

Chapter 6: Fiscal Impact and Economic Development

Chapter 6 of this Comprehensive Plan provides an overview of the fiscal impacts and economic development characteristics within Exeter Borough. A fiscally responsible municipality combined with a healthy economy provides opportunities for local and regional success. Economic development is fundamentally about enhancing the factors of productive capacity including land, labor, capital, and technology within a municipality. Chapter 6 will also focus on the abilities for Exeter Borough to remain fiscally responsible while considering economic development opportunities.

Section 6.A: Municipal Finances and Budget

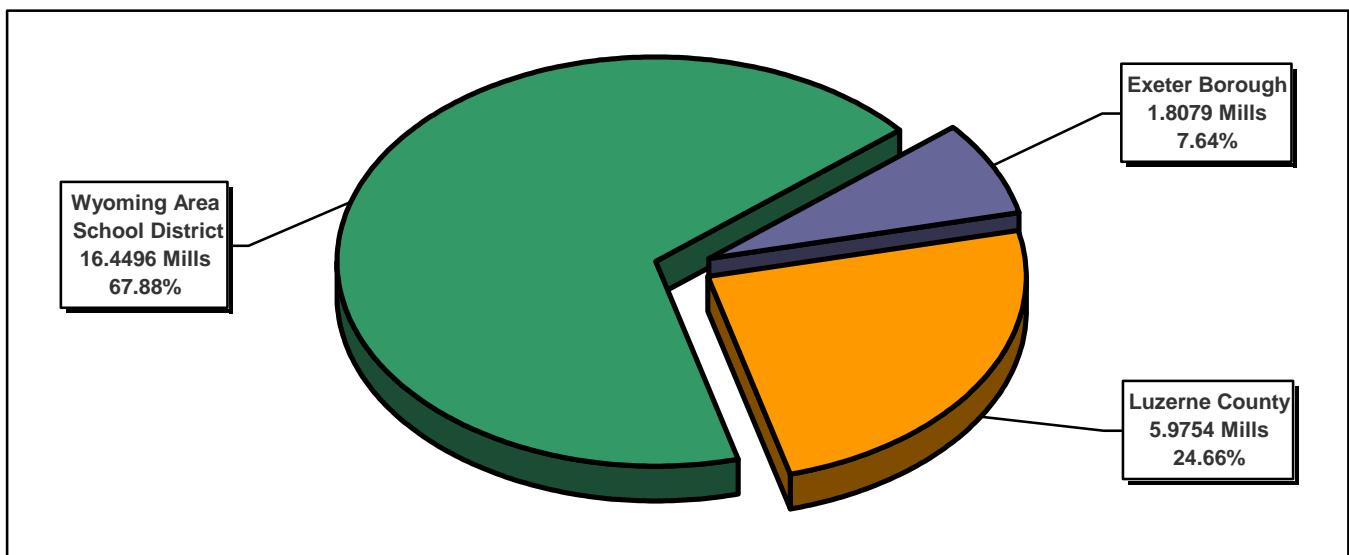
Fiscal control is vital to maintain effective levels of community facilities and services. Proper management of municipal finances is essential to ensure that the municipal officials meet the needs and expectations of the community. This is generally accomplished through the municipal budget process, which involves estimating revenues and preparing an annual expenditure plan that is essentially the plan for spending money within that period of time. Although the focus of the budget tends to be on expenditure of revenues, fiscal responsibilities extend beyond this obligation. The following table is a modified summary of the Exeter Borough Budget for 2018.

