



# TOWNSHIP OF ABINGTON

*Office of the Township Manager*

## MEETING NOTES

March 26, 2019 7:30 a.m.

TO: Richard J. Manfredi, Township Manager

DATE: MARCH 26, 2019

SUBJECT: EDC MEETING

REFERENCE: EDC MEETING OF MARCH 26, 2019

ATTENDEES: DOUG CALLANTINE, CHAIRMAN, MICHAEL KELLY-CATALDI, JIM MARSHALL, ERIN VIZZA, DAVID MULVEY, BRUCE GOODMAN, MARK PENECALE, MIKE MCPAUL, LINDA MILLEVOI, MARIA WYRSTA, KEVIN BARRON, JEANNETTE HERMANN

SUMMARY: AS FOLLOWS

### General Discussion:

Chairman Doug Callantine welcomed EDC members back since last met in October.

Meeting Notes of October 30, 2018 were approved.

Announcement; three members were reappointed for three-year terms to the EDC; Erin Vizza, David Mulvey and Michael McPaul along with new member Robert Reich.

Acknowledgement; Richard Gaglianese chose not to be considered for reappointment as member of the EDC; however, he served a number of terms on this committee and was involved with many activities.

Grant Update; Old York & Susquehanna Roads-two grants were approved; one from DCED and one from PennDOT totaling \$2 million dollars. Karate Store located at 1907 Susquehanna Road; progress has stalled and questioned was proceeding with eminent domain process and response was that the property is not needed to begin the road improvement project. Also, there is a gap between appraisal and the owner's value of the property and questioned was whether the EDC could find a way to assist the Township in financing that gap between appraisal amount and owner's value with that revenue coming back to the Township as opposed to the eminent domain process. Suggested was forming a subcommittee including Township officials to explore this further.

Other grants; regarding War Memorial Island project; there is an effort to consolidate war memorials from all of the wards to be in one location and slides were presented showing the existing site as well as a revised drawing of improved site that will include new monuments, internal flame (to be determined), flagpoles, new pavers, benches, fountain and increased parking. Memorials will include names of all who served that are from Abington Township who passed away. Staff of Parks & Recreation Dept. received a grant of \$90,000.00 and the official name will be "War Memorial Park." Pavers and benches are being sold to help fund the project and an old Jeep was donated with volunteers to repaint it and there has been contact with officials of Willow Grove Navy Base to see if they are willing to donate another piece of equipment to be placed on the landing. Total cost of the project is approximately \$190,000-\$200,000. Volunteers are needed for fundraising and a Beef-n-Beer fundraiser will be held on May 18<sup>th</sup> at the North Penn VFW from 7-11 p.m.

EDC has a grant pool every year that could be contributed to this project.

Presentation; a presentation will be held on May 28, 2019 by David Zellers, Jr. Director of Montgomery County Commerce Department.

Update on properties; BET Investment Inc. obtained zoning text amendment approval from Board of Commissioners and next step would be to obtain conditional use approval, and if that is approved, then land development process would begin. Density units were decreased to 26 units per acre, but with bonus provision, maximum would be 32 units per acre; structured parking area remained the same; accessory uses were reduced, and it is a 55 and older community with no school-age children.

Brandolini-Baederwood Shopping Center obtained conditional use approval of 244 units to be built on the hill behind the shopping center.

Abington School District project with the addition to the high school is moving along as the need for additional classrooms is necessary. There have been discussions between the School District, Salem Baptist Church and Center School regarding leasing classroom space if needed prior to the addition being completed.

95,000 sq. ft. former K-Mart space has been leased by "At Home" and permits were issued for renovations; modifications were needed for the parking lot to make it ADA accessible and to create a shopping cart storage structure, so landscape islands will be added at the end of all of the runs and lawn area will be landscaped.

Mediplex status; demolition of buildings have begun; LA Fitness site; foundation has been put in for the third building; Willow Grove Mall; Movie Tavern Grill is at the framing stage; there is a tenant for the former Bravo Restaurant site and new YMCA site is underway with possible opening in October.

VPRB is considering hosting an event where they would meet with property owners to discuss assistance in getting their sites leased. Discussed was a LERTA grant that defers taxes on any improvements made to blighted properties to help get a tenant and discussed was forming a subcommittee to explore it further and then make a recommendation. Also, discussed was a provision added to the zoning ordinance for "minimum separation distance" for similar uses.

Financial Update; there is a certain amount of funds available for any needed repair projects in the business districts, and if so, contact Public Works Director.

Subcommittee members were identified: Erin Vizza, David Mulvey and Chris Lionetti to explore LERTA Grants.

Next meeting will be held on April 30, 2019 at 7:30 a.m.

Meeting adjourned at 8:30 a.m.

Action Items and Responsibility:

Form a subcommittee to explore financial gap for property of 1907 Susquehanna Road.

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