

October 29, 2019

Friends,

I am James Largay, [REDACTED] in Center Valley. Before beginning my remarks I present the Supervisors with several petitions containing ^{ALMOST} ~~270~~ ³⁰⁰ signatures opposing the Kay Builders initiative.

I appreciate this opportunity to comment on Kay Builders' outrageous proposal and commend the Township's attorney for poking enough holes in Kay's case to make it look like a block of Swiss cheese.

An August 9 *Morning Call* article explains that Tuskes Home Builders, a competitor of Kay, agreed to work with the Township and local residents regarding its own housing development, similar to what Kay proposed earlier.

I first thought that Kay was using DIT--Developers' Intimidation Tactics--where you ask for more than you can expect, hoping for approval of a more modest proposal. Sadly, Kay is moving aggressively in the opposite direction.

A subsequent September 24 *Morning Call* article explains that Kay Builders is playing hardball--not seeking a compromise--with their South Whitehall Township development proposal. They demand numerous zoning adjustments and variances which have nearby residents up in arms.

Kay Builders also chooses to play hardball here in Upper Saucon Township. Rather than seek a compromise to their original housing development plan, Kay threatens to disrupt nearby neighborhoods and the entire township by building a

huge warehouse and truck terminal next to residential areas, with the inevitable attendant traffic, pollution and congestion.

The Saucon Valley Road/Route 309 intersection is already the third most accident prone in the Lehigh Valley and the most deadly, with five fatalities in 2018.

Because Kay's stock-in-trade is home building, the best construction I can make of the current situation is that Kay is demanding that our community bail it out of a bad business decision or, in the vernacular, force a square peg into a round hole.

Apparently Kay has an agreement to purchase the property in question and will forfeit its down payment or option premium if it cannot transfer the property to a firm prepared to construct a warehouse and truck terminals.

I believe that Kay Builders knew, or should have known, that restrictions on the property in question make its proposal infeasible. Yet they pressed ahead, bringing all of us out to these hearings to listen to Kay's sad story about a business deal gone bust through their own miscalculations. I encourage our Supervisors to fight this unwarranted power grab.

Thank you.

James Largay [REDACTED] Center Valley, PA

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