

## Economic Development Committee Minutes

April 7, 2015

**Committee Members in Attendance:** Jack Thalheimer, Jim Marshall, Judith Kratka, Karen Wiley Sandler, Christopher Lionetti, Dave Mulvey, Charles Kahn Jr., Bruce Goodman, Jack Loew, Barbara Nye, Carter Van Dyke, and Tara Wehmeyer.

**In Attendance:** Larry Matteo, Van Strother, Jay Blumenthal, Cakky Evans, Larry Jones, George Wrigley

**Excused:** Doug Callantine, Michael Markman, Richard Gaglianese, Wendy Klinghoffer

**Not In Attendance:** Peter Brandow

**Note:** The EDC is strictly an advisory committee and takes no action on township matters required under state legislation. EDC meetings are essentially a workshop environment for ED policies, programs, or projects which develop over a considerable length of time. When finalized, programs and projects are presented for public discussion to the Commissioners under the Public Affairs agenda. As such, minutes are summary in nature and not verbatim.

### **Agenda Item EDC - 1: Welcome**

In Chairman Doug Callantine's absence, acting EDC Chairman, Jim Marshall opened the meeting. Jim welcomed the committee and also guest, Clint Cochran, Senior Vice President Asset & Property Management, with Kravco Company LLC.

### **Agenda Item EDC - 2: Huntingdon Valley Shopping Center**

Clint Cochran spoke about the Huntingdon Valley Shopping Center (HVSC) as a grocery-anchored, neighborhood shopping center. The property is anchored by Giant Supermarket and Rite Aid. Mr. Cochran shared drawings of how the shopping center looks today and also drawings of what the shopping center will look like after the future planned upgrades take place.

Mr. Cochran shared the fact that nothing has been done to the HVSC since 1995, so it was time to make improvements. The first improvement was the new Rite Aid building that now has a drive thru and is open 24 hours. Some additional future plans consist of:

- Starbucks is going to come in as a new structure
- Iron Hill Brewery is going to open in the old Rite Aid location
- Pet Valu is going to fill the old Radio Shack and China Wok

The plan is to upgrade the façade and have new pylon signs with black awnings.

To prevent speeding through the back of the parking lot behind the shopping center an island and retaining wall with landscaping and underground water storage were implemented.

### **Agenda Item EDC - 3: New Business**

- a. A list of potential presenters for upcoming EDC meetings was created. The idea was designed to find out what the future plans are for the presenter/business, what their thoughts and ideas are moving forward, how we, as an EDC, can cooperate the vision into our future plans. The list, subject to additions and not limited to, is:
  1. Jim Scully
  2. Abington Shopping Center
  3. Abington Hospital
  4. Franklin Residential - Steven Balin
  5. Willow Grove Park Mall - PREIT
  6. Abington School District
  7. Rydal Park
  8. Penn State
  9. YMCA
  10. Baederwood Shopping Center
  11. Developer's Diversified
  12. Standard Press Steel
  
- b. EDC Chair, Doug Callantine, plans to make a presentation at the Public Affairs meeting on May 6, 2015 at 7:00PM. This lines with the discussions made at our EDC retreat regarding quarterly reports that will be made to the Board of Commissions via the Public Affairs venue.

### **Agenda Item EDC - 4: Old Business**

- a. Penn State Student Housing Presentation
  - o Dr. Sandler informed the group that the May public hearing is going to be rescheduled for a date TBD in June. She is hopeful to see the economic impact study in May and will report the findings to the EDC.
  
- b. Open EDC seat: interviews will be conducted on Tuesday, April 28, 2015.
  
- c. Roslyn Business Association Meeting: held on 4/21/15. Leadership roles were defined among the business owners.
  
- d. Noble Plaza Update: continual movement with Scully and Architect
  
- e. Old York Rd/Susquehanna Rd: meeting with township representatives, Montgomery County Planning Commission and PennDOT was held on 4/22/15. Minutes available upon request.
  
- f. Old York Rd Development: Hightop Real Estate & Development- redesigning plan

- g. Joint symposium with neighboring communities: meeting scheduled for 4/29/15.
- h. Old York Rd Corridor Study: draft report distributed on behalf of PennDOT.

**Agenda Item EDC - 5: Economic Development Partnership with Penn State**

As discussed at the March EDC meeting, Penn State's new President, Eric Barron, is focused on increasing economic development through partnerships involving Penn State campuses and local or regional groups. Two administrators from the new office of Industrial Partnerships at University Park visited PSU Abington on March 30<sup>th</sup>. The purpose of the visit was for the administrators to find out how the local campus is involved in the community. PSU Abington has partnered with the Abington Art Center as makers space for an idea incubator.

**Agenda Item EDC - 6: Business Improvement District**

A business improvement district is an area within which businesses pay an additional tax in order to fund projects within the district's boundaries. Eric Goldstein and Graham Copeland will present the Business Improvement District at the May 5<sup>th</sup> EDC meeting. Mr. Goldstein is the Executive Director of the King of Prussia District and Graham Copeland, Principal, Downtown Dynamics.

**Next EDC Meeting: Tuesday, May 5, 2015 at 7:30AM**

**Respectfully Submitted:**

**Tara Wehmeyer, Assistant Township Manager/Economic Development Director**