

**UPPER MORELAND TOWNSHIP
BOARD OF COMMISSIONERS**

REDEVELOPMENT COMMITTEE MEETING

February 11, 2008

CALL TO ORDER- Comm. Lavalley called a meeting of the Redevelopment Committee of the Board of Commissioners of Upper Moreland Township to order at 7:05 p.m.

A MOMENT OF SILENCE WAS FOLLOWED BY THE PLEDGE OF ALLEGIANCE

PRESENTATIONS/ANNOUNCEMENTS:

There was none.

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

Others: David Dodies, Township Manager, Catherine Harper, Township Solicitor, Paul Purtell, Director of Code Enforcement and Tim Poole, Township Engineer.

APPROVAL OF MINUTES:

Comm. Spearing made a correction to Page 1 – KSK report – A meeting was held on November 14th with Commissioners Valenza and *Lavalley* to debrief on redevelopment efforts to-date.

Comm. Lavalley accepted the minutes of the January 28, 2008 Redevelopment Committee meeting into the record as amended.

REPORTS:

Kise, Straw & Kolodner Monthly Status Report:

Jody Holton, KSK - Redevelopment Coordinator, reported that we will be having a meeting on TIF (Tax Incremental Financing) on February 28th, 2008 at the Intermediate School at 7 p.m. with the Board of Commissioners and School District. We have been working on Old York Road and Memorial Park Drive. She introduced Steve Mullin, Econsult who has been working with developers on behalf of the Township and coordinating an economics analysis. He will be present at the TIF meeting along with Bruce Nicholson from the Montgomery County Redevelopment Authority.

Comm. Lavalley asked about the agenda of the TIF meeting.

Ms. Holton replied Bruce Nicholson will give a presentation on the background of TIF, which will be followed by a question/answer period.

Comm. Efkowitz asked Ms. Holton if she will speak about the presentation made to the Board by a developer in October at the TIF meeting.

Ms. Holton replied no, the meeting is just about TIF.

Comm. Lavalley asked is this meeting open to the public?

Ms. Holton replied yes.

Comm. Romaniello said Jerry Nugent, Director of the Redevelopment Authority offered to crunch the numbers on the proposal from the developer that was presented to the Board in October. Can that be part of the presentation at the TIF meeting on the 28th?

Ms. Holton replied she does not know. She would have to contact the Redevelopment Authority.

Mr. Dodies added that Jerry Nugent is not available to attend the meeting on the 28th.

Comm. Lavalley commented that we do not know whether the developer in question wants his numbers crunched and presented to the public.

Comm. Spearing asked for a recommendation by Steve Mullin, Econsult about whether the numbers should be crunched at that meeting or not.

Mr. Mullin replied his recommendation is to give the Board an idea of what those numbers would be before the meeting on the 28th.

Comm. Hotchkiss agreed. It is important for this meeting not to be controversial because we would be debating whether that project would be right for Willow Grove and that is not the function of this meeting. It is an educational meeting to inform the public of what TIF means. At a future date, he would like to see those numbers.

Comm. Valenza commented he would like to see an example of a project with TIF and the same without TIF at this meeting

Comm. Spearing asked for an update on the culvert.

Mr. Dodies replied there is meeting scheduled for tomorrow with McMahan and PennDOT and we will discuss the Township's application for an HOP for this project and rehabilitation work required for the culvert.

Comm. Romaniello said it has taken five months to get two Boards together, and crunching the numbers should be incorporated on the agenda for the meeting on the 28th. We can ask the County to take a look at it instead of putting the developer off for another six months.

Comm. Efkowitz said the purpose of this meeting is to find out if the School District is interested in working with TIF and, if they are, we will put a TIF committee together.

Comm. Lavalle asked for any public comments.

Jonathan DeJonge commented that we should not make the mistake of mudding the waters since the developer may not be interested in having his numbers crunched in public.

OLD BUSINESS:

Draft Policy Development Information Request:

Mr. Mullin said aside from an RFP process, this is one way to get information from developers for their solicited or unsolicited proposals for redevelopment. This draft form asks for a general description of the proposal for redevelopment and information about the developer/team and project specifics. This type of information will assist the Board in their decision-making process.

Comm. Efkowitz asked would developers who are not seeking public funding still need to provide this kind of information?

Mr. Mullin replied that type of information should be required when there is any kind of public action.

Comm. Efkowitz asked if a developer is not asking for any public funds and wants to make some kind of public improvements; you still expect them to go through developer criteria?

Mr. Mullin replied the Township does not want to discourage any developers.

Comm. Efkowitz asked who is responsible for determining a developer's financial background?

Mr. Mullin replied the Township should decide whether the developer has the capacity to do the proposed project.

Comm. Lavelle referred to the draft form, Items A, B, C and subsection D should be called, "Coordinated Township Response." There is a broad spectrum of information being requested and coordination on our side of the table as to who responds to what piece of information that comes in is important and how it is transmitted back to the developer.

Mr. Mullin agreed.

Comm. Romaniello said when a developer comes to the Township with a plan they can follow our land development review process if they are not requesting public subsidies. She feels Item D is a great idea and should be incorporated into the form.

Solicitor Harper said this form would be good for a plan that requires public action, but she feels it is too unfriendly for those who want to redevelop without using public subsidy. This level of information is only needed if the developer is asking for public subsidy or public action.

NEW BUSINESS:

War Memorial Park Drive Project:

Comm. Lavelle said there are unresolved issues, deadlines on contracts and culvert issues of this project, and we have a statement from John Chambers.

Solicitor Harper said the previous Solicitor filed the condemnation proceedings for the properties that need to be taken and demolished and reached a tentative agreement with the property owner. We will have to review the agreement in an executive session. She wrote a letter to the property owner informing them that the Township's experts felt the specified amount in the agreement was appropriate just compensation, and we are now entitled to possession of the properties. She reviewed the leases of the two occupied properties and sent those letters asking when they can move out. One lease ends April 30th and the other ends in August.

We will schedule a meeting with the county about parking issues, etc.

Mr. Poole commented that the demolition contracts have expired.

Solicitor Harper replied there are people in the buildings now, and we could assert our right of possession right now, but we are trying to work with those businesses so they can move. She asked about extensions to the demolition contracts.

Mr. Dodies replied Mr. Chambers was in touch with the demolition contractor for an extension for the first bid. Both bids were received on December 3, 2007 and the contract had an expiration date of February 3, 2008, the construction contract of \$1.7 million dollars expires on April 30, 2008. Mr. Chambers advised that K.C. Construction is willing to extend the bid. The worst case scenario is that we will have to re-bid the project.

We have six unresolved issues: completion of acquisition of two properties on York Road - acquisition/subdivision; asbestos testing; remediation to those two properties; demolition; construction of the roadway; and the payment of PennDOT and DEP permits. That is what is needed to get to construction.

Solicitor Harper said she is following up on what the prior Solicitor did by trying to reach an agreement on a number and conditions, which is what is contained in the confidential letter she sent to the Board.

Comm. Romaniello asked for an Executive Session to be held at the end of the Redevelopment Committee meeting this evening.

Kevin Spearing asked were the repairs for the culvert incorporated into the bid?

Mr. Dodies replied yes.

VISITOR COMMENTS:

Len Spearing asked what does the DEP permit entail?

Township Engineer, Tim Poole replied it is for work done to the culvert.

COMMISSIONER COMMENTS:

There were none.

ADJOURNMENT: 8:45 p.m.

EXECUTIVE SESSION:

An Executive Session was held by the Board that began at 8:46 p.m. and 9:10 p.m.

Respectfully submitted,

S. Elizabeth Vile

