

# SEEDCO Industrial Park

This site totals over 1,200 acres of Industrial and Commercial zoned land located in Northumberland County and includes both Coal Township and Mount Carmel Township municipalities and is in both the Shamokin Area School District and the Mount Carmel School District.

GPS Coordinates: 40.784744, -76.484956

Nearby Companies:

Reinhart Foods, 100 Industrial Park Rd  
Coal Township, PA 17866 (Coal Township)

Northumberland County Jail: 720

Northumberland County Drive, Coal Township, PA 17866

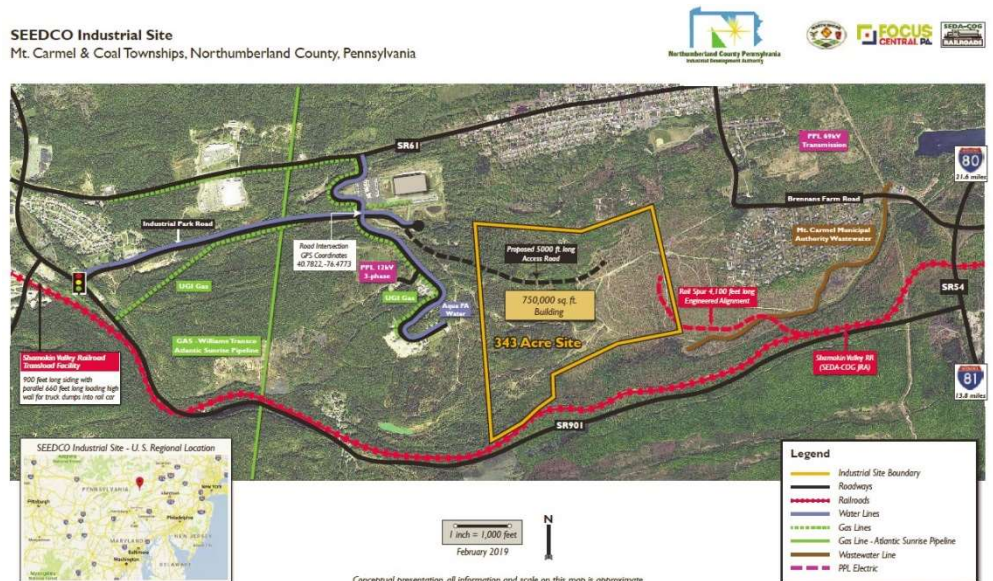
Parea Biosciences: 774 Northumberland County Dr., Coal Township, PA 17866

Serenity Gardens Senior Housing: 135 Vermont Dr, Kulpmont, PA 17834 (Mount Carmel Township)



Location: This site is in Central Pennsylvania. Interstate 81 can be accessed within 15 miles, 20 minutes from this site and is 20 miles from Interstate 80. From this site to the Port of Philadelphia is 126 miles, 2 hours and 33 minutes; to Port of New York is 175 miles, 3 hours and 7 minutes; to Philadelphia International Airport, 128 miles 2 hours and 26 minutes; to Allentown PA, 72 miles 1 hour and 40 minutes.

With hundreds of acres zoned Industrial and designated a **Keystone Opportunity Zone** tax free site until December 31, 2030. This site offers a great opportunity in terms of location, heavy infrastructure including rail service and available talent. Asking price per acre ranges from \$35,000/acre to \$100,000/acre.



