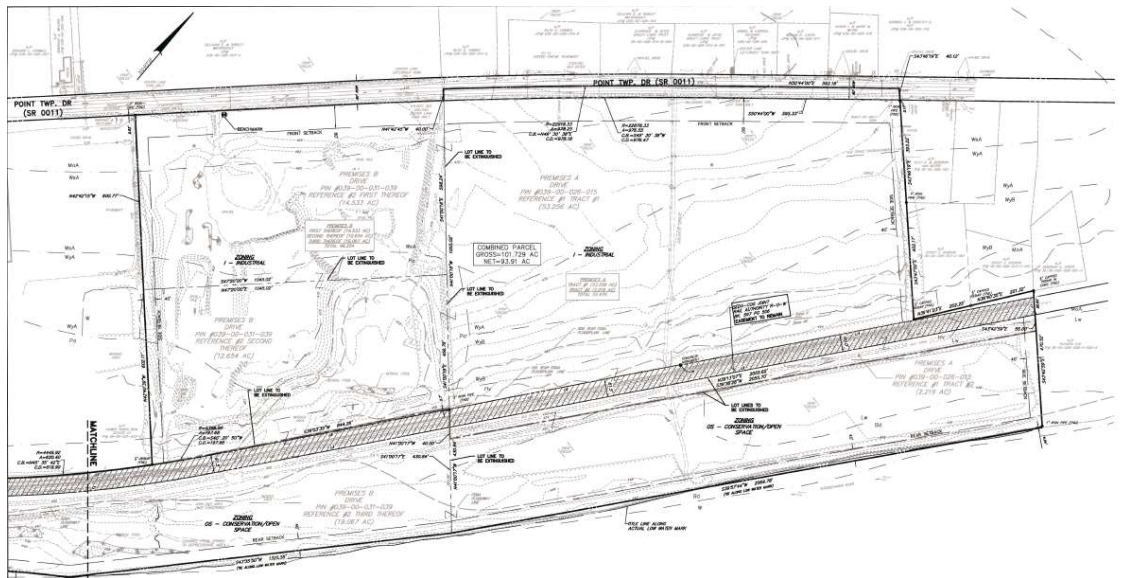


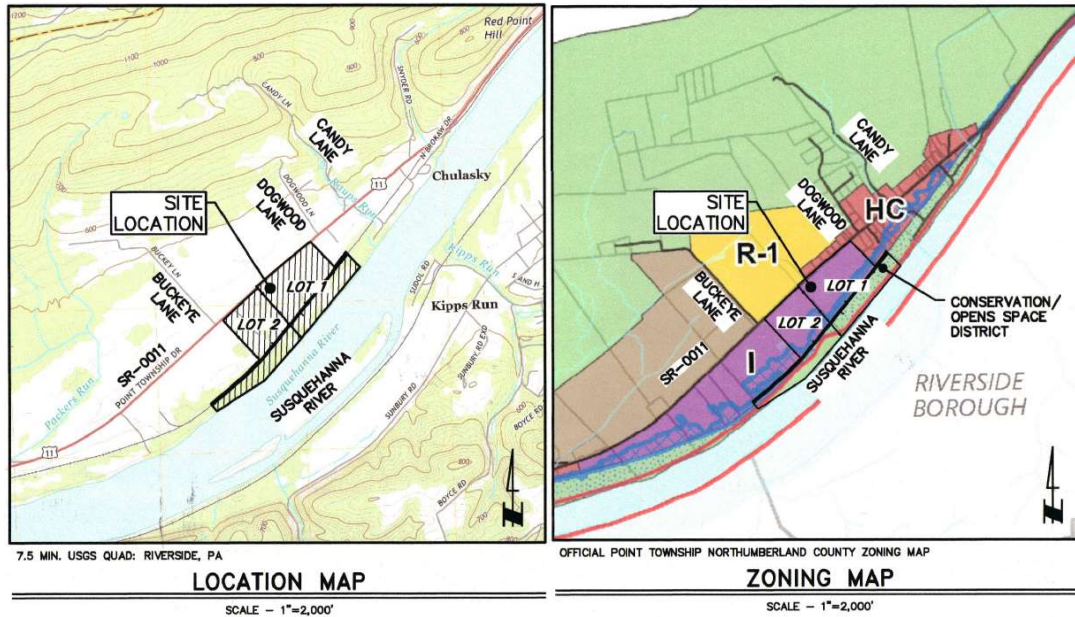
DRIVE Point Township Northumberland County Pennsylvania Industrial Site

Address: 3228 Point Township Drive, Northumberland, PA 17857. GIS: 40.946666, -76.676190

The site is located next to Strong Industries (spa manufacturer) at 3204 Point Township Dr #8866, Northumberland, PA 17857.

