

Economic Development Committee Minutes

February 3, 2015

Committee Members in Attendance: Chairperson Doug Callantine, Jack Thalheimer, Jim Marshall, Richard Gaglianese, Bruce Goodman, Dave Mulvey, Wendy Klinghoffer, Charles Kahn Jr., Michael Markman and Tara Wehmeyer.

In Attendance: Larry Matteo, Van Strother

Not in Attendance: Jack Loew, Barbara Nye, Christopher Lionetti, Peter Brandow, Judith Kratka, Karen Wiley Sandler.

Note: The EDC is strictly an advisory committee and takes no action on township matters required under state legislation. EDC meetings are essentially a workshop environment for ED policies, programs, or projects which develop over a considerable length of time. When finalized, programs and projects are presented for public discussion to the Commissioners under the Public Affairs agenda. As such, minutes are summary in nature and not verbatim.

Agenda Item EDC - 1: Welcome

EDC Chairman, Doug Callantine, opened the meeting by welcoming the committee and excusing those members who were unable to attend the meeting.

Agenda Item EDC - 2: Noble Plaza Update

Tara Wehmeyer informed the group that the township has not yet received the Multimodal Grant Agreement.

Michael Markman updated the group on conversations that he's had with Jim Scully and architect, David Schultz. Jim Scully would like to build apartments with retail on the bottom and apartments on the top at the Noble Plaza property.

Jim Marshall also let the EDC know that he had a conversation with Jim Scully who informed that he wants to move forward and be involved with the process. It was reassured that Jim Scully will be notified of future meetings and plans.

Michael Markman is attempting to coordinate a meeting with SEPTA and the township to meet to discuss the Noble Plaza along with the Multimodal Grant funds. The meeting date is TBD.

Agenda Item EDC - 3: Old York Road / Susquehanna Road

Larry Matteo and Tara Wehmeyer reported that there was a meeting on 1/28/15 that they attended with Commissioner John Spiegelman and property and business owners affected by the parking lot access behind the Vintage. The meeting was very successful as it gave the opportunity for the players involved to sit at the table together to discuss future plans. Jim Marshall has been heavily involved with this concept and met with the individuals prior to the meeting on 1/28/15. The

group plans to meet again once the owner of the parking lot is made aware of the 'shared parking' concept.

Agenda Item EDC - 4: Hightop Real Estate & Development

At the January EDC meeting, David Landskroner and Ricky Liss spoke to the group and showed renderings of their proposed apartment building they would like to build along the Old York Road Corridor. The committee discussed that the renderings that were presented appear to be too dense and too high. This feedback has been passed on to Hightop Real Estate & Development. As mentioned at the January meeting, the EDC asked that David Landskroner report back when it is determined what the economic benefit the building will do for the township.

Agenda Item EDC - 5: EDC Retreat

Doug Callantine reviewed the main 'Takeaway List' from the EDC retreat to see what the EDC can realistically move forward with in the immediate future.

1. The need for education/marketing to the businesses and community
 - a. Although this is a high priority the need to do more work to educate and prepare the community is necessary before the EDC reaches out to the public.
2. Update the Business Resource Guide and Proforma Financial Analysis
 - a. Review the existing Township materials available for new/existing businesses to identify enhancements to enable a smooth and efficient process for applicants prior to proceeding with proposed projects within the Township. If any EDC member is interested in assisting please notify Doug and/or Tara.
3. Identify specific goals for target corridor subcommittees
 - i. Noble: David Mulvey volunteered to charge this committee with Commissioner Sanchez.
 - ii. Old York Rd / Susquehanna Rd: Jim Marshall has coordinated with Commissioner John Spiegelman on this committee.
 - iii. Roslyn: Doug Callantine and Barbara Nye along with Commissioner Lori Schreiber are working on this target area with the mentorship of creating the Roslyn Valley Business Association.

Agenda Item EDC - 6: Updates on New Development/Business Prospects

- Franklin Residential, now owners of Keswick Commons, have filled 6 out of 7 retail vacancies. Listening to the local community, the biggest request was to bring in new food establishments. With the creation of their new restaurant row on Keswick Avenue they have achieved that goal. Restaurant tenants include:
 - Taste of Philly - Pretzel Shop
 - The Village Diner
 - The Soda Fountain - 1950's style soda fountain and ice cream shop
 - Dino's Backstage & Cabaret - A deluxe restaurant bar & cabaret

- Queen Sushi & Chinese - will be undergoing future renovation
- Humpty's Dumplings - American Fusion

- Bernie's Restaurant was approved by the Board of Commissioners.
- Senor Salsa is open and appears to be doing successful.
- There were two meetings scheduled to discuss student housing at Penn State Abington. Both meetings went well. The first meeting was with local businesses and the second was with local residents.

Agenda Item EDC - 7: New Business

- a. Open EDC Seats: There are six reappointments for the EDC which the Board of Commissioners will vote on at their next meeting scheduled for February 12, 2015.
- b. The Rydal-Meadowbrook Business Association is seeking assistance from the EDC on this year's Economic Summit.
- c. There is a meeting scheduled for February 5th at Prime Time Beef & Ale with Roslyn Valley Businesses to mentor the group to start a business association.
- d. Movie Theater - there was a discussion on the positive impact a movie theater would bring to Abington Township. Theaters are now designed to bring you out of your basements. They have such incentives as vibrating seats, loungers, and a full Disney experience.
- e. Abington Shopping Center will soon have a new façade and Sports Authority will be filling the current vacancy of where Giant once was.
- f. Noble Shopping Center - Ross is going to fill the vacancy where Old Navy was.

Agenda Item EDC - 8: Old Businesses

None at this time.

Next EDC Meeting: Tuesday March 3, 2015 at 7:30AM

Respectfully Submitted:

Tara Wehmeyer, Assistant Township Manager/Economic Development Director