

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

APRIL 15, 2024

The following were in ATTENDANCE:

AUTHORITY MEMBERS

Max Stoner, Chairman
H. Edward Black, Vice Chairman
John Eby, Secretary
Salvatore Marone, Treasurer
Mark O'Shea

TOWNSHIP PERSONNEL

Thomas Vernau, Township Manager
Isaac Sweeney, Director of Community &
Economic Development
Steven Miner, Solicitor
Mary Ellen Banks, Recording Secretary

Chairman Stoner called the meeting of the Lower Allen Township Development Authority to order at 6:01pm and announced Proof of Publication was available for review.

INTRODUCTION OF ISAAC SWEENEY, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT

Mr. Sweeney introduced himself to the Board stating that most of the Board were aware of his prior experience at Hampden Township. He informed them he worked for a developer for a few years and now has returned to the municipality field at Lower Allen Township and very appreciative of the opportunity. The Board all welcomed him.

APPROVAL OF MINUTES OF FEBRUARY 20, 2024

Mr. EBY made a motion to approve the minutes of the February 20, 2024. Mr. O'SHEA seconded the motion. Motion carried, 5-0.

DISCUSSION AND POSSIBLE ACTION: AUTHORIZE BROWN PLUS TO FILE IRS FORM 990 FOR FISCAL YEAR 2023.

Mr. EBY made a motion to authorize Brown Plus to file IRS form 990 for Fiscal Year 2023 contingent upon the engagement letter comparable to previous years cost. Mr. MARONE seconded the motion. Motion carried, 5-0.

STATUS OF DEVELOPMENT PROJECTS IN THE TOWNSHIP

Director Sweeney informed the Board of the following:

- He is working on a status report where the Township stands on all of the developments just to help everyone. At this point, nothing has changed from two months ago.
- We did receive a land development plan (lot consolidation plan for two properties) at 1113 Primrose Avenue. There are multiple comments and the Planning Commission Board has been canceled for this month and there were no plans to be reviewed for this month.
- There is another phase for the Arcona project coming for review next month and has not come in yet.

Manager Verneau informed the Board that Penn Dot is going to be replacing the turnpike bridge and has met with staff concerning this. They inquired what the Township would like to see if this done and the Township has requested pedestrian/bike lanes. Manager Verneau further

explained they had also met with Charter Homes and requested the same which would lead up to and connect to the bridge. Staff has also contacted Lark Meadows on the other side of the street and requested access to come along the tree line on Rossmoyne Road. It would go down thru Lark Meadows and connect onto West Port and eventually thru Rossmoyne Manor. It would make a really nice link of our pedestrian/bike access.

Solicitor Miner stated he had talked with Lark Meadows attorney since there were some irregularities in their plan which pushed back getting their building permits; they would be much more willing to talk about this when the building permits were issued and they could get started. Their biggest concerns are maintaining the pedestrian/bike access. Solicitor Miner also feels their residents will find this attractive also.

- Cedar Run Business Park – has been granted another extension.

Mr. Eby reminded the Board they were to talk about what they as a Board would be doing next. One of the items identified in the vicinity of Trader Joe's having lower paying jobs such as food service, retail industry there may be affordable housing issues in this area. And, second, that one thing the zoning code needs to do is look at the adaptable reuse and mixed uses. Mr. Eby gave several examples for the Board. Discussion ensued with the Board concerning their plans going forward.

PUBLIC COMMENT – THERE WAS NONE.

Solicitor Miner informed the Board about Corporate transparency; as of 2024 every entity in the United States has to report to the Government about the ownership of that business and it is beginning now, but it will be voted back in 2025. Half of the Authorities are exempt so we don't need to worry about that and another thing that is going on is the State is doing an update of its annual reports which has been neglected for years. You were supposed to be reporting every 10 years; there weren't any penalties so it just fell by the wayside. It is now coming back in 2025, the State will be easier than the Federal Government as it is going to be 10 years to work back into the system and they appear to be primarily business entities, not authorities. So, Solicitor Miner is looking for specific exemptions and also municipality authorities also don't have to report to the Commonwealth, but the State is also good about sending postcard reminders so he is just reminding all of his Authority clients if you get the postcards, let him know. It is an easy form so it is not going to be a problem to do it. He does not think this authority is required to do it. He explained to the Board he created this Authority under the economic finance law so it is not a true municipal authority so this may be an issue with the Department of State. He explained further about corporate transparency and to let him know if you do receive the postcard from the State.

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, May 20, 2024 at 6:00pm.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 5-0. Meeting adjourned at 6:29pm.