**Owners:**

The Provco Group  
**Robert M. Shirley | Provco Group LLC**  
795 E. Lancaster Avenue, Suite 200, Villanova,  
PA 19085  
(o) 610-520-0384 | (m) 610-389-2011  
rshirley@ProvcoGroup.com | ProvcoGroup.com

**Economic Development Partners:**

Northumberland County Planning  
Justin Skavery, Planning Coordinator  
570-988-4220, [justin.skavery@norrycopa.net](mailto:justin.skavery@norrycopa.net)

DRIVE

Jennifer Wakeman, Executive Director  
570.850.3210, [jwakeman@driveindustry.com](mailto:jwakeman@driveindustry.com)

**Local Municipality Contacts:**

Coal Township  
Robert Slaby, Manager  
[robertslaby@ptd.net](mailto:robertslaby@ptd.net)

Mt.Carmel Township  
Aaron Domanski, Chairman  
[domanskia@mca.k12.pa.us](mailto:domanskia@mca.k12.pa.us)

**State Representative:** The site is in the 107<sup>th</sup> Legislative District served by State Representative Kurt A. Masser. State Rep. Masser was elected to serve the 107<sup>th</sup> Legislative District, which spans portions of Columbia, Montour and Northumberland counties, in 2010. During the 2017-18 legislative session, Masser was elected by his colleagues to serve as a member of the House Republican Leadership team as caucus administrator for the 2017-18 legislative session. In 2003, Kurt was elected Northumberland County Commissioner. District office is located at 467 Industrial Park Road, Elysburg PA, 570.648.8017. Office contact: Christine Jacoby, Constituent Outreach Specialist, [cjacoby@pahousegop.com](mailto:cjacoby@pahousegop.com), Cell: 570-259-4172.

**State Senator:** The site is in Senate District 27, serving Columbia, Luzerne (part), Montour, Northumberland and Snyder Counties. Senator Gordner was first elected in a special election in November 2003. He was re-elected in 2004, 2008, 2012 and 2016. Prior to his election to the Senate, Senator Gordner served for 11 years in the Pennsylvania House of Representatives from the 109th Legislative District. Senator Gordner is currently serving as a member of Senate leadership as Majority Whip. He also serves as Vice Chairman of the Rules and Executive Nominations Committee, and as a member of the Consumer Protection and Professional Licensure Committee; the Judiciary Committee; the State Government Committee and the Transportation Committee. During his service in the General Assembly, Senator Gordner has been active in advancing many economic development projects that have helped area businesses create and maintain family-sustaining jobs for district residents. District office is located at 603 West Main Street, Bloomsburg PA 17815, 570.784.3436.

**Congressman:** The site is in Pennsylvania's 9<sup>th</sup> District served by Congressman Dan Meuser. In 2011, Governor-elect Tom Corbett nominated Dan to serve as Pennsylvania's Secretary of Revenue. In 2019, Dan Meuser was sworn in as a member of the 116th Congress representing Pennsylvania's 9th Congressional District. In the 116th Congress, Congressman Meuser serves on the House Budget, Veterans' Affairs, and Education & Labor Committees.

**Zoning:** The Mount Carmel Township portion of the site is Zoned S-2 – Special Coal Lands. For Industrial use there may be some type of zoning approval required whether it is a change, text amendment or use variance. The township is in the process of rezoning the S-2 land too industrial.

**Site History and Investments:**

The site is abandoned coal land purchased around 2004 by Provco group due to a local connect one of the founders, Dr. Caruso had with the area, with the intent to encourage economic development in the

community. The site was purchased with a Pennsylvania Business In Our Sites (BIOS) loan and supported by other state and federal grants to include a \$1.4M EDA grant. In 2006, Reinhart Foods built in the park a 275,000SF Distribution Center, a \$21 million project and employ over 300 people.

There were funds invested over the years for road improvements and sewer upgrades but little development occurred due to limited economic growth activity in the region in general and competitive of pad ready sites in nearby regions. Funds included \$2.2 million in an Infrastructure Development Program grant to the Coal Township Commissioners and a \$1 million Redevelopment Assistance Capital Program (RCAP) grant for development expenses. Significant amount of funds have been invested in rail infrastructure improvement and engineering at this site.

In August 2010 sewer infrastructure investments in the Mount Carmel Municipal Authority Waste Water Treatment Plant construction was completed at a total cost of \$15 million and the SEEDCO pump station including force main was completed in 2011 at a cost of \$2.7 million.

