

**Penn Manor School District
Herr Farmland Purchase
Questions and Answers**

What was the vote to purchase the Herr property?

- The vote to enter into an agreement of sale for the property occurred at the September 7, 2010 school board meeting. The vote was 7 yes, 2 no.

What was the vote to submit Plancon C documents to the Pennsylvania Department of Education in order for Penn Manor to be eligible for reimbursement if the district builds on the property?

- The vote to submit Plancon C documents occurred at the October 12, 2010 school board meeting. The vote was 5 yes, 3 no, 1 absence.

Did the School Board discuss the purchase publicly prior to the September and October meetings?

- Yes. The School Board Facilities Committee presented a report to the full school board at the August 9, 2010 meeting and requested that the administration begin the process of due diligence in preparation for an agreement of sale as well as to fulfill the Plancon process for reimbursement from the Department of Education.

How many acres is the Herr property?

- The farmland occupies approximately 44 acres and is adjacent to Manor Middle School (Manor Middle property is approximately 50 acres). The land occupied by Manor Middle was originally part of this farm and was purchased by Penn Manor in the early 1990s in order to build the middle school.

What is the zoning for the Herr property?

- The farmland is zoned RL1: low density residential flex.

Does the district own other nearby property?

- Penn Manor also owns the Fisher Farm (approximately 26 acres), which is located at the corner of Charlestown and Donnerville Roads and is adjacent to the Herr property.

What is the zoning for the Fisher Farm?

- The Fisher Farm is zoned rural.

What was the purchase price for the Fisher Farm?

- Penn Manor purchased the Fisher Farm for \$1.5 in 2006.

How long has the Herr family owned the property?

- The land has been in the Herr family for over 100 years. It is currently owned by Christian Willis Herr, II. It was previously owned by John G. Herr, Christian Willis Herr, I, and Christian Hess Herr.

How did the School Board determine the price?

- The School Board reviewed a number of appraisals as well as previous offers from developers. Market value/sales price for land is based upon what appraisers consider the "highest and best use for property." In the end, the school board decided to use two appraisals to determine the purchase price and for the Plancon C submission. These appraisals were completed by two local appraisers from Lancaster County. The highest appraisal was completed by an individual who also chairs the Lancaster County Board of Assessment Appeals

Did the School Board consider requesting that the Manor Township Supervisors rezone the property?

- The land was given its current zoning by Manor Township after the Herr family donated the land used by the township for the John G. Herr Park. Furthermore, the deed states that the green space requirement for developers can be met through the John G. Herr Park.

Does the School Board have any plans for the use of the land?

- The School Board has been working on a District Master Facility Plan Study for the past year and is considering a number of options for this property including a possible school site.

How can I access information on the Herr property?

- The Penn Manor Facilities Committee has a site on the Penn Manor homepage, which lists meeting minutes as well as all of the Plancon C documentation for the Herr property which is being submitted to the Pennsylvania Department of Education. The page can be accessed at: <http://www.pennmanor.net/board/facility-study/>