| Exeter Borough Municipal Budget (2018) | | | | | |
|--|------------------------|---------------|---|------------------------|---------------|
| Itemized List of Revenues | | | Itemized List of Expenditures | | |
| Projected Revenue Sources | Amount | Budget | Anticipated Expenditures | Amount | Budget |
| Real Estate Taxes | \$ 572,000.04 | 33.9% | Administration, Council and Municipal Officials | \$ 88,593.84 | 5.2% |
| Earned Income Tax | \$ 489,999.96 | 29.0% | Professional Services and Appointed Consultants | \$ 39,999.96 | 2.4% |
| Local Service Taxes and Other Taxes | \$ 99,744.31 | 5.9% | Police Department | \$ 404,109.96 | 23.9% |
| Utility Services | \$ 84,605.67 | 5.0% | Fire Department | \$ 135,469.04 | 8.0% |
| Police, Fire and EMS | \$ 52,113.04 | 3.1% | Public Works, Sanitation, Recycling and Streets | \$ 318,841.08 | 18.9% |
| Fines, Restitutions, Payments | \$20,000.04 | 1.2% | Planning, Zoning, Engineering | \$ 65,183.84 | 3.9% |
| Permits, Licenses and Fees | \$ 40,724.88 | 2.4% | Buildings and Utilities | \$ 25,467.11 | 1.5% |
| Recycling and Grants | \$ 69,999.94 | 4.1% | Insurances, Taxes, Medical | \$ 201,101.16 | 11.9% |
| Recycling and Grants | \$ 160,212.04 | 9.5% | Expenses and Maintenance | \$ 49,085.24 | 2.9% |
| Investments, Reimbursements | \$ 6,042.84 | 0.4% | Grants and Misc. Fees | \$ 135,000.00 | 8.0% |
| Transfers and Adjustments | \$ 93,000.00 | 5.5% | Income and Adjustments | \$ 225,591.35 | 13.4% |
| Total Revenues | \$ 1,688,442.48 | 100.0% | Total Expenditures | \$ 1,688,442.48 | 100.0% |

The total projected revenues and expenditures for Exeter Borough in 2018 have been established as a balanced budget of \$1,688,442.48. The General Fund is supported by revenues collected from real estate taxes, local enabling taxes, licenses, permits and fees. Most of the expenditures are allocated for emergency management services, public safety, administration, capital improvements, buildings, roads, maintenance and general services, which are all line items within the municipal budget.

The preparation of the 2018 Budget included a number of factors that made it a demanding task for Exeter Borough. Although certain expenditures have increased at a moderate rate to reflect the overall cost of living, new expenditures have been added to the municipal budget in order to address specific community needs. In 2018, the local mileage of 1.8079 mills per \$1,000 of assessed value has been established to balance the itemized revenues and expenditures within the budget.

In the overall real estate tax structure, the municipal real estate taxes collected by Exeter Borough are 7.44 percent of the overall real estate taxes collected. This is a relatively small amount as compared to the real estate taxes collected by the Wyoming Area School District (67.88 percent of the overall real estate taxes) and Luzerne County (24.66 percent of the overall real estate taxes). Based upon the graphic illustration in the following chart, it can be concluded that the municipal fees, charges and taxes, that are collected by Exeter Borough are utilized in an efficient manner considering the municipal services that are provided to the residents and landowners of Exeter Borough.



The expenditures are categorized by specific categories, which provide an itemized value for spending during the budget year. In order to finance the projected expenditures, revenues are gained through a variety of means such as taxes, service charges, fees, intergovernmental transfers, interest and other proceeds. Additional revenues are also collected via special assessments or fees, which include:

Real Estate Transfer Tax: 2% of total sales price (1% to PA; 0.5% to WASD; 0.5% to EB)

Local Services Tax: \$52 per year deducted from earning by employer

Earned Income Tax: 1.0 % of gross earned income (0.5% to WASD and 0.5% to EB)

The combination of real estate taxes, special assessments and other revenue sources are utilized to provide municipal services to the residents and business owners within Exeter Borough.

Section 6.B: Local and Regional Economy

Employment Composition

Historically, commercial, institutional and industrial growth has been considered prosperous within Luzerne County and the Commonwealth of Pennsylvania. Over the past 50 years, the residents from Exeter Borough had numerous employment opportunities as a result of the improvements to the transportation system, technology, communications, economic investment, and other improvements. According to the Pennsylvania Department of Labor and Industry, the leading employment sectors within Lackawanna and Luzerne Counties are: health care and social assistance; retail sales; manufacturing; transportation and warehousing; construction; professional and technical service. While Exeter Borough does have several local businesses that do provide employment opportunities, most of the local work force is employed outside of Exeter Borough. A complete employment profile of Luzerne County has been included as part of Appendix B of this Comprehensive Plan.

