



PSAB

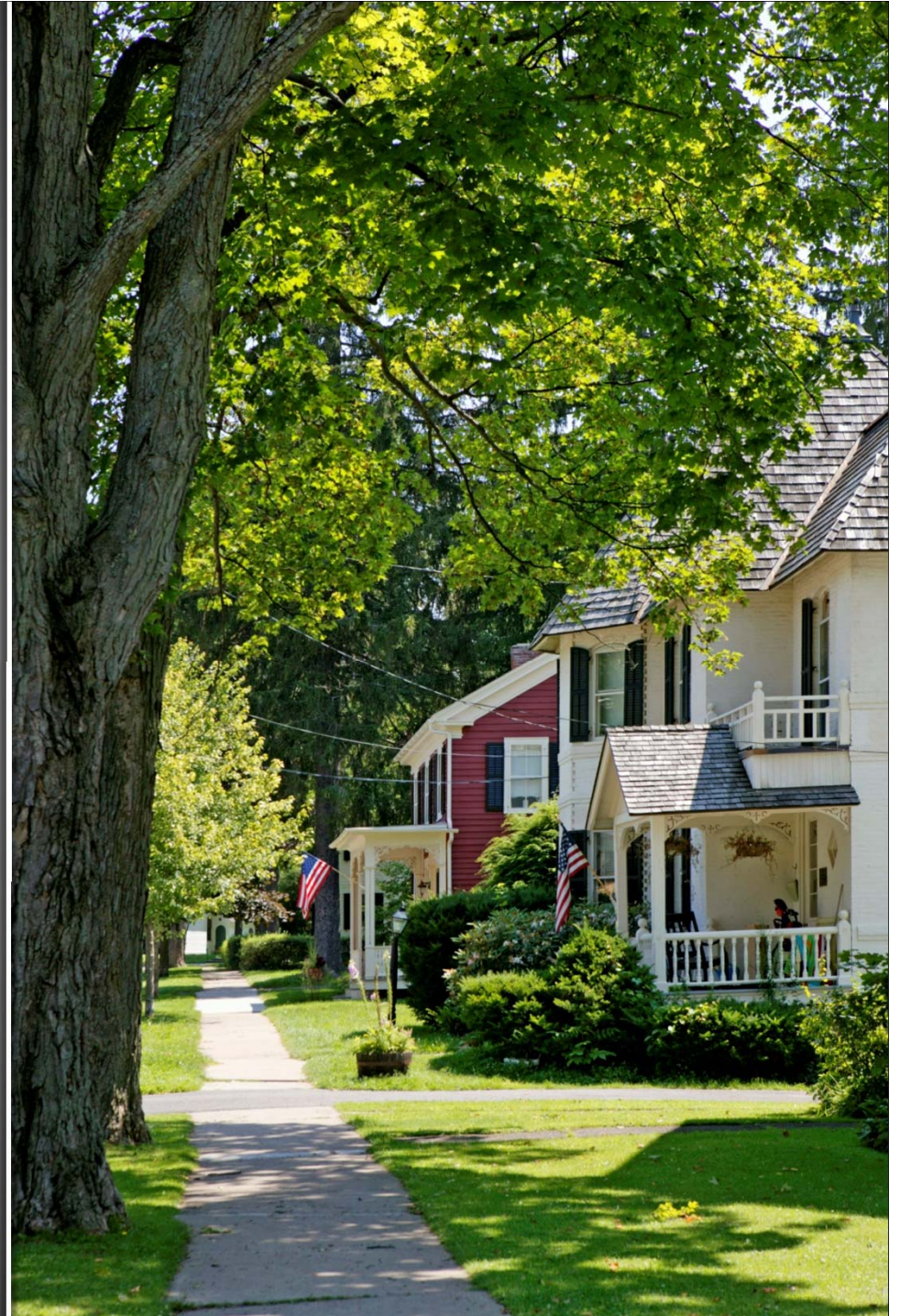
***Pa State Association of
Boroughs***

The Marcellus Shale Play

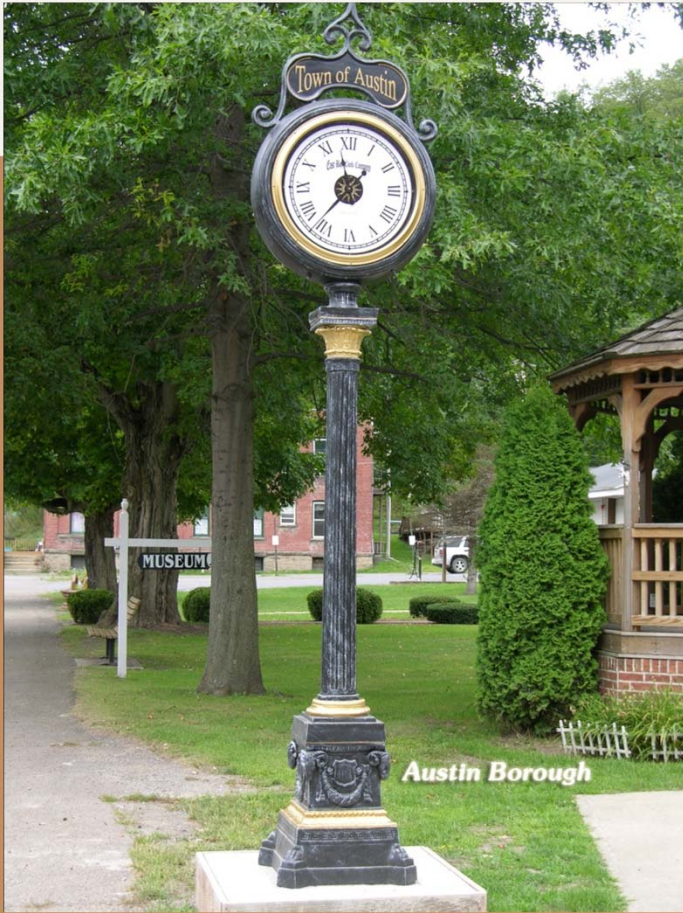
“Local Impacts Discussion”

**Governor’s Marcellus Shale Advisory
Committee**

June 17, 2011



PSAB Represents... “Communities”



912 Active Borough Members have committed in multiple resolutions to address Marcellus related issues ranging from direct to indirect impacts

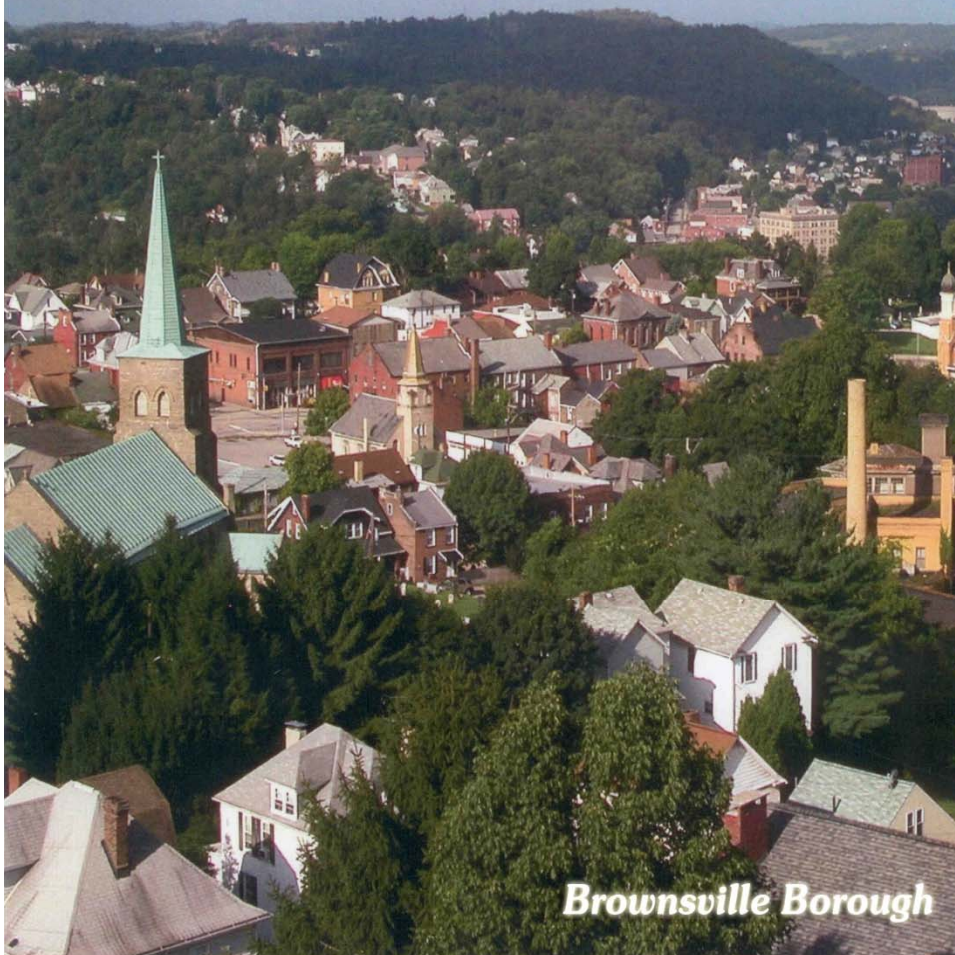
PSAB's **Extractions Planning Council** consists of borough officials in the play seeking to interact with industry for **win-win** purposes

PSAB's goal for its EPC members is they become a **knowledgeable contact** for local communities in region regarding the shale play

A knowledgeable borough official can interact with borough residents as no other



Boroughs are Unique



Brownsville Borough

Boroughs are unique to the play.

They are the *urban centers in the play's rural regions*, they are centers of population & culture.

