal was prepared in good faith, exclusively for the individual(s) to whom it is addressed. It contains information that is privileged, confidential and exempt from disclosure under applicable law.
- p. Any changes to the Scope of Work (SOW) requested by the Owner or AHJ will require the Client to submit a Change Order Request in writing.

14. INDEMNIFICATION

To the fullest extent permitted by law, the owner shall indemnify and hold harmless the CSI, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Work under this proposal, provided that any such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent not caused by the negligent acts or omissions of CSI, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce other rights or obligations of indemnity which would otherwise exist.

15. WARRANTY AND EXTENDED SERVICE

CSI is proud to offer many of the best in class life safety, security and communications equipment manufacturers. These manufacturers have expressed warranties which guarantee certain rights under Pennsylvania law. Most products used in our installations have a full one-year warranty from the date of purchase. At our option, CSI will repair or replace defective products and product defects caused by improper installation by CSI within one year from the date of purchase. Product only sales are covered solely by the manufacturer's warranty. Products carrying a limited manufacturer's warranty will be facilitated by CSI on the customer's behalf. Products requiring repair will be assessed by the manufacturer and charges may apply to cover applicable non warranty repair costs. Electro-mechanical products such as motors, fuses, hard drives and lamps, unless otherwise specified by the manufacturer, carry a 90-day warranty from the date of purchase. Defects caused by misuse, mishandling, and

unauthorized modification and repairs made by non CSI authorized personnel or acts of God are not covered by this warranty. Our proposal includes a pre-paid one year Software Support License when specified in the project scope above.

V. ITEMS FOR DISCUSSION

g. TIF Update – Mr. Schlameuss



MONROE COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

M E M O

To: Rich Schlameuss
Re: TIF Debt-Smithfield Project

From: Chuck Leonard
January 11, 2018

Rich, in consideration of your request to reduce the second TIF loan to reflect the recent RACP grant and other concerns, we have re-worked the TIF Financing. Instead of a \$2.4M loan at 7.50%, we propose a \$2M loan at the same rate. In both scenarios, we assumed the loan would be amortized with semi-annual payments over an 18.5 year period. (The low interest rate loan of \$4,000,000 from the Pennsylvania Infrastructure Bank will remain.) The total TIF borrowing will be limited to \$6,000,000. In addition, the Developer will be obligated to pay the PIB interest on the \$4,000,000 loan for the first 18 months from his own funds. Once the buildings are completed, the principal and interest payments on the PIB loan will be paid by tax increments.

A \$2,000,000 loan at the terms listed above would require annual debt payments of \$201,645 as compared to a \$2,400,000 loan with annual debt payments of \$ 241,974. Another small saving with the reduced loan is the amount for DCR also drops. In summary, the amount we would need from years 11 through 20 from TIF are summarized below

\$201,645 Debt payment
\$ 20,164 For Debt Coverage
\$221,809 total required

\$221,809 divided by \$999,774,(the tax increment at build out less the 2% discount) is 22.28% rounded to 22.5% Thus, the percentage retained by the taxing bodies in the last ten years of the TIF goes from 73% to 77.5%, or an increase per year of \$44,990.

In addition, the sharing of the tax increment during the first ten years will also increase to the public bodies. Under the proposal presented at our meeting on Monday, the taxing bodies would receive 15.5% of the tax increment. With the reduced second TIF loan, the amounts we need from the tax increment are:

\$519,656 PIB loan
\$201,645 Bank loan
\$721,301 subtotal
\$ 72,130 DCR
\$793,431 tax increment needed.

701 Main Street, Suite 407 • Stroudsburg, PA 18360
Phone: (570) 839-1992 • Fax: (570) 839-6681
Email: info@pmedc.com Web Site: www.pmedc.com



MONROE COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY

\$793,431 divided by the tax increment of \$999,774 is 79.36 rounded to 79.5%. We are presently allocating 84.5% to TIF for the first ten years. Thus, with a \$2M loan the sharing of the tax increment in the first ten years is 20.5% to the taxing bodies and 79.5% to TIF. A 5% increase to the taxing bodies during the first ten years amounts to an \$49,988 retained by the taxing bodies in years 3 through ten. In summary, the tax increment to the taxing bodies during the first ten years goes from \$154,965 to \$204,953. That is a benefit to the three taxing bodies in addition to the savings over the last ten years.

I am assuming this \$2 million TIF debt will be incurred at least a year after the PIB loan is closed. We recommend that at least \$205,000 is set-aside in a debt reserve fund from the \$2,000,000 loan to pay the loan while the later areas of Phase 1 are constructed. Since the 20 year TIF clock will start with the PIB loan that is another reason we have to amortize the \$2 million over an 18.5 year period.

I think this reduction in the TIF borrowing will represent an increased flow of funds to the taxing bodies over the term of the TIF District. Please review and give me a call. Thanks for your time and participation in this important Project.