Zoning: Industrial – [Zoning Ordinance](#)





Municipality: Point Township, Northumberland County - <https://pointtownship.org/>

Taxes: [Point Township Tax Collector](#) – Properties are assessed and given an assessed value by the [Northumberland County Assessment Bureau](#). Each taxing body (Northumberland County/Point Township/Shikellamy School District) sets a millage rate. The tax owed is calculated with these values. Northumberland County, PA [Millage Rates](#)

Fire Department: [Point Township Fire Department](#) is located at 738 Old Danville Hwy, Northumberland, PA 17857.

School District: [Shikellamy School District](#) has over 2,800 students and is a mid-sized, suburban/rural, public school district in Northumberland County, Pennsylvania. It serves Northumberland Borough, Point Township, Rockefeller Township, Snyder Township, the City of Sunbury, and Upper Augusta Township.

Infrastructure

Water: There is a new well permitted for the site.

The nearby public water provider is Pennsylvania American Water and they investigated providing water to the site, however this location is not within their certificated service territory.

Wastewater/Sewer: The site can be served by an on-lot system. The nearby public sewer authority is the [Point Township Sewer Authority](#). A sewer line extension would be required to serve the site.

Natural Gas: Natural gas service is provided by UGI Utilities, Inc. Their system planning reviewed a project requesting 15 million BTU/Hour, and the only cost is the extension of the facilities which could be offset by anticipated revenues. This location does not require system improvements for this 15 Mcfh sized customer. UGI would need to extend approximately 1000 feet of 4" gas main. The customer would be eligible for UGI's N rate or Transportation Rate LFD (3rd party Natural gas supply). Distribution cost only on LDF \$2.00 to \$2.25. The extension is estimated to take 6 to 12 months depending upon permitting.

Contact: Andrew S. Rohrer, Relationship Manager - Major Accounts
[UGI Utilities, Inc.](#), 1349 Susquehanna Trail, Northumberland PA 17857
570-701-5010, ARohrer@ugi.com

Electric: [PPL Electric Utilities](#) is the public provider of transmission and distribution of electricity to this site. Pennsylvania is a deregulated state allowing [competitive shopping](#) for generation/suppliers. The PPL business rate [price to compare](#) until 5/31/2024 is 11.386 cents/kWh. Effective 6/1/2024 to 11/30/2024 it will be **9.237 cents/kWh**. The larger the user the better the rates can be negotiated. Large industrial customers can see as low as 4 cents/kWh. PPL Electric can provide an estimate on the cost and timeline to serve the project. They request a company to complete a [Method of Supply](#) form to allow their engineers to complete a review. Any project requiring over 5MW of power will most likely require a substation (owned and constructed by company) and that could take approximately 15-18 months.

