

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

**REDEVELOPMENT COMMITTEE MEETING**

*January 28, 2008*

**CALL TO ORDER** – Comm. Lavallo called a meeting of the Redevelopment Committee of the Board of Commissioners of Upper Moreland Township to order at 7:44 p.m.

**ROLL CALL** – Comm. Lavallo, Chairman took roll call. Present: Commissioners James Hotchkiss and Kevin Spearing.

Others: John Crawford, Assistant Township Manager, Catherine Harper, Township Solicitor, Lonnie Manai, Township Engineer, and Jack Snyder, Director of Public Works.

**APPROVAL OF MINUTES:**

Comm. Lavallo accepted the minutes of the November 26, 2007 Redevelopment Committee meeting into to record as submitted.

**REPORTS:**

Redevelopment Department Report:

**Kise, Straw & Kolodner Monthly Report –**

Comm. Romaniello reported that on November 8<sup>th</sup> a meeting was held with Representative Josh Shapiro along with herself and Comm. Crilly to debrief on redevelopment efforts and discuss funding for redevelopment. Also a meeting was held on November 14<sup>th</sup> with Commissioners Valenza and Lavallo to debrief on redevelopment efforts to-date. There will be a TIF meeting in February. She asked if Jodi Holton of KSK will attend the TIF meeting.

Comm. Efkowitz replied two representatives of the Redevelopment Authority will attend the TIF meeting along with Jody Holton of KSK, Steve Mullin, Econsult, and our Solicitor. We were going to announce this meeting next week at our General Board meeting.

It is a meeting designed to present tax incremental financing to the Board of Commissioners and the School District and an update on redevelopment. We will then have a better understanding whether the School District is interested in partnering with the Township and County to create TIF guidelines and, if they are, we will establish a TIF Committee.

Comm. Romaniello said the Montgomery County Redevelopment Authority has offered to crunch the numbers for the redevelopment plan and how it will affect the revenue of the Township. Tax incremental financing committees begin when there is a project on the table.

Comm. Lavalley replied that any information that is available will be taken into consideration.

Comm. Spearing said the TIF meeting is scheduled for February 28<sup>th</sup>. Who is controlling the agenda?

Comm. Efkowitz replied she organized the meeting with the President of the School District and KSK will conduct the meeting.

Comm. Spearing said we have not had a formal presentation of the redevelopment plan.

Comm. Efkowitz said first we need to see if the School District will entertain the idea of TIF and then establish a committee to determine TIF guidelines for Upper Moreland Township.

**OLD BUSINESS:**

Comm. Spearing asked for an update on Memorial Park Drive. Is the fact that there is a building occupied holding back construction?

Mr. Crawford replied we have to wait for demolition as one building still has two tenants. Just compensation has been paid to the court and the Township has received the grant money from the County, but there are outstanding issues to be resolved such as financing, and the culvert. PennDOT will have some say as to what will happen with the culvert since it is a State highway.

Comm. Spearing asked to discuss the culvert issue at next month's committee meeting. When was it discovered that the culvert was in PennDOT's right-of-way?

Mr. Manai replied it is part of McMahon's plan, and it was discovered when they applied for the HOP (Highway Occupancy Permit).

Comm. Lavalley asked for the timeframe of the project.

Mr. Crawford replied we have 120 days to proceed with the project.

Comm. Lavalley added so after 120 days the contract is null and void so we will have to ask for an extension.

Mr. Crawford replied that is correct.

Comm. Spearing asked has this committee received an update of the previous findings regarding that culvert.

Mr. Crawford replied that information was disseminated to the previous Board, and it is time to have a discussion on that for the new Board members.

**NEW BUSINESS:**

Draft Policy Development Information Request:

Comm. Romaniello said last year, the Redevelopment Committee asked Econsult to put this document together so we can have a fair and equal process in place for developers. She asked that this document be posted on the Township website and a copy be placed in the Code Enforcement office.

Comm. Lavalley asked what criteria were used to generate this list of requirements in the document?

Comm. Romaniello replied it was the request of the Redevelopment Committee and the work was done by Econsult.

Mr. Crawford said this policy is for developers with redevelopment plans who want to partner with the Township and who qualify for subsidies. The purpose of this policy is to give a minimum amount of information to the Township to start an evaluation process.

Comm. Efkowitz suggested that the committee review the draft by Econsult, and KSK will be at the next Redevelopment Committee meeting on February 11<sup>th</sup> to discuss it further. Does this document need to be moved for action by the full Board?

Mr. Crawford replied it can be adopted as a resolution by the full Board or just be used as a checklist for the application process.

Comm. Lavalley asked that the Township Engineer review this draft as well.

Solicitor Harper suggested that the committee consider dividing the information request into those projects that will require some form a public expenditure.

Comm. Lavalle said that this item will remain on the agenda for next month.

**OTHER ITEMS:**

Comm. Spearing asked for an update on the Asian Fusion application located at 3 Easton Road.

Mr. Manai replied he has not seen an application on this project.

**COMMISSIONER COMMENTS:**

There were none at this time.

**VISITOR COMMENTS:**

Greg Flynn, Willow Grove, said he is concerned about redevelopment in the downtown center, and he agrees with crunching the numbers, which would send a good message to stakeholders and the community.

Arthur Hall Adams, Architect, Willow Grove, announced that his office is located in Willow Grove, and he is here this evening representing the Willow Grove Chamber of Commerce. We have established a Redevelopment Committee and he offered the services of the Redevelopment Committee as a resource to the community. We look forward to working with the Commissioners on this project, and to gather community support for redevelopment in Willow Grove. We will meet once a month on the third Tuesday of the month.

**ADJOURNMENT:** 8:31 p.m.

Respectfully submitted,

S. Elizabeth Vile