Based upon current economic development trends within Luzerne County, it can be concluded that the employment composition has become more diversified over the past 50 years. The manufacturing sector has experienced a decline while emerging markets that are indirectly related to the transportation, technology and communication sectors have significantly increased. Within Exeter Borough, most of the residents have found employment opportunities within management, business, sales and general office professions as opposed to manufacturing and service professions.

Exeter Borough Business Survey

As part of this Comprehensive Plan, Exeter Borough conducted a Business Survey, which was issued to the local businesses within Exeter Borough. The following observations have been noted:

This section shall be completed when Exeter Borough Business Survey has been completed

The Exeter Borough Business Survey was distributed to 90 local businesses within Exeter Borough. The response rate was approximately ____% of the total number of businesses. The results are contained within Appendix D of this Comprehensive Plan.

Economic Development and Employment Trends

Based upon current economic development trends within Lackawanna and Luzerne Counties, it can be concluded that the employment composition has become more diversified over the past 50 years. The manufacturing sector has experienced a decline while emerging markets that are indirectly related to the transportation, technology and communication sectors have significantly increased. Within Exeter Borough, most of the residents have found employment opportunities within management, business, sales and general office professions as opposed to manufacturing and service professions.

Section 6.C: Economic Development and Revitalization Tools

During the preparation of this Comprehensive Plan, Exeter Borough conducted a Community Survey and a Business Survey to identify the most significant issues within Exeter Borough and the Wyoming Valley. It has been determined that a sustainability, revitalization and improved store fronts are vital issues the face Exeter Borough of the next 10 to 20 years.

Wyoming Avenue Overlay District

Exeter Borough should establish the Wyoming Area (WA) Overlay District, which would encompass a 500 foot wide enterprise zone, as measured along both sides of Wyoming Avenue (PA Route 11). The purpose and intent of WA Overlay District is to promote high quality streetscape development, revitalization and adaptive reuse techniques on areas that were once prominent features and attractions within Exeter Borough. The WA Overlay District shall provide emphasis on: streetscape enhancements; adaptive reuse and revitalization; store front enhancements; and incorporate “business friendly” design guidelines that promote economic vitality.

Adaptive Reuse and Revitalization

The Zoning Ordinance should be amended to include provisions for creative adaptive reuse and revitalization project. Properties that are classified as vacant, abandoned or blighted should be eligible for zoning incentives to promote the revitalization efforts. The zoning provisions should provide emphasis on options, opportunity and implementation. The private development community should be provided with a clear path that promotes the community vision through a form-based zoning code and an expedited review process (60 to 150 days) that can be coordinated as part of a conditional use application. Exeter Borough should place a high priority to establish these creative zoning provisions.

Streetscape Improvements and Storefront Enhancements

Exeter Borough will need to establish a partnership with the local business owners to implement the community vision. Many store fronts have been neglected over the years. This effort could be coordinated with a streetscape enhancement plan and/or form-based zoning code. Funding opportunities should be considered on a local and regional scale. Exeter Borough could initiate this effort through discussions with the Luzerne County Planning Commission and the Luzerne County Redevelopment Authority. Identifying organizations that can help a community and programs that work are vital steps to implement the community vision.

Local Business Community

Exeter Borough does not have an established group of local businesses that are organized to discuss business-related issues. The community vision and corresponding recommendations contained within this Comprehensive Plan will have a minimal impact unless a strategic action plan is implemented. The key stakeholders for a successful economic development plan are the local businesses. Exeter Borough can provide the venue and invite local businesses to become organized in an effort to: share ideas; promote the local business community; identify organizations that can resourceful partners; and to consider programs that promote success and sustainability.

Section 6.D: Economic Development Resources and Programs

There are several economic development resources and programs that are available to assist Exeter Borough with the implementation of this Comprehensive Plan. The following economic development resources and programs are offered through local, county, state and federal agencies.

Luzerne County Redevelopment Authority

The mission statement of the Luzerne County Redevelopment Authority is to work with Luzerne County and its municipalities to assist in improving the quality of life and property for residents through eminent domain, the administration of grant programs, tax abatement programs, delinquent tax buyback programs, and the operation of the Luzerne County Rail Corporation.

