



CORRECTING MYTHS ABOUT THE UNION HIGHLANDS SHOPPING CENTER

The people of Union Township have been bombarded with a lot of misinformation about the Union Highlands Shopping Center project. Here is the truth about some of the more outrageous myths.

Myth: Union Township will have to put \$200,000 into the project.

Truth: The developer, AdVenture Development, LLC/Union Realty Partners, has never asked for public funding, and has already announced that it will not request any funding from Union Township for infrastructure and traffic improvements.

Myth: Putting a Wal-Mart in the Union Highlands Shopping Center is a foregone conclusion.

Truth: While the developer has spoken with Wal-Mart, it has also spoken with Giant Eagle, Aldi's, Martin's and Shop 'n Save. The new shopping center must have a supermarket, but it doesn't have to be a Wal-Mart.

Myth: The shopping center will cause traffic nightmares.

Truth: The traffic improvements that the developer is making at no cost to Union Township will minimize traffic concerns.

Myth: After the Union Township voted 5-0 to approve rezoning for the project, Union Township allegedly created a "technical default" by not sending information to Washington County, and that invalidated the vote.

Truth: The vote was not invalidated. The zoning officer at the time has said he handled all rezonings the same way, yet Union Highlands is the only project that was singled out by Union Township Supervisors.

Myth: The developer wants to use eminent domain to take the property it wants.

Truth: The developer has not asked to take any property by eminent domain, and never will. All of the owners of the properties needed for the shopping center support the project and have agreements to sell their property to the developer.

Myth: Opponents of the project have the best interests of the community at heart.

Truth: How could much-needed retail shopping, 1,200 new jobs and millions of dollars in taxes a year be bad for the community and school district?



UNION HIGHLANDS SHOPPING CENTER PROJECT BENEFITS

Union Highlands Shopping Center is a 440,000 square foot retail development to be built on 70 acres of mostly vacant land in Union Township, which has been identified as a financially disadvantaged community by the Pennsylvania Department of Community and Economic Development. The cost of construction is estimated to be more than \$40 million.

Potential Tenants

Lowe's Home Improvement has agreed to put a 134,000 square foot anchor store in the Center. Other tenants might include national retailers such as Target, Giant Eagle, Shop 'n Save, Martin's, Kohl's, T.J. Maxx, Best Buy and Wal-Mart, plus a number of boutique stores and restaurants.

Service Area

About 410,000 people live within a 10-mile radius of the Center location. Residents of Union Township now must travel as much as 30 minutes to shop at stores comparable to what will be in the Center.

Job Benefits

- More than 500 construction jobs and more than 150 other jobs during the construction phase.
- More than 1,000 permanent full-time jobs once Union Highlands is completed
- More than 450 indirect full-time jobs once the Center is completed.

Tax Benefits

Once completed, the project will generate millions of dollars in tax revenues a year for the community and the state, including:

- Tens of thousands of dollars a year in taxes for Union Township.
- Hundreds of thousands of dollars a year for Washington County and the Ringgold School District.

Traffic Improvements

The Township will not pay for any of the public traffic improvements. The developer will pay all the costs for all traffic improvements, including:

- Two new driveways at the entrances to the Center, both to have a traffic signal, eastbound left-turn lane and westbound right-turn deceleration lane,
- Route 88 and Trax Road: westbound left-turn lane, traffic signal and an additional lane on Trax Road.



HISTORY OF THE UNION HIGHLANDS SHOPPING CENTER PROJECT

- Feb., 2003 Union Highlands Shopping Center completes agreements with all of the property owners needed to build the Center.
- March, 2003 The predecessor company to AdVenture Development/Union Realty Partners announces the project and asks Union Township for a rezoning hearing.
- April, 2003 After a public meeting, the Union Township Planning Commission votes 5-0 to rezone the properties needed to build Union Highlands Shopping Center.
- May, 2003 After a public meeting, Union Township Supervisors vote 5-0 to rezone the properties needed to build the Union Highlands Shopping Center.
- May, 2003-
Nov., 2005 Based on the Supervisors' 5-0 vote, the developer spends more than a million dollars on Union Highlands Shopping Center planning and development.
- Oct., 2004 The developer holds a public forum with 135 people to detail the project and get public input.
- Nov., 2004 A new Union Township Board of Supervisors is elected.
- April, 2005 The developer submits development plans, showing that Union Highlands will cost more than \$40 million to build and create more than 500 construction jobs and more than 1,000 permanent jobs, while adding millions of dollars to tax coffers annually.
- May, 2005 Lowe's commits to building a 134,000 anchor store in Union Highlands.
- Nov., 2005 The new Board of Supervisors rescinds the May, 2003 rezoning vote by a 3-2 margin based on Union Township's failure to forward the May, 2003 rezoning to Washington County. The new Board does not rescind any other rezoning on this basis, even other property rezoned on the same night of the Supervisors' 5-0 vote.