

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

JULY 15, 2024

The following were in ATTENDANCE:

AUTHORITY MEMBERS

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

TOWNSHIP PERSONNEL

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

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

Chairman Stoner was absent with excuse.

Director Sweeney explained to the board that this afternoon Mr. Vernau asked him to speak to the Board about an item that could be possible for action. Therefore, Mr. EBY made a motion to amend the agenda to add item d. under Director's report to address the item from Mr. Vernau for possible action. Mr. O'SHEA seconded the motion. Motion carried, 4-0.

SOLICITOR'S REPORT:

Solicitor Miner stated he had no formal report; however, he did have some information that may be of interest to this Board in the development in relation to storm water. There hasn't been much progress, but as you may know the Supreme Court is still considering the West Chester case of West Chester Borough versus West Chester University and they are appealing it from a Commonwealth Court decision. It appears that it does not leave the local governments with any kind of participation on any project or storm water matter dealing with storm water permits. They are still waiting since March for the Supreme Court to decide what they are going to do. There has been a bright spot in May on the House floor 21-47 with a lot of local sponsors which stated you are not going to collect storm water fees in the past, but at least respectively the Commonwealth would have to pay like any other entity. It did look like it had some traction and Solicitor Miner is following it. He thought this may have slipped thru during budget season; however, unfortunately it did not. Explaining further, at least some localities on both the East and West Shore, including Lower Allen Township, has over a million dollars of uncollectables that would never be collected under this legislation, but at least in the future the Commonwealth would have to pay. And, as you are aware, SCIC, Penn Dot and other Commonwealth entities do not pay; however, now the railroad does pay making some change in this. Solicitor Miner informed the Board he will keep them posted from time to time. Discussion ensued with Solicitor Miner answering the Board's various questions.

APPROVAL OF MINUTES OF June 17, 2024

Mr. EBY made a motion to approve the minutes of the June 17, 2024. Mr. MARONE seconded the motion. Motion carried, 4-0.

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT:

- a) Status of development projects in the township per Director Sweeney. Director Sweeney informed the Board he has started to prepare a report for the Community and Economic Development and he has included this in your packets and will from now on.
- Sheetz – Battery Plus property and garage beside it at the corner of Hartzdale Drive and Gettysburg Road. This is planned for fall of 2025. Businesses are operating as they are now until Sheetz goes under construction.
 - Allen Middle School – presented to Planning Commission for a couple of building additions and some renovations, some ball fields and actually the entrance that comes in to get to the ball fields will actually be their main bus entrance. Submitted sketch plan. No plans to submit an actual development plan at this point.
 - Arcona 8.3 was tabled at the last Planning Commission meeting. Will most likely get approval this month; they are continuing to hash out the issue with the emergency access.
 - Arcona 9 – they have not resubmitted so that will be tabled again.
- b) Business Directory status update. Director Sweeney showed the Board on screen some of the ideas on the Directory for the website and described using this new Business Directory. Some of the categories he has so far is Health and Wellness, Professional Services, Dining/Entertainment, Gas/Convenience, Groceries/Retails. Discussion ensued.
- c) Lower Allen Commons NPDES Permit renewal. This came to light when they were meeting with Mountz Jewelers. This permit is in the Lower Allen Township Authority's name and since nothing was ever terminated this permit is still active and is up for renewal December 7th. Director Sweeney contacted the Conservation District and they will allow for partial termination; therefore, everything that is built out under the NPDES boundary will be able to terminate. Basically the Mountz Jewelry site (1 acre) and this will be the last piece of the NPDES permit boundary and everything else can be terminated. With any kind of termination, there is all the paperwork that needs to go along with that. He explained the bottom line is that the Lower Allen Commons project is not over yet at this point, the Development Authority is still tied to it and we need to terminate the permit. Director Sweeney explained what he would like to do is terminate the permit except for the Mountz Jewelers and then transfer the permit to them so the Development Authority is completely out of the Lower Allen Commons project. Mr. **Eby** made a motion to authorize staff to take the steps to terminate all completed aspects of the NPDES permit, closure of the permit for the completed work, renewal of the permit for the to be completed work associated with the Mountz Jewelers and transfer to the developer of the project. After discussion, Mr. **Eby** withdrew his motion. Discussion ensued and the issue is tabled. Director Sweeney will speak to the Conservation district and also review the sales contract with Mountz Jewelers and will come back next month.
- d) Manager Vernau was contacted by a state-wide conference in Pittsburgh that is in September. They will be showcasing different municipalities in PA and producing a video for this conference. Director Sweeney showed one of the videos as an example. The price for production of this video is \$26,000. Discussion ensued. Solicitor Miner stated the Board cannot take action on this tonight anyway because it wasn't on the Agenda to begin with. Director Sweeney can get more information for the Board for the August meeting if so desired. The Board agrees that a promotional video of the Township is a good idea; however, when you consider the cost, not in this realm.

At this point, Mr. Eby has questioned the chair to consider moving the Executive Session ahead of the brainstorming session. Chair agrees with that.

RECESS TO EXECUTIVE SESSION

The Regular Meeting of the Development Authority recessed into Executive Session to discuss real estate matters @ 6:57pm.

RECONVENE REGULAR MEETING

The Regular Meeting of the Development Authority reconvened @ 7:16pm

PROJECT BRAINSTORMING SESSION – JOHN EBY

Mr. Eby reviewed various places in the Township for consideration of the Board for another project. The Board has asked to not do a lot of detail until there is a full board there to discuss the areas. The following was discussed:

AREA	NAME
#1	GETTYSBURG ROAD AT SLATE HILL
#2	FERNWOOD OFFICE COMPLEX
#3	2300 BLOCK GETTYSBURG RD
#4	LOWER ALLEN SHOPPING CENTER
#5	WHITE HILL
#6	1300 SLATE HILL ROAD
#7	HARTZDALE CORRIDOR

PUBLIC COMMENT – THERE WAS NONE.

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, August 19, 2024 at 6:00pm.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 4-0. Meeting adjourned at 7:55pm.