



TOWNSHIP OF ABINGTON

Office of the Township Manager

MEETING NOTES

October 30, 2018 7:30 a.m.

TO: Richard J. Manfredi, Township Manager

DATE: OCTOBER 30, 2018

SUBJECT: EDC MEETING

REFERENCE: EDC MEETING OF OCTOBER 30, 2018

ATTENDEES: DOUG CALLANTINE, CHAIRMAN, DAVID MULVEY, WENDY KLINGHOFFER, MIKE MCPAUL, RANDEE ELTON, CHRISTOPHER LIONETTI, MICHAEL KELLY-CATALDI, BRUCE GOODMAN, DAMIEN FERNANDEZ, LIZ SMITH, ERIN VIZZA, MICHAEL MARKMAN, COMMISSIONER VAHEY, COMMISSIONER MYERS, MARK PENECALE, MARIA WYRSTA, SKIP DIMASSA, RESIDENT, LORA LEHMANN, RESIDENT

SUMMARY: AS FOLLOWS

General Discussion:

Provided to the committee was a calendar of proposed meeting schedule for 2019.

Some terms of members will be expiring at the end of 2018 and they need to inform Township Manager's Office about willing to continue serving on the EDC.

Meeting Notes of October 2, 2018 were noted.

Update Status New Businesses; temporary vendors have been filling space at Willow Grove Mall for the holiday season; property located at 270 Keswick Avenue was issued a U & O; Patane property may have a valid tenant; there is possible restaurant use for former Riviera site; Baederwood Shopping Center/Brandolini property is back on Township's agenda and EDC will be seeing that by the end of the year; owner of 950 Easton Road-ALDI Market are looking to re-tenant that space.

Grants; no additional grants have been requested.

Update Old York/Susquehanna Roads project; a meeting is scheduled this week to discuss opportunities and what needs to be done.

Other Business; a follow-up meeting was held in McKinley where an additional business owner of Rodon Signs attended and may be requesting a grant before the end of the year for frontage improvements along Township Line Road. Trios Tomato Pie Restaurant is opening at a second location west of McKinley market; property owner of 878 Township Line Road went before the Zoning Hearing Board for gas station/convenient store use and decision by the ZHB will be made at its next meeting in November.

Old/New Business; there was none.

Mediplex Presentation; Jeffrey S. Goldstein and Steve Carpey, owners of Mediplex indicated that they presented their plan before the Township's Planning Commission, and once Township's traffic consultant provides a review, another meeting will be held before the Planning Commission. Then the plan will be presented before the Board of Commissioners, and if approved, they plan to have the building completed by the first quarter of the year 2020.

Discussed were economic benefits of the project that will bring in an additional \$15,000-\$20,000 in real estate taxes to the Township; additional business privilege taxes as well as public improvements proposed from the project are onsite stormwater management, installation of sidewalks, additional landscaping/buffering/fencing, plaza and relocate bus stop closer to plaza. Traffic is a concern for some of the neighbors and the applicant is working on a plan that will be the most responsible for everyone including closing curb cuts on Old York Road. It will be a two-story, 20,000 sq. ft. medical office building that will occupy two tenants; one on each floor of the building.

Ms. Randee Elton made a MOTION, seconded by Ms. Erin Vizza to advise the Board of Commissioners that the EDC endorses the Mediplex project as it would be a positive economic benefit to the Township.

MOTION was ADOPTED unanimously.

BET Investments, Inc. Presentation; Michael Markman, President, provided information on economic benefit from the project to the EDC that is also posted on Township website. Project consists of 180 residential units for those who are 55 years and older located at the former YMCA site. This project will create \$99,744 net dollars to the Township per year after Township services as shown on the chart. School District will receive \$565,146 each year in taxes, so overall economic benefit to the Township on a yearly basis is \$664,890, which is the most tax benefit generated to the Township by a private entity since the Mall was developed. One-time fees that will be paid to the Township will be \$463,390. Rents will begin at \$2,000 for an average square foot unit of 1,200 sq. ft. Difference in tax dollars from what funeral home pays in taxes and this project is approximately \$12,000-\$15,000 in business privilege taxes.

Other improvements are contribution of \$100,000 towards Township's match for Old York/Susquehanna intersection improvements; create a five-year education fund contributing \$5,000 per year to study the cemetery and survey all the graves documenting who is buried there to tie them to the history of Abington as well as repair all sidewalks around the cemetery. One of the houses will also be purchased behind the site and will be turned into a pocket-park to be used for the neighbors who have been asked to provide feedback. Traffic will be reduced from what the existing YMCA generates during peak hours; entrances to the site will be from Old York and Susquehanna Roads and a

stormwater management system will be installed. Earned Income and Business Privilege taxes to the Township were projected conservatively.

Mr. Bruce Goodman made a MOTION, seconded by Ms. Liz Smith to advise the Board of Commissioners that the EDC endorses the BET Investment Inc. project as it would be a positive economic benefit to the Township.

MOTION was ADOPTED unanimously.

LERTA – Local Economic Revitalization Tax Assistance Program Presentation; Mr. Chris Lionetti provided the EDC with a brief orientation (presentation) of LERTA along with historic information; sample of how the program works in the community; copies of previous ordinances/resolutions adopted by the Board of Commissioners including criteria that was put together when considering the qualifying zones. Also, discussed was looking at ways to promote this program and possibly creating a subcommittee of the EDC to reevaluate the zones including updating the new zoning districts.

Commissioner Matt Vahey suggested that he will consult with the Board of Commissioners on next steps prior to the EDC forming a subcommittee.

Next meeting of the EDC will be held on November 27, 2018.

Meeting adjourned at 8:45 a.m.

Action Items and Responsibility:

EDC to advise the Board of Commissioners on endorsement of Mediplex and BET as economic benefit to the Township.

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