Table 1

TIF District Additional Development Not Subject to TIF

Area	2020	2021	2022	2023	2024	Square Feet	Assessment	Real Estate Taxes
2B		18,500					\$ 329,115.00	\$ 65,864.00
2D		31,600					\$ 562,164.00	\$ 112,503.00
2C		59,000					\$1,049,610.00	\$ 210,054.00
2E		15,000					\$ 266,850.00	\$ 53,403.00

Notes: Assessment rate is estimated at \$17.79 per Sf
Real Estate taxes reflect 2% discount

Table 2

*Summary of Non-TIF Development Areas
Additional Real Estate Taxes*

Year		Real Estate Taxes
2021	\$	65,864.00
2022	\$	178,367.00
2023	\$	388,421.00
2024	\$	441,825.00
2025	\$	441,825.00
2026	\$	441,825.00
2027	\$	441,825.00
2028	\$	441,825.00
2029	\$	441,825.00
2030	\$	441,825.00
2031	\$	441,825.00
2032	\$	441,825.00
2033	\$	441,825.00
2034	\$	441,825.00
2035	\$	441,825.00
2036	\$	441,825.00
2037	\$	441,825.00
2038	\$	441,825.00

Year	Real Estate Taxes	
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Total	\$	7,260,027.00
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Notes: Projected taxes are based on data listed on Table 1

Table 3

Summary of Real Estate Taxes for the TIF District

Year	Tax Increment Base	Tax Increment	NOI- TIF Area Taxes	Totals
2018	\$ 111,440.00	\$ -	\$ -	\$ 111,440.00
2019	\$ 111,440.00	\$ -	\$ -	\$ 111,440.00
2020	\$ 111,440.00	\$ 204,953.00	\$ -	\$ 316,393.00
2021	\$ 111,440.00	\$ 204,953.00	\$ 65,864.00	\$ 382,257.00
2022	\$ 111,440.00	\$ 204,953.00	\$ 178,367.00	\$ 494,760.00
2023	\$ 111,440.00	\$ 204,953.00	\$ 388,421.00	\$ 704,814.00
2024	\$ 111,440.00	\$ 204,953.00	\$ 441,825.00	\$ 758,218.00
2025	\$ 111,440.00	\$ 204,953.00	\$ 441,825.00	\$ 758,218.00
2026	\$ 111,440.00	\$ 204,953.00	\$ 441,825.00	\$ 758,218.00
2027	\$ 111,440.00	\$ 204,953.00	\$ 441,825.00	\$ 758,218.00
2028	\$ 111,440.00	\$ 204,953.00	\$ 441,825.00	\$ 758,218.00
2029	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00
2030	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00
2031	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00

Year	Tax Increment Base	Tax Increment	Non-TIF Allocated Tax	Totals
2032	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00
2033	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00
2034	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00
2035	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00
2036	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00
2037	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00
2038	\$ 111,440.00	\$ 774,825.00	\$ 441,825.00	\$ 1,328,090.00
Totals	\$ 2,340,240.00	\$ 9,592,827.00	\$ 7,260,027.00	\$ 19,193,094.00

*

- Notes:**
- 1) Assume no increase in millage rates
 - 2) Tax increment retained by taxing bodies is 15.5% of the tax increment of \$999,774 for the first ten years only
 - 3) Non-TIF taxes are from Table 2
 - 4) Tax increment base represents the current real estate taxes on the entire TIF District
 - 5) After 2028, the PIB loan is retired and the tax increment allocation increases to 73% to the three taxing bodies and is reflected in years 2029 through 2038 with \$729,835 retained by the taxing bodies

Table 4

Allocation of Real Estate Taxes to Taxing Bodies

Year	Township	School	County	Totals
2018	\$ 2,183.00	\$ 97,060.00	\$ 12,197.00	\$ 111,440.00
2019	\$ 2,183.00	\$ 97,060.00	\$ 12,197.00	\$ 111,440.00
2020	\$ 6,198.00	\$ 275,566.00	\$ 34,629.00	\$ 316,393.00
2021	\$ 7,488.00	\$ 332,931.00	\$ 41,838.00	\$ 382,257.00
2022	\$ 9,692.00	\$ 430,916.00	\$ 54,152.00	\$ 494,760.00
2023	\$ 13,807.00	\$ 613,865.00	\$ 77,142.00	\$ 704,814.00
2024	\$ 14,853.00	\$ 660,378.00	\$ 82,987.00	\$ 758,218.00
2025	\$ 14,853.00	\$ 660,378.00	\$ 82,987.00	\$ 758,218.00
2026	\$ 14,853.00	\$ 660,378.00	\$ 82,987.00	\$ 758,218.00
2027	\$ 14,853.00	\$ 660,378.00	\$ 82,987.00	\$ 758,218.00
2028	\$ 14,853.00	\$ 660,378.00	\$ 82,987.00	\$ 758,218.00
2029	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00
2030	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00
2031	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00

Year	Township	School	County	Totals
2032	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00
2033	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00
2034	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00
2035	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00
2036	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00
2037	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00
2038	\$ 26,017.00	\$ 1,156,713.00	\$ 145,360.00	\$ 1,328,090.00
Totals	\$ 375,986.00	\$ 16,716,418.00	\$ 2,100,690.00	\$ 19,193,094.00

Notes: Real estate taxes are based on current millage rates and taxes listed on Table 3

**REPORT
TO
FINANCE COMMITTEE
EAST STROUDSBURG AREA SCHOOL DISTRICT**

SMITHFIELD TOWNSHIP TAX INCREMENT FINANCING DISTRICT

BY

MONROE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

MARCH 12, 2018

Smithfield Tax Increment Financing District

The proposed tax increment financing district is bounded generally by Seven Bridges Road, US 209 on the south, Music Center Drive on the east, Silo Lane and Independence Road, PA 447 on the west. On the north, the project is generally bounded by new residential development. The project consists of 13 properties and encompasses 91.24 acres. This report contains a redevelopment boundary map which is also the proposed tax increment financing district boundaries.