Boroughs are home to the workforce & labor pool, both in state and out of state workers.

They host commercial establishments and industrial assets all relying on sufficient infrastructure.

These centers deal with a variety of impacts both direct & indirect to name and illustrate a few:



Direct and Indirect Impacts

Centralia Borough

1

Industrial development **directly** related: frac treatment facilities, water storage facilities. Pipe yards and heavy equipment Compressor stations & gas transfer facilities Rail facilities and pipelines Multi-modal facilities

2

Residential development directly fostered by economic expansion coming on-line with infrastructure needs (sewer & water) Regional planning & multimunicipal zoning needs

3

Commercial Properties are being redeveloped (reclamation/remediation) Hotel expansions


4

Existing Commercial enterprises (Chambers of Commerce) express a strong need to provide resources for better parking, signage, traffic calming and effective management of volume

5

Commercial expansion needs more effective planning (streetscaping, etc.) and requisite ordinances (legal impact)





As population centers in the rural regions of the play, boroughs are the main provider of local government services. Increases in development lead to a demand for:

Beaver Borough





Local Police services (secure facilities, populations, assets) Local lock-up is entry to the judicial system!



Fire protection/response – struggles to retain a sagging volunteer force. Also providing equipment, insurances & training for specialized response.



Emergency services and Health facilities face a higher demand. Increase in health services not a local government role, but an expectation of ...



Effective community planning rising from pragmatic zoning. Local street, road and bridge maintenance & repair



Parks & Recreational services anticipated by new workers and their families.

All of these services are dependent on the fiscal health of the provider. Should a borough or municipality struggle in existing obligations, the ability to maintain or even expand services suffers. Recent PSAB research has established this corollary of fiscal health/services provision.

Local Government Services Enhance Quality of Life



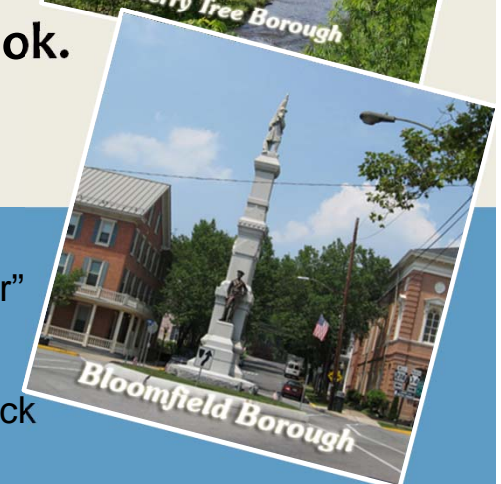
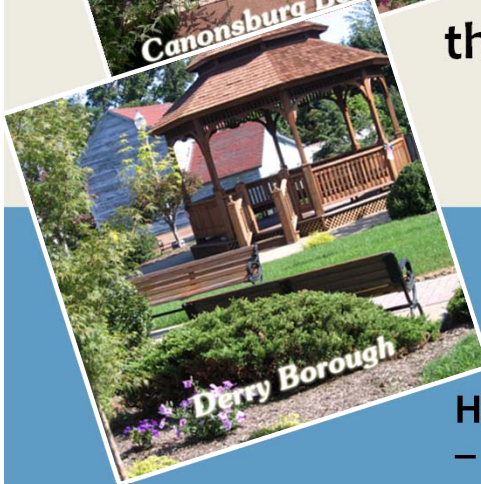
Quality local services will add to the quality of life for our communities that become home for gas workers and the gas industry. In addition, laborers in the associated trades and related services will find our boroughs as their home as well.

These boroughs will host the workforce and develop the labor pool. Unattractive & distressed communities will produce a similar labor pool! Current unemployment numbers in some of the counties in the shale play illustrate that joblessness is not an issue.

In fact it is opposite – with expanding workforces and the need to draw from the existing labor pool there are significant dynamics to consider:

- **Maintaining & sustaining local workforce.**
(educational resources/specialized training)
- **Retaining & retraining workforce.**
- **Attracting potential local labor candidates.**
(farming/military)
- **Demands of the workforce/labor pool**

The Marcellus play WILL redefine growth as we understand it in the Commonwealth. This is neither positive nor negative – boroughs need a win-win. This boom will challenge those resources which we are apt to overlook. Among them;



Workforce – Some have called the play a “game changer” contributing 220 K jobs by 2020

Housing Demands - Temporary or Permanent housing stock
– needs of occupational types of gas & industry workers
Service employees – Hotel staff housing needs

Housing related impacts

- Homeless shelters
- Zoning for temporary housing & Camper Sites
- Affordable housing for young & newly married
- Displacement due to increased rents.

Permanent housing will be required, yet dealing with its maintenance in the out-years. (blight)

Local Tourism:

- Labor needs and demand for recreation & attractions
- Housing needs of visiting tourists in competition with gas related labor needs
- Environmental impacts on streams, forests, and state parks.



Questions ?



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