The Redevelopment Authority was established as an independent governmental agency under the Pennsylvania Urban Redevelopment Law by the Luzerne County Commissioners in 1962. Its purposes are to reduce blight, promote community viability, and further economic opportunities in Luzerne County. Since its inception, the Redevelopment Authority has participated in numerous programs and initiatives to meet those objectives. It has undertaken or managed federal and state-financed urban renewal, housing, and infrastructure projects within Luzerne County. In response to natural disasters, most notably Hurricane Agnes in 1972 and more recently, Hurricane Lee in 2011, the Redevelopment Authority played a key role in administering government-funded programs for disaster relief and rebuilding efforts. It has encouraged economic growth through participation in local tax incentive programs to promote new residential and commercial development. As a result of acquisition of the Luzerne County Rail Corporation, key businesses and jobs have been retained and expanded.

The Redevelopment Authority is governed by a five member board comprised of Luzerne County residents who serve in their non-paid positions under appointment by the Luzerne County Council. The Board meets monthly. The Authority is run by a small administrative staff. The Authority is self-sustaining through funds received for its management services. The Redevelopment Authority receives no financial assistance from the county, state, or federal governments for its daily operations, nor does it levy any special assessments from Luzerne County. The website for the Luzerne County Redevelopment Authority is <http://www.luzernecountyredevelopment.org/>.

Commonwealth of Pennsylvania

Pennsylvania Economic Development Association (PEDA): PEDA is the unified organization for individuals whose livelihood involves responsibilities for area development. Examples of typical members include county/regional economic developers, state economic development employees, utility executives whose primary responsibility is area development, industrial development authority directors, operators of industrial incubators, chamber of commerce executives, and municipal directors of development.

Pennsylvania Department of Community and Economic Development (DCED): The mission of the PA DCED is to foster opportunities for businesses and communities to succeed and thrive in a global economy, thereby enabling Pennsylvania to achieve a superior quality of life. In an effort to ensure growth and development within communities across Pennsylvania, the DCED Customer Service Center assists residents and businesses with inquiries and programs that specifically provide assistance for community and economic development.

Technology 21 Initiative: The Technology 21 provides Pennsylvania's high-tech leaders with designing a comprehensive, industry-led strategy to ensure Pennsylvania's place as a technology leader in the new economy. This initiative was developed to seek industry input as to what is needed from state government in order for high-tech firms to succeed in today's environment. Technology 21 members were organized around six (6) broadly defined industry clusters including: advanced manufacturing; advanced materials; agribusiness; biotechnology; environmental technology; and information technology.

Keystone Opportunity Zones (KOZ): KOZ's are defined parcels within specific areas with greatly reduced or no tax burden for property owners, residents and businesses. KOZ's have been designated by local communities and approved by the state. As part of the procedures required to establish a KOZ, a partnership must be established between the community and the state and local taxing bodies, including school districts, economic development agencies and community organizations. To be considered as a Keystone Opportunity Zone, a site must have:

- Displayed through a vision or strategy statement how this property through targeted growth could impact the property positively;
- Displayed evidence of adverse economic and socioeconomic conditions within the proposed zone such as high poverty rates, high unemployment rates, percentage of abandoned or underutilized property, and/or population loss;
- Passed binding resolutions or ordinances forgoing certain taxes; this included school districts, county and municipal governments;
- Public and private commitment of resources;
- Linkages to regional community and economic development activities including Team Pennsylvania and initiatives under the DCED's Center for Community Building;
- A written plan discussing the implementation of quality school improvements and local crime reduction measures; and
- A demonstrated cooperation with surrounding municipalities.

Local Economic Revitalization Tax Assistance Act (LERTA): LERTA is an act established by the Commonwealth of Pennsylvania in 1977 to allow local taxing bodies the ability to temporarily exempt any improvements to certain deteriorated industrial, commercial, and other business properties located within a designated deteriorated area. The local taxing body then can gradually decrease the amount of exemption over a period of time (maximum period 10-years), until the taxes have no exemption. The objectives of the program are to promote growth and revitalization efforts to enhance the local tax base over a given period of time.