This area was certified by the Monroe County Planning Commission as a redevelopment area as defined in the Pa. Urban Redevelopment Law, P.L. 991, by unanimous vote on December 12, 2017. Attached are photographs of depicting conditions in this redevelopment area.

Current real estate taxes

The TIF District generates real estate taxes to the School District of \$97,060 per year net after the 2% discount. This commercial district is generating real estate taxes of approximately \$1,064 per acre to the School District. If the project area is not redeveloped, the School District will continue to receive the \$97,060 annually.

Under the TIF Act, the current real estate taxes are considered the tax increment base. This amount, \$97,060, is deducted from the increased real estate taxes from new development and is paid before any allocation of new real estate taxes for TIF financing.

Taxes not affected by TIF

If the TIF District is approved and new development takes place, the following taxes are not subject to TIF and will be retained by the School District.

- Real estate transfer tax
- Earned income tax
- Share of the local services tax

Roll Back Taxes

The County Assessor reported to the Industrial Development Authority that the “roll back of taxes” due to new uses will generate a one- time payment of \$341,784 to the School District as of January 1, 2018.

Approved grants for infrastructure improvements

The Industrial Development Authority has filed for several grants to fund the required road improvements for this project. The amounts applied for and approved are listed below:

<u>Program</u>	<u>Grant Requested</u>	<u>Amount Approved</u>
Redevelopment Assistance Capital Program	\$5,000,000	\$1,500,000
Commonwealth Finance Authority	\$1,484,516	\$ 700,000
Local Share Account	\$1,680,953	\$ 925,000
PennDOT MTF	<u>\$2,074,563</u>	<u>\$2,074,563</u>
TOTAL	\$10,240,032	\$5,199,563

Proposed Development

Attached is the proposed land use map for the project. The development is proposed with two phases. Phase 1 includes land areas 1A, 1B and 2A. 1A and 1B are proposed for commercial development and area 2A will be developed with apartments. 2A will include 236 apartments. The breakdown of the apartments are 142 one bedroom units and 94 two bedroom units. Phase 1 is planned with 199,200 SF of commercial development. Phase 1 is planned to include a hotel, supermarket, retail stores, sports bar, gas/convenient store. 1,051 parking spaces will be provided for the commercial development and 354 parking spaces are planned for the apartment development.

The second phase is not expected to start construction until 2021 and will be completed in 2024. Phase 2 is a commercial district and includes the following areas 2B, 2C, 2D, and 2E. A total of 124,100 SF of new commercial buildings are proposed for these four parcels.

Although these land development areas in Phase 2 are located within the TIF District, they will not allocate any real estate taxes to support the tax increment financing. Only areas 1A, 1B and 2A will participate in the tax increment district.

County Assessor’s estimate of value for Phase 1 land areas.

The County Assessor was provided information on buildings, land areas and parking areas planned for areas 1A, 1B and 2A. The Assessor projected that the assessed value upon completion of these areas will amount to \$5,552,310. Subtracting the current assessment of the total 91.24 acres results in a net increase in assessment of \$4,995,460.

This increased assessment value of \$4,995,460 is the amount that can be shared by the taxing bodies to fund the proposed TIF improvements for road improvements.

Job Creation

The Northeastern Pennsylvania Alliance (NEPA), Pittston, Pa. prepared an economic impact of the Smithfield Project. NEPA projected over 900 jobs created as a result of the Smithfield Project.

Estimated cost of road and utility improvements and sharing of such costs

Estimates by engineers for the project list such costs at \$13,916,175. The proposed sharing of such costs are listed below:

Approved grants	\$5,199,563
Tax Increment- net funds	\$5,600,000
Developer funds	<u>\$3,116,612</u>
TOTAL	\$13,916,175

In addition, there is an estimated cost of \$1,830,260 to construct the storm drainage system from Route 209 to the stream discharge point. This cost will be the responsibility of the developer.

Sources of TIF financing

The Authority is seeking to obtain Sub-Market financing to minimize the participation of the three taxing bodies in the tax increment financing plan. The main source of this type financing at this time is to seek a loan from the Pennsylvania Infrastructure Bank, known as “PIB”. These loans bear an interest rate equal to fifty percent of the prime rate. The maximum term is ten years. A \$4,000,000 PIB loan is projected.

The Authority will require the developer to guarantee the PIB loan. Thus, the onus on the developer will be to build out as soon as possible, otherwise, the developer will be making debt payments on the PIB. Furthermore, since the construction of new buildings will take one year or more, the developer will be obligated to make the interest payments on the PIB loan until there are tax increments generated by new construction. In essence, the PIB loan will be amortized over 8.5 years.

