

Economic Development Committee Minutes

May 5, 2015

Committee Members in Attendance: Chairman Doug Callantine, Jim Marshall, Jack Loew, Bruce Goodman, Richard Gaglianese, Judith Kratka, Karen Wiley Sandler, Charles Kahn Jr., Wendy Klinghoffer, and Tara Wehmeyer.

In Attendance: Michael Markman, Peggy Myers, Larry Matteo, Van Strother, Cakky Evans, Robin Beall

Excused: Christopher Lionetti, Peter Brandow, Carter Van Dyke

Not In Attendance: Dave Mulvey, Barbara Nye

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

Chairman Doug Callantine opened the meeting by welcoming the committee and guests. There was a moment of silence for Jack Thalheimer who passed away following a sudden illness. Jack shared 22 years with the EDC and most recently became Chairman Emeritus in July 2014. Jack's dedication and loyalty to the EDC and Abington community will certainly be missed.

Agenda Item EDC - 2: Penn State Housing

- a. Penn State Abington Presentation to EDC **June 2, 2015 7:00PM.**
- b. Abington Township has received an application for a "zoning text amendment" submitted on behalf of Penn State Abington. The zoning text amendment seeks to add a proposed new "Use H-1.A Student Apartment Housing" to the Township's existing Planned Business District zoning code designation.

Timeline of Events:

- i. **May 4th at 7:00PM:** Code Enforcement Committee Meeting - there will be a "Motion to Advertise" a Public Hearing for the Proposed Ordinance of the Zoning Text Amendment
- ii. **May 14th: at 7:30PM:** Board of Commissioners Meeting: a "Motion to Advertise" will be voted upon
- iii. **May 26th at 7:30PM:** consideration of the Proposed Ordinance at the Planning Commission Meeting

- iv. June 2nd at 7:00PM: PSU Presentation of "economic impact study" to EDC
- v. June 24th at 7:00PM: Special meeting of the Board of Commissioners to consider the Proposed Ordinance

Agenda Item EDC - 3: EDC Interviews for vacant seats

The EDC currently has two (2) vacant seats. There was a subcommittee that conducted five (5) interviews on 4/28/15.

On behalf of the interview committee, Doug Callantine recommended Mike McPaul and Randee Elton to be the candidates to fill the open EDC seats. Both of these individuals are well qualified to support the work of the EDC and each possess attributes the EDC has established for candidates including expertise and experience in regional/urban planning, real estate, financial analysis, and grant writing.

Wendy Klinghoffer made the motion for the 2 proposed candidates, Mike McPaul and Randee Elton, to be approved by the EDC to recommend to the full Board of Commissioners for appointment. This motion was seconded by Bruce Goodman and the EDC unanimously agreed. Doug will write a letter to the Commissioners recommending Mr. McPaul and Ms. Elton to the Board of Commissioners to vote on at their regularly scheduled meeting on May 14, 2015.

Agenda Item EDC - 4: Montgomery County Planning Commission Walkability Audit

Abington Township was a grant recipient chosen by Montgomery County Planning Commission (MCPC) as a focus area for a transit oriented development audit for MCPC's new Walk Montco project. There was an initial meeting held on April 15th where MCPC talked about the project and next steps moving forward. The next meeting will be in early June and will include local stakeholders that are affected by the walkability in the area. The audit, which will basically be a walk around the Noble station area, along some of the areas that might have impediments to walking and will be scheduled in June.

MCPC suggests that the audit meeting should be at a location in Noble out of convenience to be able to exit the meeting and be in the Noble area for the walking tour. Bruce Goodman offered to research a site for the meeting.

Agenda Item EDC - 5: Old York Rd / Susquehanna Rd

There is a scheduled appraisal on May 1st for the properties located at 1100 and 1102 Old York Rd.

A meeting was held with township representatives, MCPC, and PennDOT to discuss the OYR/Susquehanna project. Next steps after the appraisal are to secure a traffic engineer to conduct a traffic study and to apply for the Multimodal grant.

Agenda Item EDC - 6: EDC General Report Presentation to Public Affairs Committee

Chairman Doug Callantine will make a general report presentation to the Board of Commissioners at the Public Affairs Committee Meeting scheduled for May 6, 2015 at 7PM.

Agenda Item EDC - 7: Business Improvement District: Area within which businesses pay an additional tax in order to fund projects within the district's boundaries.

Eric Goldstein, Executive Director of the King of Prussia District and Graham Copeland, Principal Downtown Dynamics, were welcomed to the EDC. They each gave very informative presentations. Mr. Goldstein's presentation was geared towards the current B.I.D. in King of Prussia. Mr. Copeland was able to provide an overall concept of a B.I.D. and how it is flexible to design and fit specific needs.

Agenda Item EDC - 8: Old Business

- a. Roslyn Valley Business Association - Leadership roles were voted on and monthly meetings continue with great positive motivation.
- b. Joint symposium with neighboring communities was held on 4/29/15. Upper Moreland and Lower Moreland township representatives were present along with Doug Callantine, Carter van Dyke and Tara Wehmeyer. Continual, future meetings will be scheduled with the intent to capture other representatives from bordering communities.
- c. A list of potential presenters for upcoming EDC meetings was created. The idea was designed to find out what the future plans are for the presenter/business, what their thoughts and ideas are moving forward, how we, as an EDC, can cooperate the vision into our future plans. The list, subject to additions and not limited to, is:
 1. Willow Grove Park Mall - PREIT
 2. Rydal Park
 3. Abington Shopping Center
 4. Abington School District
 5. Baederwood Shopping Center
 6. Developer's Diversified
 7. Standard Press Steel (SPS)
 8. SPS
 9. YMCA
 10. Penn State
 11. Jim Scully
 12. Abington Hospital
 13. Franklin Residential - Steven Balin

Agenda Item EDC - 8: New Business

The Vacancy Ordinance was emailed to the EDC. Due to lack of time at the meeting we were unable to discuss the ordinance. Please review for future discussion.

Next EDC Meeting: Tuesday, June 2, 2015 at 7:00PM

Respectfully Submitted:

Tara Wehmeyer, Assistant Township Manager/Economic Development Director