In October 2018 the [Atlantic Sunrise Pipeline Project](#) went into full service, a portion of which runs through the SEEDCO Industrial Park. This project managed by Williams Partners LP was a nearly \$3 billion private investment to expand Pennsylvania's energy infrastructure that includes a pipeline that runs through 10 miles of the eastern portion of Northumberland County. , the historic project increases the design capacity of the Transco pipeline, the largest-volume natural gas pipeline system in the United States, by 1.7 billion cubic feet per day (approximately 12 percent) to 15.8 billion cubic feet per day. In the process, the project further strengthens and extends the bi-directional flow of the Transco system, directly connecting Marcellus gas supplies with markets as far south as Alabama. This is the largest-volume pipeline system in the country.

In December 2019, Parea Biosciences purchased 10 acres in the park for \$1.5 million to construct a 10,000SF \$7 million medical marijuana greenhouse and processing facility, a project that anticipates employing 45 people. [Parea Biosciences](#) is located in the park at 774 Northumberland County Drive, Coal Township, PA 17866. Expansions plans are currently being discussed. [Tour](#) conducted in 2020.

**Community:** This site is located near communities that were once thriving 1800's coal towns but have experienced significant economic challenges over the years due to loss of coal production. Shamokin and Mount Carmel communities are experiencing a rebirth with exciting investments taking place to include blight and housing revitalization, new businesses, hotels and recreational opportunities. This site has the town of Shamokin to the west; Kulpmont and Mount Carmel to the east; Paxinos and Elysburg to the north; and Gowen City and Line Mountain to the south. The population within 45 minutes of this site is 41,179 with a labor force of 17,772 with 1,097 business establishments primarily in services, retail, public administration, and manufacturing. Northumberland County's December 2020 unemployment rate is 7.4%.

A regional bike trail system is planned to run through a part of the southern portion of the SEEDCO Industrial Park site. [Middle Susquehanna Regional Bike-Ped Plan](#)

In 2020 the [Go Shamokin Revitalization Plan](#) was released; \$2 million Redevelopment Capital Assistance Grant funds allocated to new hotel in Shamokin, PA, a projected project investment of \$7.8 million; the city passed an ordinance to allow riders from the Anthracite Outdoor Adventure Area (AOAA) to ride in the city, similar to the Hatfield & McCoy trails in West Virginia as an attraction and economic boost. New businesses have opened including new breweries, an upscale cigar lounge bar and Tractor Supply will be

opening a store soon. Dunkin' and Dollar General are opening stores in Mount Carmel Township and a recent investor is considering purchasing the largest building in Mount Carmel to revitalize and provide a strong community asset.

*[AOAA Trails](#) is a 7,500-acre extensive off-road trail system located in Shamokin, PA and has been named one of the top 10 destinations in the country for ATVs, full-size vehicles and dirt bikes. They have over 40,000 visitors each year and are host to major events like Jeep Jamborees. The AOAA includes walking trails, a campsite and a wellness trail. The AOAA is home to the whaleback rock formation, an area that covers about 7 acres and is a natural wonder studied by geology teams from all over, arguably one of the best exposures of folded rock structure in the United States. In this small area, all the structural elements and (6) stages of deformation for the Valley and Ridge Province can be seen and studied. Significant conservation and recreation investments have been made including an announcement of a \$10.5 million dollars investment project in November 2019 to eliminate a mining hazard and create a massive rock crawl obstacle course.*

Just minutes from these communities are attractions like the [Knoebel's Amusement Park](#) in Elysburg, PA, American's largest free-admission amusement park that attracts approximately 1.4 million guests a year and employs over 2,300 people. Also nearby is the [Pennsylvania State Sportsmen's Association](#) (PSSA) home grounds in Elysburg, PA recently investment \$4 million dollars to build the Northeast Shooting complex, the largest shotgun shooting complex in the northeast to host competition events and more that will attract over 20,000 people each year.

Northumberland County was recently listed in the top 10 counties in Pennsylvania with the fastest growing home values, a study released by SmartAsset in October 2020.