There will be no guarantee of any TIF financing by the three taxing bodies or the Industrial Development Authority. The obligation to provide TIF tax increments is limited to the amount of tax

increments generated by the developer. If the development does not build out as scheduled, the developer makes the debt payments to PIB.

Since the PIB loan is limited to a term of ten years, the remaining proposed TIF debt will be from a private source and for a maximum term of twenty years. \$2,000,000 is proposed for the long term financing. Total debt related to this TIF District will consist of these two loans totaling \$6,000,000.

Authority costs, legal fees and other costs will amount to an estimated \$400,000. Thus, the total net TIF funds for the infrastructure improvements is estimated at \$5,600,000 and this amount is listed above as the source of funds for public improvements from TIF.

Proposed allocation of tax increments

Although the PIB loan is a sub-market loan, the maximum term will cause the Authority and the taxing bodies to allocate higher amounts of tax increment for an estimated 8.5 years so that the PIB loan can be repaid in the ten year term.

Debt payments on the PIB loan of \$4,000,000 over an 8.5 year period are projected at \$519,656 per year.

Debt payments on the loan of \$2,000,000 over an 18.5 year term are projected at \$201,645 per Year

The Authority's experience with Tax Increment Districts indicates a debt coverage ratio of at least 10% will be required to support the proposed financing. Maximum annual debt payments with both loans being amortized totals \$721,301. A DCR of \$72,130 is added for total allocation of TIF funds for the first ten years is \$793,491.

The real estate taxes at full build (less the tax increment base or existing taxes) for areas 1A, 1B and 2A is projected at \$999,774 per year. It is requested that \$793,491 of this amount, or 79.5% be allocated for TIF and the balance of 20.5% of the additional real estate taxes be distributed to the three taxing bodies.

In year 11, the PIB loan will be repaid and the remaining private loan of \$2,000,000 will be repaid through year twenty of this TIF District. The annual debt payment of \$201,645 plus a DCR of \$20,164 totals \$221,809 required from the TIF District. The \$221,809 represents 22.5% of the total tax increments of \$999,774. 77.5% or \$774,824 will be retained and distributed to the three taxing bodies.

As stated above, the development of areas 2B, 2C, 2D, 2E will not be subject to any allocation to the TIF Program.

Attached tables summarize the real estate taxes to the public bodies

The tax increments are proposed by the Authority to have different levels of allocation over the term of the TIF District due to the PIB loan term. Secondly, the development in Phase 2 will not be subject to TIF allocations. The attached Tables have been prepared to assist the School District, Township and County to evaluate the flow of real estate taxes to each public body over the twenty year term of the TIF District. The tables assume no increase in millage rates over the life of the TIF Plan.

Table 1 gives the time line and amount of new development in years 2021 through 2024 for Phase 2.

Table 2 illustrates the total real estate taxes from Phase 2. It starts at \$65,864 in 2021 and reaches \$441,825 per year in 2024.

Table 3 reports on all sources of real estate taxes. The column on the left shows the present real estate taxes of \$111,440 that flow from the present condition of the site. The middle column reflects the sharing of the tax increment for Phase 1. No additional real estate taxes are expected until 2020 and the total amount is \$204,953. In 2029 the PIB loan is repaid and the tax increment to be shared with the three taxing bodies increases to \$774,825 per year.

The column on the right, "Non-TIF Area" carries forward the real estate taxes from table 2.

Table 4 takes the total of all taxes on table 3 and breaks them down by taxing body. In regard to the School District, the tax increment base of \$97,060 are the only real estate taxes for the first two years. In the following years it includes the tax increment allocation to the school district as well as the non-tif areas. It is projected to reach a high of \$1,156,713 per year by 2029. The total real estate taxes to the School District are projected at \$16,716,418 over the twenty year period.

THE MONROE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY SEEKS THE SUPPORT OF THE EAST STROUDSBURG AREA SCHOOL DISTRICT. WE REQUEST THAT YOU CONSIDER THAT THE AUTHORITY HAS ATTEMPTED TO FUND THE HIGHWAY IMPROVEMENT COSTS WITH SEVERAL GRANT SOURCES. UNFORTUNATELY, THE GRANT AMOUNTS REQUESTED WERE NOT FULLY FUNDED

THE TIF DISTRICT IS A REDEVELOPMENT AREA THAT HAS BEEN A PRIME PARCEL FOR DEVELOPMENT FOR MANY YEARS, BUT IT HAS NOT PROCEEDED DUE TO THE EXTREME AMOUNT OF ROAD IMPROVEMENTS REQUIRED. THESE DANGEROUS ROAD CONDITIONS WILL NOT BE IMPROVED UNLESS PUBLIC ACTION IS TAKEN TO REVERSE THE DETERIORATION OF THIS AREA.

THERE IS AN OPPORTUNITY TO BRING NEW DEVELOPMENT INTO THIS 91 ACRE PROJECT AND GENERATE SIGNIFICANT ECONOMIC BENEFITS TO THE SCHOOL DISTRICT.