Small Business Alliance: The Small Business Alliance is a local non-profit membership group dedicated to bringing small businesses together to help each other grow. Members are encouraged to be actively involved in helping other member companies through networking and the exchange of services. Full membership is open to any individual or business with 25 or fewer permanent, full-time employees. Larger organizations may join the Small Business Alliance as associate members. The Small Business Alliance provides its members with immediate, tangible benefits such as discounts on business services and products.

Industrial Sites Reuse Program (ISRP): The ISRP offers grants and low interest loan packages through Pennsylvania Department of Community and Economic Development to perform an environmental assessment and remediation work at former industrial sites. This ISRP is offered to public entities, private nonprofit economic development entities, and companies involved in reuse of former industrial land that did not cause or contribute to environmental contamination. Funds from the ISRP may be utilized for Phase I, II or III environmental assessments as well as for remediation of hazardous substances on the site.

Infrastructure Development Program (IDP): The IDP offers grants and low interest loan packages through Pennsylvania Department of Community and Economic Development for public and private infrastructure improvements. The IDP is offered to municipalities, industrial development authorities and corporations, municipal authorities, redevelopment authorities and local development districts may apply for IDP assistance on behalf of eligible private companies engaged in the following enterprises: agriculture, industrial, manufacturing, research and development, and export services or real estate developers who are developing sites for eligible private companies. Eligible uses include transportation facilities and airports; clearing and preparation of land and environmental remediation; water and sewer systems; energy facilities; parking facilities; storm sewers; bridges and waterways; rail facilities; and port facilities at former industrial sites only.

Pennsylvania Economic Development Regional Grant Program: This Program is designed to provide assistance for local and/or regional economic development agencies to conduct advertising, public relations and other promotional programs associated with the attraction and/or retention of businesses in their region. A maximum of \$10,000 per county is available, providing that it is a cooperative effort between multiple counties. The concept of the grant is to encourage local economic development groups to work regionally. The applications must demonstrate a tie-in to a regional plan or the marketing plan of the Pennsylvania Department of Community and Economic Development.

Opportunity Grant Program (OGP): The OGP offers grant packages through the Pennsylvania Department of Community and Economic Development to create or preserve jobs. The ORG is offered to businesses and municipalities on behalf of businesses that will create or preserve a significant number of jobs within the Commonwealth of Pennsylvania. Eligible activities include manufacturing; industrial; research and development; agricultural processors; export services; and businesses establishing a national or regional headquarters.

New Communities/Enterprise Zone Program: This Program offers grant packages through the Pennsylvania Department of Community and Economic Development to financially disadvantaged communities for preparing and implementing business development strategies within municipal Enterprise Zones. The New Communities/Enterprise Zone Program is offered to municipalities, redevelopment authorities and nonprofit economic development organizations. Eligible uses include business development strategy preparation, revolving fund business loans and program administration.

Team Pennsylvania Business Resource Network (TPBRN): The TPBRN is a collaborative tool and data source for employers, job creators and economic developers providing comprehensive access to state, local, and regional information critical in making decisions about location, expansion, and workforce development.

Economic Development Initiative (EDI): The EDI provides grants to local governments to enhance both the security of loans guaranteed through the Section 108 Loan Program and the feasibility of the economic development and revitalization projects they finance. The EDI has been the catalyst in the expanded use of loans through the Section 108 Program, one of the most potent public investment tools that U.S. Department of Housing and Urban Development (HUD) offers to local governments. HUD awards EDI funds as competitive project grants, to be used in conjunction with Section 108 loan commitments. EDI grant funds can only be used in projects also assisted by the Section 108 Loan Program; such projects may involve activities such as property acquisition; rehabilitation of publicly owned property; housing rehabilitation; economic development activities; acquisition, construction, reconstruction, or installation of public facilities; and other public site improvements.