**Health Care:** The community has the [Geisinger Shamokin Area Community Hospital](#), located at 4203 Hospital Road, Coal Township PA, that is part of the Geisinger Health System, headquartered in Danville PA a short distance away and is one of the nation's largest health service organizations, serving millions of residents throughout Pennsylvania and has 32,000 employees and over 1,800 physicians.

**Contact:** GSACH at Geisinger Health System, Micahel Morgan, Administrative Director, [LinkedIn](#)

**Education:** The site is in both the Shamokin Area School District and the Mount Carmel Area School District. The [Shamokin Area School District](#) serves approximately 2,400 students and consists of the city of Shamokin and the townships of Coal, East Cameron and Shamokin. It is located at the southern end of the anthracite coal region in Northumberland County in central Pennsylvania with a population of approximately 21,000. It is classified as an urban district in the state's testing profiles. Of the students who graduate each year, 4.3% enter the military and 72% go on to higher educational institutions. On the state assessment tests, the district is consistently at or near the upper end of its similar schools band. The district has a very active sports programs and home to the newly named and newly turfed "Bridy-Ruane Field" Stadium, a large football and track complex with a seating capacity of 6000 and excellent music programs. The district is home to the branch campus of Luzerne County Community College, as well as an arts and cultural center. The [Luzerne County Community College, Northumberland Regional Center](#) offers many degrees, with the largest majors being Business Administration, Criminal Justice and Human Services. The Northumberland Regional Center also has a Nursing Associates Degree program.

**Contact:** Shamokin School District, Chris Venna, Superintendent, [cvenna@indians.k12.pa.us](mailto:cvenna@indians.k12.pa.us)

**Contact:** Northumberland Regional Center, Luzerne County Community College  
Lori J. Laniewski, M. Ed., Director, [llaniewski@luzerne.edu](mailto:llaniewski@luzerne.edu)

The [Mount Carmel Area School District](#) serves approximately 1,540 students and consists of Mount Carmel Township, Atlas, Centralia, Locust Gap, Natalie, Kulpmont and Strong. In 2002, the building underwent extensive renovations to improve the facility through additions of a science wing, band room and weight room. The campus also includes the Mount Carmel Area Elementary School, which was constructed in 1998. The campus area includes adequate parking for the faculty, staff and student body, outdoor basketball courts, tennis courts, soccer field, softball field and a recreation area adjacent to the elementary building. The high school houses a full-size gymnasium, auditorium and television facility operating under FCC EBS License WLX267. The entire campus is located on approximately 19 acres the school district owns and operates the athletic football field and track known as the Silver Bowl. The sports facility is located near the end of West Third Street in Mount Carmel. The stadium was built in 1932 and currently has a seating capacity of 6,831. Through the years the Silver Bowl has been maintained and improved, most recently in 2012 when a new field house was constructed. A year later the all-weather track was resurfaced and the facility remains open to the public for special events and personal use most of the year.

**Contact:** Mt.Carmel School District  
Bernard (Bernie) Stellar, Superintendent, [stellarb@mca.k12.pa.us](mailto:stellarb@mca.k12.pa.us)

## Infrastructure

**Sewer/Wastewater:** Provider varies depending on location within the site. There are two sewer authorities covering this area. Shamokin-Coal Township Joint Sewer Authority and the Mount Carmel Municipal Authority (MCMA) serve this area. The SEEDCO sanitary pump station has a permitted capacity of 500,000 gallons per day. Charges are based on Equivalent Dwelling Units (EDU's). The existing MCMA Wastewater Treatment Plant (WWTP) has an existing capacity of 2,250,000 gallons per day (2.25 Million gallons per day). Existing utilization is only about 30% (approximately 700,000 gpd) on average. MCMA WWTP construction was completed in August 2010 at a total cost of \$15M and the SEEDCO pump station including force main was completed in 2011 at a cost of \$2.7M. The Shamokin-Coal Township Joint Sewer Authority (SCTJSW) serves Reinhart Foods and the County Prison in the industrial park.