YOUR CONSIDERATION AND SUPPORT OF OUR PROPOSED PROJECT WILL BE GREATLY APPRECIATED.

JANUARY 8 2018
TIF COMMITTEE MEETING
UPDATED INFORMATION

Grants Just before Christmas, the State announced a Redevelopment Capital Program Grant of \$1,500,000. This program is known as RACP. The Grant application had been for \$5 million. This new grant increases the total grant funds for highway, roads and related costs to \$5,199,563.

Changes in amount of TIF Debt At the meeting of November 20, we projected two TIF loans, the PIB loan from Penn Dot in the amount of \$4,000,000. The second loan was from private sources (not a bond) in the amount of \$3,000,000 with an interest rate of 6.75%. The Fed raised interest rates recently. With the increase in rates and seeking to remain within the proposed 84.5% allocation of tax increment funds, we have projected the PIB loan at a 2.25% rate and the Bank loan at 7.50%. In order to stay within the projected sharing of the tax increments, the private loan has been reduced by \$600,000 to \$2,400,000.

Debt payments are now projected annually as follows:

PIB	\$519,656
Private loan source	<u>\$241,974</u>
TOTAL PAYMENTS	\$761,630
Debt Coverage	\$ 83,179
TOTALS	\$844,809

\$844,809 represents 84.5% of the tax increment.

The 2017 Tax Act removed private activity bonds as tax exempt issues. However, the Commonwealth still has Tax Guarantee authorizations for small communities. The maximum per project is \$5 million and that amount is limited to payments of principal and interest. If a 20 year TIF loan is approved for a State Guarantee, the maximum amount of the loan would be \$2,700,000. This assumes the loan would bear an interest rate of 5.75%. The annual debt payments on such a loan would be \$238,985, an amount slightly less than the \$2,400,000 loan at 7.50%. Thus, we are suggesting language in the TIF Plan stating the maximum borrowing is \$6,700,000 provided there is a State guarantee for all or part of the TIF debt. The allocations of tax increment will not change regardless of the amount of TIF debt. Due diligence by the lender and interest rates at the time of closing will determine the borrowing. The TIF Plan needs to establish a maximum amount of TIF debt.

ACT 315 Roll Back of Taxes Several properties within the TIF District were granted tax relief for Agricultural uses. With the change in ownership and land use, the roll back in taxes are due. The County

Assessor has calculated the amount due as of January 2, 2018. The taxes due each public body and the interest on these taxes are included in the amounts listed below:

County of Monroe	\$ 40,533
East Stroudsburg Area School District	\$341,784
Township of Smithfield	\$ 7,630

Tax Increment Base and proposed allocation of tax increments

The tax increment base, that is the present taxes on the total project area, are unchanged at \$113,714.34. After the 2% discount the Tax increment base is \$111,440.35. This amount of taxes is paid before there is a sharing of the additional real estate taxes, that is, the tax increments. The sharing of the tax increments for Phase 1 is 84.5% to finance the TIF but only for the first ten years to allow for repayment of the ten year PIB loan. 15.5% of the tax increment is retained by the three taxing bodies.

From years 11 through 20, the TIF Plan will state that only the long term loan will be outstanding. Thus, for the later stage of the TIF District, the TIF Plan will state the allocation as 27% to the Authority for payments on the larger loan and 83% of the tax increment will be retained by the taxing bodies.

Thus, in the first ten years, the total tax increment to the three taxing bodies will be \$154,965 and beginning in year 11 it will increase to \$729,835 per year.

In addition, none of the development in Phase 2 will be subject to the TIF allocation. 100% of the real estate taxes will be retained from planning areas 2B 2C 2D and 2E. Attached are tables illustrating the total real estate taxes during the term of the TIF District.

Other Taxes, EIT and Local Services Tax. These taxes are not affected by TIF. Based on the Report by NEPA the projected taxes are:

EIT Township-Phase 1	\$8,311 per year at build out
EIT School District-Phase 1	\$36,955 per year at build out
Local Services-Township, Phase 1	\$45,919
Local Services-School District Phase 1	\$ 4,885

NO GUARANTEE BY ANY OF THE TAXING BODIES OR THE AUTHORITY

The taxing bodies and the Authority will not be responsible for any guarantees regarding TIF debt or funds. They will provide the percentage of the tax increment approved in the TIF Plan. If the development yields less than the projected increment, the taxing bodies will only be obligated to remit the actual tax increments generated.

Review of Steps and procedures to approve the TIF Plan.

The TIF Act calls for one public body, in this case the Township, to adopt the TIF Plan. The County and School District agree to participate by “opting in” to the TIF Plan.

One unusual part of the TIF Act requiring adoption of the Plan states that the Township must advertise the TIF public hearing for at least 30 days and **the County and School District must deliver their decision to participate in the TIF Plan or on before the public hearing.** In consideration of this requirement, the Township should not schedule the public hearing until they have received the approvals of the School District and the County. This means that these two public bodies will need to act before the Township public hearing.

After the public hearing, the Township must wait at least three weeks before taking action to approve the TIF Plan.