Brownfields Economic Development Initiative (BEDI): The BEDI is one of the key competitive grant programs that HUD administers to stimulate and promote economic and community development activities under the Housing and Community Development Act. BEDI is designed to assist communities with the redevelopment of abandoned, idled and underused industrial and commercial facilities with expansion and redevelopment of sites that have potential environmental risks. BEDI funds are used to stimulate economic and employment opportunities through the revitalization projects. The funds are used as the stimulus for local governments and private sector parties to commence redevelopment or continue phased redevelopment efforts on brownfields sites where either perceived or actual environmental conditions are known and redevelopment plans exist.

Economic Development Administration (EDA) Program: This federal Program provides a variety of loans and grants available to assist with economic development activities in distressed communities. Eligible uses include business expansions, public works projects, technical assistance, and development and implementation of strategies to halt or reverse long-term economic decline. EDA provides loans to fill the gap in long-term, fixed asset financing for small businesses. Any small business that meets the standards and objectives may apply through municipalities, states, counties, and public development agencies.

Blighted Property Programs: The PA DCED in conjunction with the Housing Alliance of Pennsylvania have established several programs to address blighted, vacant and abandoned properties on a local and regional scale. These documents can be also found on the PA DCED webpage at: <https://dced.pa.gov/> or at the following link: <http://www.pablightlibrary.com/readdownloadprintshare/>. Luzerne County has also established the Municipal Stop Slum and Blight Clearance Program, which applies funds from the Community Development Block Clock Grant (CDBG) Program funds and can be found at: <https://www.luzernecounty.org/DocumentCenter/View/13687/MUNICIPAL-SPOT-SLUM-AND-BLIGHT-CLEARANCE-PROGRAM?bidId=>. Additional information has also been included as part of Chapter 4 and Appendix E of this Comprehensive Plan.

Section 6.E: Planning Implications and Issues

Chapter 6 provides a description and analysis of the local fiscal impact and economic development conditions. The following planning implications and issues should be considered by Exeter Borough:

- (1) Exeter Borough has evolved from an agricultural and mining community to a transitional or suburbanized community containing a variety of professional services, institutional and retail uses. These existing uses are vital assets to the local and regional economy, since they provide employment opportunities, stabilize the local tax base, and are typically not dependant upon community facilities and services.
- (2) The leading employment sectors within Lackawanna and Luzerne Counties are: health care and social assistance; retail sales; manufacturing; transportation and warehousing; construction; professional and technical services. Exeter Borough does have several local businesses that do provide employment opportunities. However, Exeter Borough is not situated in an area that can support a major employment center considering contemporary employment trends.
- (3) There are numerous economic development corridors or centers within close proximity to Exeter Borough that offer a wide-range of regional land use opportunities, such as industrial parks, office or business parks, medical research parks, hospitals, shopping centers, shopping malls, central business districts, recreation facilities and cultural centers. These regional land uses are typically dependant upon their employees, customers or clients residing within a fifty (50) mile radius. As a result of the existing competitive markets and lack of infrastructure to support such regional land uses, Exeter Borough should examine the sound land use and development options that are most appropriate for these conditions.
- (4) The industrialized areas of Lackawanna and Luzerne Counties may be considered as an emerging “inland port” as a result of its geographic proximity, economic vitality and transportation network. As a result, unique land use, zoning and development opportunities may be considered by Exeter Borough and Wyoming Valley. These choices will have a significant impact on economic, social and transportation issues. Exeter Borough may experience and indirect impact with subdivision and land development plan applications over the next to 10 to 20 years.
- (5) Based upon a review of the municipal budget, residential land uses require a significant amount of attention in terms of community facilities and services. As a result, the local tax base can easily be depleted since it must account for municipal services, transportation improvements, emergency management services, educational opportunities, utility services, and other community essentials. Therefore, there is a need for a diversified tax base to provide economic balance and stability.
- (6) Exeter Borough has determined that sustainability, revitalization and improved store fronts are vital issues the face Exeter Borough of the next 10 to 20 years. A strategic action plan to account for fiscal impacts and economic development must be established considering the tools and resources that are currently available to Exeter Borough.
- (7) The local business community does not have a significant amount of resources or organization to provide support or promote Exeter Borough as a prominent place to do business.