**Contact:** Craig Zack, Project Manager/Engineer for SCTJSW , [craigz@kpitech.net](mailto:craigz@kpitech.net) ,  
<http://www.kpitech.net/>

**Contact:** Shamokin-Coal Township Joint Sewer Authority (SCTJSW) manager, Paul Petrovich,  
[ppsctjsa@ptd.net](mailto:ppsctjsa@ptd.net)

**Contact:** Mount Carmel Municipal Authority, Ann Swartz, Office Manager, 570.339.5166

**Internet/Broadband/Fiber:** Service providers in this area:

Service Electric: Located at 3662 Point Township Drive Northumberland Borough, 884.351.2880

Verizon: Verizon Central Office is in Wilkes-Barre, 877.873.1749

To determine costs service providers, need an address, type of service and amount of service. Minus a dedicated fiber line costs will be minimal, a ballpark cost is \$3-5/ft for overhead, so approximately \$130,000 if more than a mile, costs can be reduced if lines can be run on electric poles.

Dedicated Fiber: [PenTeleData](#)

**Contact:** Alan J Quimby | Corporate Account Executive  
610-826-9475 (direct) | 570-460-3798 (mobile) | [aquimby@corp.ptd.net](mailto:aquimby@corp.ptd.net)

**Access Road:** Initial estimates are around \$750,000 for grading, paving, and storm water but will vary depending on the configuration of the build and distance. There is a high likeness to apply and receive

Appalachian Regional Commission (ARC) grant funds to support access road improvements and can fund up to 100% of projects. Projects can be funded up to \$750,000 but approved based on investment and jobs numbers.

**Electric:** Transmission and distribution services are provided by [PPL Electric Utilities](#). Pennsylvania is a deregulated state allowing the ability to shop for electric providers to reduce costs. PPL Electric can service 2MW within 2 to 3 months and up to 7MWs in under 12 months. Any project needing more than 4MWs will need to own their own substation. The nearest pole number is 35934N22749. The site would be served by the ELDRED-REED 69kV (future ELDR-EXCH #2 69kV line). The line has recently been rebuilt to enhance reliability and capacity. The distance to the nearest PPL substation is 5 miles, the length to the transmission tap/PPL line is around 1 mile. Cost estimates to extend service needing 20 MWs is \$1.75 to \$2.5 million and between 18 to 24 months. PPL Electric Utilities would do an engineering review on the best and most cost-efficient way to provide their power needs, but they completed a recent review at this site for a project requiring 85MW and below is what it would take to service that site for that project at 69kV, double circuit would take 16-21 months at a cost of \$2.7 to \$3.2 Million. For details estimates based on project needs a Preliminary Feasibility Report (PFR) can be done by PPL. [PPL Price to Compare](#).

Substation: If a project needs to purchase their own substation there is a list of approved PPL contractors, electricians and substation contractors for **PJM**, the regional transmission organization (RTO) that coordinates the movement of wholesale electricity in all or parts of 13 states and the District of Columbia including Pennsylvania. PPL approved **substation contractors**. Here is a list of approved [PPL contractors, electricians](#).

**Contact:** Nick Peterlin, Key Account Manager, 484.781.5992, [NPPeterlin@pplweb.com](mailto:NPPeterlin@pplweb.com)

**Mount Carmel CoGen 40MW**, short distance from park. Started in 1990 Mt. Carmel Cogen is a cogeneration power plant with 40 megawatts net production. It burns high-ash anthracite coal waste (culm) fuel roughly 3,250 btu mixed with limestone. This provides electrical power to the PJM power grid which services much of the Northeastern United States. It also uses excess energy to provide hot water to an adjacent 10-acre greenhouse.