Table 1

TIF District Additional Development Not Subject to TIF

Area	Year	Year	Square Feet	Assessment	Real Estate Taxes
2B	2020	2021	18,500	\$ 329,115.00	\$ 65,864.00
	2021	2022	31,600	\$ 562,164.00	\$ 112,503.00
2C	2022	2023	59,000	\$1,049,610.00	\$ 210,054.00
	2023	2024	15,000	\$ 266,850.00	\$ 53,403.00

Notes: Assessment rate is estimated at \$17.79 per Sf
Real Estate taxes reflect 2% discount

Table 2

Summary of Non-TIF Development Areas
Additional Real Estate Taxes

Year		Real Estate Taxes
2021	\$	65,864.00
2022	\$	178,367.00
2023	\$	388,421.00
2024	\$	441,825.00
2025	\$	441,825.00
2026	\$	441,825.00
2027	\$	441,825.00
2028	\$	441,825.00
2029	\$	441,825.00
2030	\$	441,825.00
2031	\$	441,825.00
2032	\$	441,825.00
2033	\$	441,825.00
2034	\$	441,825.00
2035	\$	441,825.00
2036	\$	441,825.00
2037	\$	441,825.00
2308	\$	441,825.00
Total	\$	7,260,027.00

Table 3

Summary of Real Estate Taxes for the TIF District

Year	Tax Incremental	Tax Base	Non-TIF Area	Totals
2018	\$ 111,440.00	\$ -	\$ -	\$ 111,440.00
2019	\$ 111,440.00	\$ -	\$ -	\$ 111,440.00
2020	\$ 111,440.00	\$ 154,965.00	\$ -	\$ 266,405.00
2021	\$ 111,440.00	\$ 154,965.00	\$ 65,864.00	\$ 332,269.00
2022	\$ 111,440.00	\$ 154,965.00	\$ 178,367.00	\$ 444,772.00
2023	\$ 111,440.00	\$ 154,965.00	\$ 388,421.00	\$ 654,826.00
2024	\$ 111,440.00	\$ 154,965.00	\$ 441,825.00	\$ 708,230.00
2025	\$ 111,440.00	\$ 154,965.00	\$ 441,825.00	\$ 708,230.00
2026	\$ 111,440.00	\$ 154,965.00	\$ 441,825.00	\$ 708,230.00
2027	\$ 111,440.00	\$ 154,965.00	\$ 441,825.00	\$ 708,230.00
2028	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
2029	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
2030	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
2031	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00

Year	Base Increment	Tax Increment	Non-TIF Area	Totals
2032	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
2033	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
2034	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
2035	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
2036	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
2037	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
2038	\$ 111,440.00	\$ 729,835.00	\$ 441,825.00	\$ 1,283,100.00
Totals	\$ 2,340,240.00	\$ 9,267,905.00	\$ 7,260,027.00	\$ 18,868,172.00

- Notes:
- 1) Assume no increase in millage rates
 - 2) Tax increment retained by taxing bodies is 15.5% of the tax increment of \$999,774 for the first ten years only
 - 3) Non-TIF taxes are from Table 2
 - 4) Tax increment base represents the current real estate taxes on the entire TIF District
 - 5) After 2028, the PIB loan is retired and the tax increment allocation increases to 73% to the three taxing bodies and is reflected in years 2029 through 2038 with \$729,835 retained by the taxing bodies

Table 4

Allocation of Real Estate Taxes to Taxing Bodies

Year	Home Rule	School	Community	Private
2018	\$ 2,183.00	\$ 97,060.00	\$ 12,197.00	\$ 111,440.00
2019	\$ 2,183.00	\$ 97,060.00	\$ 12,197.00	\$ 111,440.00
2020	\$ 5,218.00	\$ 232,030.00	\$ 29,157.00	\$ 266,405.00
2021	\$ 6,508.00	\$ 289,395.00	\$ 36,366.00	\$ 332,269.00
2022	\$ 8,673.00	\$ 385,639.00	\$ 48,460.00	\$ 442,772.00
2023	\$ 12,826.00	\$ 570,332.00	\$ 71,668.00	\$ 654,826.00
2024	\$ 13,872.00	\$ 616,845.00	\$ 77,513.00	\$ 708,230.00
2025	\$ 13,872.00	\$ 616,845.00	\$ 77,513.00	\$ 708,230.00
2026	\$ 13,872.00	\$ 616,845.00	\$ 77,513.00	\$ 708,230.00
2027	\$ 13,872.00	\$ 616,845.00	\$ 77,513.00	\$ 708,230.00
2028	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
2029	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
2030	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
2031	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00

Year	Provements	Schools	Community	Fees
2032	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
2033	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
2034	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
2035	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
2036	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
2037	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
2038	\$ 25,133.00	\$ 1,117,536.00	\$ 140,431.00	\$ 1,283,100.00
Totals	\$ 369,542.00	\$ 16,431,792.00	\$ 2,064,838.00	\$ 18,866,172.00

Notes: Real estate taxes are based on current millage rates and taxes listed on Table 3

V. ITEMS FOR DISCUSSION

h. Payment in Lieu of Taxes – Mr. Bader

APPLICATION FOR PAYMENT
PROPERTY ACQUIRED BY STATE
FOR WATER CONSERVATION OR FLOOD PREVENTION
(Section 604 of School Code)

SCHOOL DISTRICT	AUN	SCHOOL YEAR
East Stroudsburg Area	120452003	2017-2018

This application is for Payment in Lieu of Taxes on property in Pike County,
acquired by the state for the purpose of water conservation or flood prevention in the
National Recreation Area project.