Section 6.F: Fiscal Impact and Economic Development Plan

The community goals, objectives and policies that are relative to fiscal impact and economic development issues are contained within Chapter 2 of this Comprehensive Plan. Exeter Borough has determined that a strategic plan should be considered for implementation over the next 10 to 20 years. The following plan for fiscal impact and economic development strategies has been established for this Comprehensive Plan:

- (1) Exeter Borough must retain and expand existing business opportunities to preserve a sound tax base and provide employment options on a local and regional scale. Solicit the assistance of public agencies specializing in community and economic development including the Luzerne County Redevelopment Authority the Luzerne County Planning Commission.
- (2) Maintain an inventory of commercial, institutional and industrial sites within Exeter Borough. As part of this effort, employ a summer planning or engineering intern to conduct a land use survey of Exeter Borough every five (5) years.
- (3) Enhance communications with the local business community to address issues that have an impact on community development issues. As part of this effort, host periodic meetings to discuss opportunities to sustain and improve local economic development conditions.
- (4) Continuously monitor the needs and deficiencies of the local workforce. Coordinate efforts with the local institutions and business community to offer educational and workforce development programs in order to further develop a skilled, adaptable, and competitive workforce.
- (5) Promote adaptive reuse and revitalization efforts for abandoned non-residential uses or buildings. Exeter Borough should consider an amendment to the Zoning Ordinance, which emphasizes the reuse, occupancy and/or redevelopment of existing buildings, structures and land areas along Wyoming Avenue, which should be subject to an expedited review process. Exeter Borough must provide local opportunities with a clear path for implementation.
- (6) Review prototypical zoning and development regulations that provide unnecessary restrictions and/or limitations for existing businesses that wish to expand their operations or future businesses that are looking to develop a property within Exeter Borough. As part of this process, evaluate all municipal provisions that are related to subdivision and land development activity such as, but not limited to: site accessibility; off-street parking and loading; lot size; dimensional requirements; building height; lot and building coverage; signage; stormwater management; landscaping and buffer yards; fences; permitting; and other antiquated zoning and development provisions. Exeter Borough should emphasize more flexibility in terms of design standards, development requirements and time constraints.
- (7) Consider a form-based zoning approach to implement the community vision for an improved streetscape and revitalized storefronts. This recommendation can be coordinated with other zoning initiatives for adaptive reuse and revitalization on properties that have been classified as blighted, abandoned or vacated. A portrayal of the community vision should be initiated followed by creative zoning techniques that promote flexibility and implementation.

- (8) Evaluate programs and funding opportunities that enhance the appearance of the gateways and streetscape improvements along Wyoming Avenue within Exeter Borough and the adjacent municipalities. As part of this effort, consider landscaping, pedestrian circulation, lighting, visual effects and other beautification efforts. A regional or multi-municipal grant could get this project funded, which may lead a more desirable streetscape and local business district.
- (9) Develop partnerships that endorse regional and intergovernmental cooperation. As part of this effort host periodic meetings with representatives of the Luzerne County Planning Commission, Wyoming Area School District, local educational institutions and the adjacent municipalities in order to evaluate designated planning opportunities that will assist with the implementation of this Comprehensive Plan.
- (10) Continue to improve the municipal website to provide the business community with information concerning meetings, announcements, codes, maps, police, refuse collection, services and other vital news. The municipal website could also be utilized as a database providing a community profile with demographic and socio-economic information.
- (11) Publicize the accomplishments and success stories of the local business community. The Exeter Borough Website does have a page devoted to the local business community. Exeter Borough should evaluate more options that could feature the “local business of the month” or other methods to promote the local business community.
- (12) Develop and maintain an economic database and community profile in an effort to promote a business friendly environment. This information is vital to existing business owners who may be undecided on a location that may be appropriate for their intended use.
- (13) Develop a Future Land Use Plan with specific emphasis on zoning techniques and economic development opportunities within Exeter Borough, while considering the potential impacts relating to municipal expenditures associated with community facilities, services and infrastructure that will be required to support targeted development.
- (14) Review programs and funding opportunities that may be available for infrastructure improvements to enhance the marketability of Exeter Borough. Coordinated efforts with county and state agencies to determine which economic development programs and funding opportunities would be beneficial to Exeter Borough.