

- JCL Developments work predominantly on renovations of existing buildings
 - Over the past 10 years we have worked on single family and multi family residential units
 - For the most part no work has been done on many of the properties for over 30 years
 - Poor appraisals and no financing availability
 - Permitting process very lengthy and can become overwhelming unless you have architects, contractors and professionals on staff or readily available through network
 - Tenants are available so you are able to rent the properties within the \$\$ ranges needed to have it “sort of make sense”
 - Neighboring buildings tend to be acquirable to complete projects and change value but are held hostage

- Lack of land banks to help acquire “blocks for renovations “make acquisition challenging. Forcing the developer to question large expenses when neighborhood still blight filled
- Money is better spent in larger markets where the ROI is better guaranteed
- Could use help in financing in stead of grants where many strings become attached and are not available
- Too many townships fighting over the same wants and needs. School Districts need to consider consolidation
- Western PA wide open
- Ohio much more organized? Competing w/ PA
- Tax incentives to drive development? Need something here to offer that makes a developer interested in taking the risk to build. And then prompts resident to choose PA over another state
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