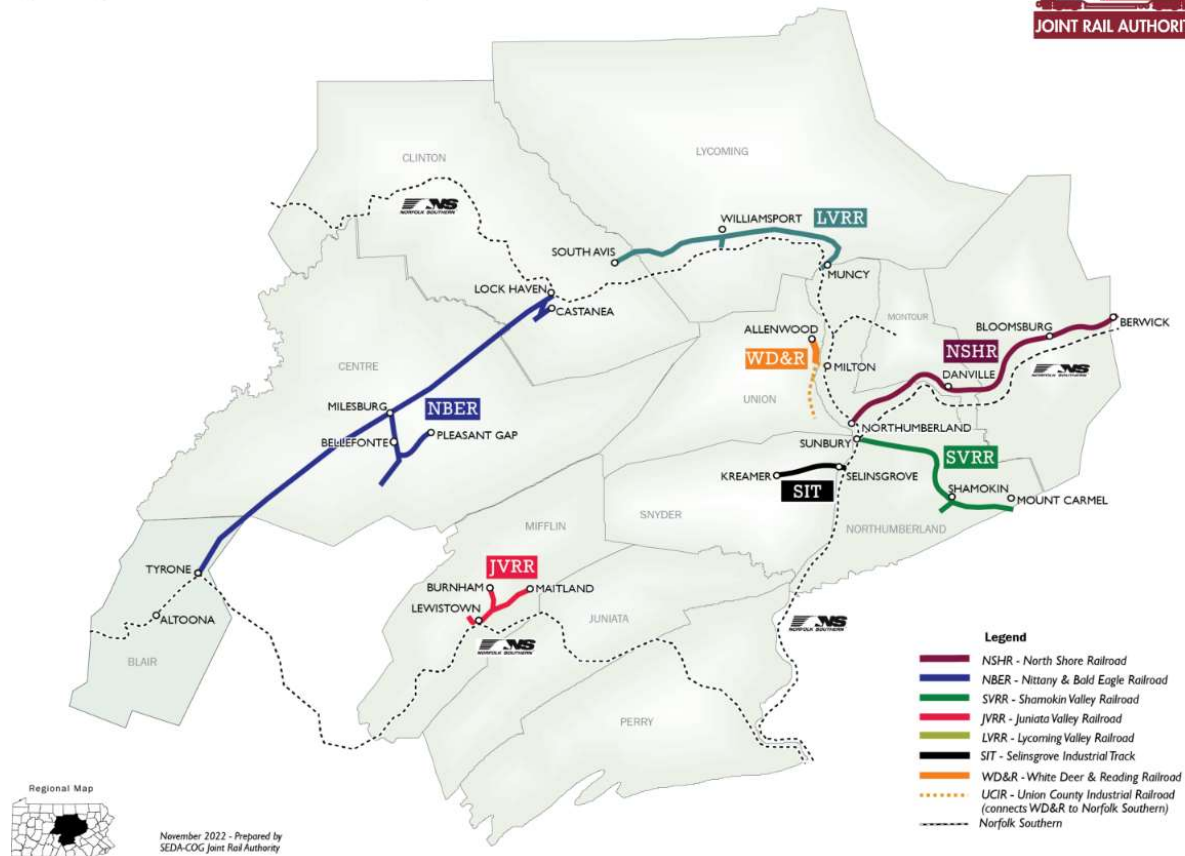
Contact: Amanda J Morrison | Key Account Manager
Business Services | mobile: (484) 632-8516 | ajmorrison@pplweb.com

Rail: The Point Township Industrial Site would be rail served by the [SEDA-COG Joint Rail Authority](#) (JRA), a public-private partnership created to re-establish, develop, and expand rail capacity to the region and operated by the [North Shore Railroad](#), serving customers from Selinsgrove to Berwick, PA part of [North Shore Railroad Company & Affiliates](#) (NSHR), that provides short line service that interchanges with main line Norfolk Southern and Canadian Pacific Railway (via NS Haulage) in Northumberland, PA. NSHR handles commodities that vary from grains and plastics to scrap metals and concrete vaults. NSHR is rated to receive 286K gross weight shipments, except for the Selinsgrove Branch. The NSHR Selinsgrove Branch is rated to receive 273K gross weight shipments.

Contacts: Steven Beattie, Executive Director, SEDA-COG Joint Rail Authority
 (570) 522-7223, Email: sbeattie@seda-cog.org
 Todd Hunter, Chief Marketing Officer, North Shore Railroad Company & Affiliates
 570-274-4484, toddh@nshr.com

SEDA-COG JOINT RAIL AUTHORITY - Railroad System

Operated by North Shore Railroad and affiliated companies



**River Water Withdrawal
 Susquehanna River Basin Commission (SRVC)**

Contact: Todd Eaby, (717) 238-0423- x1234, teaby@srbc.net

The [Susquehanna River Basin Commission](http://www.srb.com) regulates water withdrawal. The Susquehanna River has an average daily rush of 22 billion gallons of water. The local municipality (Gregg Township) may have regulations/guidelines that require using the public water supply unless the developer can prove that it is not feasible (this varies by local municipality) and if so, special approval may be needed. There are no charges for the water extraction but if the project does not meet a definition for agricultural use there could be a withdrawal fee of \$20-25,000 or less.

The regional Department of Environmental Protection (DEP) contact is Jared Dressler, jardressle@pa.gov, 570.327.3320 as they will need to be contacted as well for permits for pumping station construction, EDS and SLLA for water withdrawal or discharge.

