

ECONOMIC DEVELOPMENT SUBCOMMITTEE



Greenville, Pa
COMMUNITY VISION TASK FORCE

**ECONOMIC DEVELOPMENT SUBCOMMITTEE MEETING
SEPTEMBER 27TH, 2018 | 12:00PM | FRESH GROUNDS COFFEEHOUSE**

PRESENT: Ben Beck, David Reeves, Caleb Stright, Joe Wilson, Marty Johnson, Ryan Davis, Brad Gosser

ABSENT: Scott Graubard Marty Johnson, Ryan Davis

OLD BUSINESS:

NEW BUSINESS:

Hearing from Brad Gosser (Greenville-Reynolds Development Corporation)

The conversation started with a brief explanation of the purpose and intended goals of the subcommittee. Brad asked if the focus was just on the Borough of Greenville. Ben stated that although the answer is no, Greenville is often overlooked during economic conversations.

The obvious opportunity for development in Greenville is on the Trinity North site. Brad gave a brief update on the site: Trinity is still waiting on Act 2 clearances from the DEP (it is still in the period of well tests). Once the clearance is given, negotiations will begin for the donation or sale of the land.

Jim Miller (Regional Director NW DEP) jamesmill@pa.gov (814) 332-6614

GAEDC, although not 100% committed to purchasing the land and developing the site, would consider doing so. GAEDC will not get in the way of another entity that may be looking at the site.

Brad does not feel that either of the North or South sites would compete with the Industrial Park. However, Brad also shared that he believes it is unlikely that Trinity North would be redeveloped for any major industrial use.

Previous redevelopment ideas consisted of things like: Thiel dormitories, a plaza, cinema. The developer Barry Stein was previously interested in the site.

There was discussion about how all “pieces of the puzzle” are necessary for growth and development. Employment opportunities are needed, but we also have work to do in making our community as attractive as possible.

Brad was asked what he sees as being the biggest economic development hurdles we face. He responded with the following:

- We do not have move in ready buildings (county-wide).
- Things have become more complicated with more red tape.
- Private investors in building have a low return when competing to bigger industrial hubs (Youngstown, Cleveland, Pittsburgh).

Brad spoke about some of the building projects they have planned for the park. They often run into issues such as Penn Power not having any reason to increase service. (They don't act on what it potentially will do, only, who actually needs it at this moment.)

Brad encouraged the group to focus on what our strengths are in order to build off of that.

Recreation/River

Thiel College/college town

Internet Game is strong

Affordability/Low cost of living

Some other thoughts from the meeting:

Are we too close to Pittsburgh to compete?

Big isn't the objective – we want to maintain a certain small town identity.

How do we inspire the Thiel entrepreneur?

Who is our future business owner/entrepreneur/investor audience?

The next meeting was set for Thursday, October 25th, 2018 at 12:00pm, Fresh Grounds Coffeehouse. The purpose of this meeting will be to complete the new SWOT analysis.

Adjourned at 1:00pm

Respectfully submitted by Ben Beck