

**UPPER MORELAND TOWNSHIP  
BOARD OF COMMISSIONERS**

**REDEVELOPMENT COMMITTEE  
MEETING MINUTES**

**October 15, 2007**

**CALL TO ORDER:** A meeting of the Redevelopment Committee of the Board of Commissioners of Upper Moreland Township was called to order by Commissioner Romaniello at 11:10 p.m.

**ROLL CALL:** Commissioner Romaniello took roll call. Present: Commissioners Stacey E. Efkwitz and James Martin.

Others: David A. Dodies, Township Manager; Robert Kerns, Township Solicitor; and Jody Holton of Kise Straw & Kolodner.

**APPROVAL OF MINUTES:** Commissioner Romaniello accepted the minutes into the record without any comment.

Memorial Park Drive Schedule

Jody Holton of Kise Straw & Kolodner commented that there were two bids scheduled for opening on November 19, 2007, one for demolition and one for construction. Ms. Holton asked the Township Engineer to update the progress on the bids.

Solicitor Kerns stated that he was directed to take all action necessary to condemn the York Road properties. His office will make sure that the Township can schedule settlement on the two properties as soon as possible so that the Township can arrange for release of grant funds from Montgomery County. Mr. Dodies stated that the deadline for the County to process invoices for the acquisition and demolition of 135 and 139 York Road is December 31, 2007.

Commissioner Romaniello reiterated that the bids will be reviewed at the next Committee meetings and the Board will make a decision based on the Township staff and consultants.

Commissioner Comments – None

Public Comments – None

Memorial Park Drive Design Details – Pedestrian Countdown Signals

Jody Holton commented that PennDOT recommended that the signals be upgraded to pedestrian countdown signals so you can see the remaining time before you cross. It would be an additional cost of approximately \$6,000 for those crosswalk signals. They are used around the country in town center-type areas on the main streets.

David A. Dodies commented that given the fact that PennDOT has made the recommendation and he has seen them in other towns, it would be advisable to spend the money and include continuous timers as proposed by McMahon Associates.

Jody Holton said it was not in the specs and would have to be added as an addition.

Technical revisions to the Town Center Zoning Ordinance

This item will be continued to next month's agenda.

Website Comments and Updates for October

Jody Holton said that there were a few comments about the website. One of the comments was to put the meeting minutes on the website. Commissioner Efkwitz replied that it was not necessary due to the fact that they were already posted on our website.

Jody Holton stated there are also web counter statistics with information as to where the user is coming from if anyone would like a copy.

**REDEVELOPMENT DEPARTMENT REPORT:**

Kise Straw & Kolodner Status Report – October 2007

Jody Holton reviewed the monthly report as submitted. On October 3, 2007 there was a meeting with local business owners and many of the people in attendance favored large scale redevelopment but expressed concerns with the Township continuing to spend money related to potential projects. They reiterated that parking is a problem down town and any work that the Township could do on that end would be appreciated.

A meeting was held with Developer No. 6 and a property owner. They described the potential for a mixed use development with centralized parking on the site, however, there was no specific plan and no financial information. This was a very preliminary meeting.

Commissioner Romaniello would like to come up with some type of development criteria in order to be consistent with each developer which can perhaps be prepared by Econsult. Commissioner Efkwitz was concerned about how much this would cost. Jody Holton agreed to ask Econsult if they could prepare something like that and would find out how much it would cost.

Jody Holton stated that there was also a meeting with Developer No. 2. She was cautiously optimistic for the following reasons. The Developer was assessing the Township's willingness to proceed with what will probably be an arduous and detailed oriented process of figuring out the economics of a public/private partnership that is mutually beneficial to both parties. This means that the Township and the Developer will assume costs related with the project and it is important to understand that the risk is assumed on both sides. Further economic analysis has to be conducted.

Commissioner Romaniello does not want anything to get “cold” and would like to keep momentum behind this potential project and she has talked to people at the federal, state, local and county level trying to determine the amount of outside financial assistance the Township could receive to off-set Upper Moreland’s costs.

**ADJOURNMENT:** 11:50 p.m.

Respectfully submitted,

Cynthia Heinemann