School district (or component former district) from which property was acquired:
Lehman Township

Assessed valuation of property at time of acquisition: \$ 94,371.00

Tax rate for school purposes during school year for which application is made: 122.91 mills

Amount due school district (assessed valuation x mills): \$ 11,599.14

SIGNATURES

District Superintendent: _____

President of School Board: _____

Secretary of School Board: _____

V. ITEMS FOR DISCUSSION

- i. Middle Smithfield Elementary Doors



PEPPM Proposal

To: East Stroudsburg Area School District
Address: Business Office
East Stroudsburg, PA 18301
Contact: Brian Borosh
Phone: (570) 424-8500
Email: brian-borosh@esasd.net

Date: March 12, 2018
From: Emily Schenkel
Phone: 610-841-9632
Email: eschenkel@comsysinc.com
Proposal #: C00Q7355
Project: PEPPM _Middle Smithfield Door Add

Dear Brian,

Thank you for the opportunity to provide a proposal for the addition of an Access Control hardware for Middle Smithfield Elementary School.

1. PROJECT SUMMARY

The proposed hardware will be utilized to add two doors of access control to the existing Honeywell ProWatch solution.

2. PROJECT SCOPE: MATERIAL ONLY PROJECT

This is a material only scope. CSI will provide any necessary labor as a time and material service ticket.

#1. CSI will provide material to add access control to the following 2 doors:

- Door #13 - End of 3rd Grade hallway door
Door #14 - Playground Entrance Door

#2. The proposal includes Sargent retro fit crash bars. The part number will need to be verified by site visit prior to ordering material. The site visit engineering time will be included in the service ticket.

#3. CSI to furnish the materials listed below.

#4. An estimated cost of \$3,000.00 to be charged as a time and material service ticket) for the following.

- *This is only an estimate and is not included in the scope of this proposal*
CSI will program and configure door controllers for operation.
CSI to test doors for proper operation.
CSI will provide project management, technical services and installation as needed.

3. EQUIPMENT LIST

Table with 6 columns: Qty, Manuf., Part No, Item, Price, Extended. It lists equipment items like Honeywell Access Systems and Security Group with their respective quantities and prices.

4	Honeywell Security Group	PW6K1R2	PW-Series Dual Reader Module Includes 2 inputs/2 outputs per reader board	\$557.65	\$2,230.60
1	Honeywell Security Group	PW6K2E2PS	Power Supply for PW5K2ENC1 and PW5K2ENC2 high density enclosures	\$392.96	\$392.96
1	Honeywell Security Group	PW5K2ENC1	PW-Series High Density Enclosure (Power Supply, Daisy Chain Cable, and Battery not included).	\$235.77	\$235.77
1	Honeywell Security Group	PW5K1DCC	PW-Series Daisy Chain Cable Use with PW5K2ENC1 and PW5K2ENC2	\$83.65	\$83.65
2	Honeywell	IS310WH	Request to exit PIR, White	\$92.45	\$184.90
			PEPPM Material Cost		\$4,739.91
			NON PEPPM MATERIAL		
4	GRI	180MC-12-W	S180 W/ DOOR CHANNEL MAGNET-WHT	\$9.22	\$36.88
2	Sargent	R56AF-32D	Retrofit Kits with Push Rail	\$923.08	\$1,846.16
2	Securitron	TSB-C	DOOR CORD W/ GRAY CAPS 18"	\$28.46	\$56.92
1	Altronix	AL600ULACMC B	AL600ULX W/ ACM8 PWR CNT W/ CRBK	\$350.75	\$350.75
			Non PEPPM Material		\$2,290.71

Total PEPPM Price \$7,030.62
Applicable Sales Tax will be charged

This product is not in stock.
Please indicate if you require special shipping on the return order.

4. OPTIONS

There are no options included in this proposal.

5. TRAINING

There is no training included in this proposal.

6. PROJECT SCHEDULE

Typical project installation lead time is approximately 4 weeks from receipt of signed proposal / PO and mobilization payment. In the event there are any product backorders or unforeseen circumstances that could affect this lead time, you will be notified by the CSI project manager assigned to your project.

7. WORK BY OTHERS

- a. ESASD will be providing cable and installation of all cable.

8. WHAT IS NOT INCLUDED

- a. Materials and services not specifically listed in the equipment list or project scope are not included.
- b. Submittals and CAD drawings.

9. SYSTEM INVESTMENT

Select	Description	Ext Price
<input checked="" type="checkbox"/>	Base Proposal Investment	\$7,030.62

10. PAYMENT TERMS

Payment Schedule
Mobilization
<i>Invoice for Materials upon Delivery. Due upon receipt.</i>

11. ORDERING AND ACCEPTANCE

To order, please send a signed copy of this proposal to us along with an approved purchase order. Invoicing will progress as indicated in the payment schedule above. Past due accounts are subject to interest penalties. Work may be suspended on accounts that are not current. (See attached credit policy). Please note that the following must be included with your Purchase Order to qualify as a PEPPM purchase.