**Contact:** Phone: 570-373-3999 Email: [info@mountcarmelcogen.com](mailto:info@mountcarmelcogen.com)

**Natural Gas:** Natural Gas provider for this site is [UGI Utilities Inc.](#) . UGI has gas service to the greenhouses and the Mt Carmel Co Gen site. A large customer (annual consumption over 200,000) is eligible to be served under UGI's rate XD. Rate XD allows UGI to negotiate the rate with the customer. This would be on top of what the customer would be able to negotiate natural gas commodity pricing from a third party supplier.

**Contact:** Barry Wentzel, [BWentzel@ugi.com](mailto:BWentzel@ugi.com) - Andrew Rohrer, 570-701-5010, [ARohrer@ugi.com](mailto:ARohrer@ugi.com)

**Water:** [Aqua PA](#) is the water provider for the site. The site can be served with a 12" Ductile Iron main. Roaring Creek Water Treatment Plant has a design capacity of 8.0 MGD, average daily demand is between 4.0-6.5 MGD. Previous project review showed that there was 806 GPM at 20 PSI flow available. Aqua PA Water Rates: Using an 8" meter & more than 10M gals/month: \$1,508 per month + \$4.842 per 1,000 gals - Aqua PA Schedule of Rates PDF are available. Recent estimated costs to bring water to the SEEDCO Industrial Park site were \$225,000.

**Contact:** John Klinger, Aqua Pennsylvania, 570.640.7137, [JDKlinger@aquaamerica.com](mailto:JDKlinger@aquaamerica.com)

**Mine Pool Water:** Potential to access billions of gallons of mine pool water near the site.

[http://www.epcamr.org/storage/projects/MinePoolMapping/Mine\\_Water\\_Resources\\_of\\_the\\_Anthracite\\_Coal\\_Fields - Report.pdf](http://www.epcamr.org/storage/projects/MinePoolMapping/Mine_Water_Resources_of_the_Anthracite_Coal_Fields_-_Report.pdf)

**Rail:** Rail is a competitive advantage at this site. This area offers businesses a fast and reliable rail network, with top notch customer service! The rail line is owned and maintained by the SEDA-Cog Joint Rail Authority and the operator providing rail service is North Shore Railroad Company & Affiliates, that handle more than 30,000 carloads annually. A short distance from the industrial park site there is a rail trans load facility, operated by PA Rail Transloading LLC that has a 650' High Wall, 23 acres and 1550' additional rail spur with the ability to trans load aggregate, coal, drill cuttings, wood chips and more.

There is a total of \$10,073,000 PA Capital Budget line items for rail facilities at the SEEDCO site. Minus \$796,053 used for SVRR runaround track adjacent to SEEDCO and some track work near DMS at Ranshaw, that leaves \$9,276,947 in state funds. That is 70% of the total (since there is a 30% cash match requirement). So, a total rail project could be as high as \$13,252,781 (state + local shares). Most PennDOT rail grants rarely exceed \$5 million. A recent review of costs estimates to bring rail to the SEEDCO Industrial site was \$5 million since there is a creek that will need to be crossed to bring the rail to the site. These costs will vary once the final project details are determined.

**Contact:** Jeff Stover, Executive Director, SEDA-Cog Joint Rail Authority (JRA), (570) 847-9503, [JStover@seda-cog.org](mailto:JStover@seda-cog.org)

**Contact:** Joe Kantz, Business & Development Manager, North Shore Railroad Company & Affiliates, [jkantz@nshr.com](mailto:jkantz@nshr.com)

**Taxes:** The SEEDCO Industrial Park is a designated Keystone Opportunity Zone tax free site that was recently extended until 2027. That is 10 years tax free on the site and all improvements; this is made possible by the local municipalities and school districts, as well as the County and State waiving those taxes to support economic growth.

Here are the current local tax millage rates for the SEEDCO Industrial Park:

County Millage: 30.885

Coal Township: 35.65

Shamokin SD: 34.54

Mt. Carmel Township: 18.75

Mt. Carmel SD: 53.19

**Contact:** Tiffany Kaseman, Chief Assessor, CPE Northumberland County, [tiffany.kaseman@norrycopa.net](mailto:tiffany.kaseman@norrycopa.net)

