



TOWNSHIP OF ABINGTON

Office of the Township Manager

MEETING NOTES

June 25, 2019 7:30 a.m.

TO: Richard J. Manfredi, Township Manager

DATE: JUNE 25, 2019

SUBJECT: EDC MEETING

REFERENCE: EDC MEETING OF JUNE 25, 2019

ATTENDEES: DOUG CALLANTINE, CHAIRMAN, COMMISSIONER MATT VAHEY, JIM MARSHALL, DAVE MULVEY, DJ FERNANDEZ, MIKE MARKMAN, BRUCE GOODMAN, BOB REICH, MIKE MCPAUL, LINDA MILLEVOI, RANDEE ELTON, MARK PENECALE, PLANNING & ZONING OFFICIAL, MARIA WYRSTA, OFFICE MANAGER

SUMMARY: AS FOLLOWS

General Discussion:

Meeting Notes of April 30, 2019 were approved.

The Board of Commissioners reappointed Liz Smith for another three-year term.

Presentation – David Zellers Jr. Director of Montgomery County Commerce Department:

Mr. Zellers introduced Jade Utz, the Commerce Department's Strategic Outreach Coordinator and Mr. Zellers provided a video about Montgomery County and its amenities along with the Montco website noting that MontcoForward is the brand of the commerce department to market the county for economic development. Montco website includes tools to help business owners get started including GIS mapping. The Montgomery County Commerce Department is working on an economic survey reaching out to all 62 municipalities to see what they think about the County economically and what they would like to see focused on. The MCPC also plays a large part in assisting municipalities. International Trade reps will be touring different parts of Montgomery County to hopefully attract new investment. It was questioned whether the opportunities tab on the county's website includes listings available throughout the county, and the response was that if someone is looking for property, we search the national real estate database because the current template does not allow for that, but there is a separate tool that the county is looking into.

It was questioned whether the county has any general recommendations for Abington, and the response was that the Township is very fortunate in having a strong population, strong School District as well as being transit-oriented and offers amenities such as shopping centers, restaurants etc., and suggested was incorporating more public space into any incoming development centers and also make sure there are housing stock available for those across a wide range of income levels.

It was noted that the Township has been focusing on trying to increase value of some of the older buildings and questioned was whether the best model would be to create a nonprofit or hire a fulltime development officer for the Township, and the response was to consider what the capacity would be to support another organization, how will it be structured and what is the mission and vision for that organization, and also what is the economic vision 20 years from now. Another challenge for the Township is the "not in my backyard" mentality and what is the best way to handle that, and the response was that it goes back to having a transparent process, and to also consider what the rates will be five and 10 years from now and how does it reflect the flavor of the community because sometimes a project is not right for the community and it is o.k. to say "no" to a project, but consider why it is being rejected, and the MCPC can also help with that issue

EDC indicated they will participate in the County's survey.

New Business; the Board of Commissioners authorized the formation of a Comprehensive Development Task Plan Team led by Commissioner Michael Thompson, and the team will study various areas of the Township as well as make any revisions to the 2007 Comprehensive Plan and work on the vision of what the Township will look like in the future.

Potential grant; Luigi's Pizzarama at 417 Township Line Road; bids were received for façade upgrade and suggested was offering a \$1,500 grant. In addition, the Roslyn Business Association has ideas about landscaping along Easton Road and there is the War Memorial project and the EDC would consider a grant if request is made.

Bruce Goodman made a MOTION, seconded by Randee Elton to approve grant award in the amount of \$1,500 to Luigi's Pizzarama, 417 Township Line Road for façade upgrades.

MOTION was ADOPTED 11-0.

Grant update Old York/Susquehanna Roads; for property of 1907 Susquehanna Road another appraisal was done coming closer to a deal with the owner; design for road improvements was authorized as well as demolition, so progress is underway.

Business activities update; Rydal Waters; there was an inspection and site work has begun, lots were laid out and permits for units will be issued in July; CHOP at the YMCA site; applicant will appear before the Planning Commission this evening and front portion of YMCA building will remain, renovated and continue to be used for YMCA's daycare and the backside of that two-story building will be used by CHOP for medical office space; tax revenue from this project will be approximately \$360,000. Mediplex; buildings were built, and permits will be issued next week; Cycle Bar and Taco Place; no U & O's have been applied for yet. At Home in Willow Grove; stocking is taking place and opening should be next month. There were two active tenants under lease owned by Patane, daycare and doctor's office, and the daycare is involved in litigation and doctor's lease was voided.

VPRB Open House update; discussed was having three or four of the vacant property owners meet with brokers/developers in an "open house" event that will be based on cooperation by the property owners.

LERTA Subcommittee was formed comprised of Chris Lionetti, Dave Mulvey, Erin Vizza, and Doug Callantine to review current LERTA zones to see if they need to be updated or changed as well as see if there are any other areas that should be included, and then the subcommittee will make recommendation to the Board of Commissioners and School Board as both entities need to vote on extension by 2020; also a brief meeting will be held following this one.

Penn State has proposed expansion/renovation plans for the campus and a presentation will be made in September/October.

Next meeting is scheduled for July 30, 2019.

Meeting adjourned at 8:30 a.m.

Action Items and Responsibility:

EDC to participate in County's survey.

Grant to be awarded to Pizzarama.

LERTA subcommittee will make recommendation to the Board of Commissioners and School Board following their review.