



TOWNSHIP OF ABINGTON

Office of the Township Manager

MEETING NOTES

February 6, 2018 7:30 a.m.

TO: Richard J. Manfredi, Township Manager

DATE: FEBRUARY 6, 2018

SUBJECT: EDC MEETING NOTES

REFERENCE: EDC MEETING OF 2/6/18

ATTENDEES: DOUG CALLANTINE, CHAIRMAN, JIM MARSHALL, DAVE MULVEY, DAMIAN FERNANDEZ, RANDEE ELTON, LINDA MILLEVOI, COMMISSIONERS SPEIGELMAN, VAHEY, THOMPSON, MONICA EMBERY, KEVIN BARRON, FINANCE DIRECTOR, ERIN VIZZA, CHRISTOPHER LIONETTI, LIZ SMITH, WENDY KLINGHOFFER, BRUCE A. GOODMAN, MICHAEL MARKMAN, CHARLES KAHN, JR., MARIA WYRSTA

SUMMARY: AS FOLLOWS

General Discussion:

Guidelines will be updated for EDC Community Grant Program for the renovation of buildings in the Township and it was decided not to wait until the 4th Qtr to use the grant money, because if it is not used, it is lost.

Cost and location for a new "Welcome" sign to McKinley is an ongoing discussion between one of the Commissioners and the Township that may come back before the EDC at a future date.

Update on property status of Old York and Susquehanna Roads - 1100/1102 Old York Road are awaiting a court order for a second appraisal; 1104/1106 Old York Road- Township has control over now; 1907 Susquehanna Road - working on finalizing a strategy for this property and it is a property on the VPRB's list as it has been sitting vacant for awhile. To accept PennDOT grant, the Township needs to match it in the amount of \$600,000, and the match has not been approved by the Township to-date.

Vacant Property Review Board meets on a regular basis and Bob Greaves, Chairman of the VPRB, has expressed interest in creating a small taskforce of VPRB and EDC members to work together on vacant commercial properties. There will be a presentation made by Chairman Bob Greaves of the VPRB before the Board of Commissioners at their Public Affairs Committee meeting of February 28, 2018.

Also, the VPRB will be learning more about Act 135 to see how it applies to commercial properties. Act 135 performs a lot of the functions of condemnation without actual condemnation. The property owner retains the deed but imposes rehabilitation on the property.

Meeting schedule of the EDC will be moved to the fourth Tuesday of the month beginning in May, so that any action needed by the EDC from the Board of Commissioners can be ready for their committee meetings at the beginning of each month.

Real estate business professionals are interested in informing the EDC on their perspectives of the commercial and residential marketplace in Abington and that will be scheduled for the EDC meeting in March.

Mark Gambill, VP of Development of PREIT, Developer for Willow Grove Mall – discussed a tenant to fill vacant J.C. Penney store, and after research, a multiplex movie theater is proposed, Studio Movie Grill will have a full-service restaurant and show first run movies with 1,100 seats and access to the theater through the mall. Former J.C. Penney parking field will be used for parking at the Studio Movie Grill.

The Board of Commissioners voted in favor of conditional use application for a conditional use permit subject to conditions such as increase landscaping at the privacy fence; add three crosswalks and, while the theater is open for six months, to monitor the area of Cummings Avenue. There is mall security and Studio Movie Grill has its own security as well as patrol of the parking lot will be increased. More info about the Studio Movie Grill menu, etc., can be found at www.studiomoviegrill.com.

Finance update – grant money was used to buy the two properties on Old York Road as previously discussed.

Action Items and Responsibility:

Form a taskforce with Vacant Property Review Board members to work on vacant commercial properties.

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