- All PEPPM orders should be emailed to orders@peppm.org.
- In the body of the purchase order, please include the following language: "As per PEPPM 2018"
- Address all orders to: Communication Systems, Inc. 4670 Schantz Road, Allentown, PA 18104
- The PO MUST list CSI's Payment Terms
- The PO MUST be accompanied by a signed copy of CSI's Proposal

Authorized Acceptance Signature

Print Name

Date

Purchase Order No

Tax Status: Exempt (copy of current certificate required) Non-Exempt

Providing an Authorized Acceptance Signature indicates that you have read and understand the Terms & Conditions attached to this agreement. This document represents the entire agreement. No conversations or other forms of communication shall be considered part of this agreement.

This proposal was prepared in good faith, exclusively for the individual(s) to whom it is addressed. It contains information that is privileged, confidential and exempt from disclosure under applicable law. The recommendations described herein are based on client consultations, site visits, engineering, and research, computer-aided designs and/or expertise earned through education, training and experience. It is considered an unfair business practice to use this information for competitive negotiations.

12. PREVENTATIVE MAINTENANCE AND SUPPORT

The system described in this proposal has been designed to provide you with many years of reliable service and an excellent return on your investment (ROI). However to uphold the warranties of the equipment and achieve maximum longevity, managed services and ROI, regularly scheduled maintenance is required. CSI provides managed services and scheduled maintenance programs for your system that will keep it running smooth and reduce the total cost of ownership.

13. WARRANTY AND EXTENDED SERVICE

CSI is proud to offer many of the best in class life safety, security and communications equipment manufacturers. These manufacturers have expressed warranties which guarantee certain rights under Pennsylvania law. Most products used in our installations have a full one-year warranty from the date of purchase. At our option, CSI will repair or replace defective products and product defects caused by improper installation by CSI within one year from the date of purchase. Product only sales are covered solely by the manufacturer's warranty. Products carrying a limited manufacturer's warranty will be facilitated by CSI on the customer's behalf. Products requiring repair will be assessed by the manufacturer and charges may apply to cover applicable non warranty repair costs. Electro-mechanical products such as motors, fuses, hard drives and lamps, unless otherwise specified by the manufacturer, carry a 90-day warranty from the date of purchase. Defects caused by misuse, mishandling, and unauthorized modification and repairs made by non CSI authorized personnel or acts of God are not covered by this warranty. Our proposal includes a pre-paid one year Software Support License when specified in the project scope above.

14. TERMS AND CONDITIONS

- a. This proposal does not include any material or services other than that stated in the project scope and equipment list above, permits, applicable sales tax, bonds, special shipping and services to repair, trouble shoot or correct problems related directly or indirectly to pre-existing site conditions, wiring or installation errors by others.
- b. System drawings and submittals are not included. If drawings or submittals are required, there will be an additional charge based on actual engineering and clerical time and materials. We will advise you at the time of placing your order what the turn-around time for this order will be.
- c. Our price will remain valid for 30 days.
- d. Payment terms are as specified in "payment terms", upon approved credit.
- e. CSI reserves the right to modify payment terms as stated or implied in this proposal, pursuant to results from our credit approval process.
- f. Product that is authorized to return for credit must be returned within 30 days from the invoice date in the original unopened cartons. Material that is not returned under these conditions is subject to inspection and may be rejected for credit by the manufacturer.
- g. Applicable sales taxes will be added to all invoices. Tax exemption certificates must be remitted with an executed proposal to be applicable.
- h. Any product ordered for the project and then returned at the discretion of the Client will be subject to a 25% restocking fee.
- i. Source code for all software developed within the scope of this offering remains the property of CSI. Licensing terms are available upon request.
- j. When integrating hardware and/or software with the client's existing network; demarcations will be established to identify clear points of responsibility. If an issue would arise that impacts system design and/or functionality, additional IT engineering will be charged at the current IT service rate.
- k. Data backup is the sole responsibility of the customer. CSI is not held responsible for any loss of data.
- l. Project schedule changes and delays outside of the control of CSI will be accommodated whenever possible. Costs incurred by CSI because of delays outside of CSI's control will be considered outside of scope and may be considered billable.
- m. The cost of any permits required by Authorities Having Jurisdiction, (AHJ), will be borne by the owner.
- n. These terms cannot be altered by verbal or implied communication. All variances from these terms must be requested in writing.
- o. This proposal was prepared in good faith, exclusively for the individual(s) to whom it is addressed. It contains information that is privileged, confidential and exempt from disclosure under applicable law.
- p. Any changes to the Scope of Work (SOW) requested by the Owner or AHJ will require the Client to submit a Change Order Request in writing.

15. INDEMNIFICATION

To the fullest extent permitted by law, the owner shall indemnify and hold harmless the CSI, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the Work under this proposal, provided that any such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent not caused by the negligent acts or omissions of CSI, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or

expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce other rights or obligations of indemnity which would otherwise exist.