

TOWNSHIP OF LOWER MAKEFIELD  
AD HOC PROPERTY COMMITTEE  
MINUTES – SEPTEMBER 28, 2021

A meeting of the Ad Hoc Property Committee of the Township of Lower Makefield was held remotely on September 28, 2021. Mr. Steadman called the meeting to order at 7:30 p.m. Mr. Steadman welcomed new member, John Mohan.

Those present:

Ad Hoc Property Committee:	Dennis Steadman, Chair Fred Childs, Vice Chair Bette Sovinee, Secretary Sarah Daubert, Member John Mohan, Member James Nycz, Member
Others:	Kurt Ferguson, Township Manager Frederic K. Weiss, Supervisor
Absent:	James McCartney, Supervisor

#### APPROVAL OF MINUTES

Mr. Nycz moved, Mr. Steadman seconded and it was unanimously carried to approve the September 9, 2021 Minutes as written.

#### UNDERSTANDING & PRIORITIZING 'PRESERVATION' IN THE OWNERSHIP OF HISTORICAL SITES – PRESENTATION & Q/A – Jeffrey Marshall, Retired, Heritage Conservancy

Mr. Steadman stated Mr. Marshall has a wealth of experience in historical preservation in Bucks County. He was asked to discuss his background.

Mr. Marshall stated he has been working in historic preservation in Bucks County for many years and on staff of the Heritage Conservancy for over forty years, the last ten years of which he was President. He is now a Senior Advisor working on a limited basis. He stated he has also been on the Board of Directors of Preservation Pennsylvania, the National Barn Alliance, the Historic Barn and the Farm Foundation, and the Pennsylvania Land Trust

Association. He stated he feels getting people engaged in conservation and preservation is the best way to move forward. He stated he also owns an old house and barn in Newtown.

Mr. Marshall stated as President of the Heritage Conservancy he was responsible for considering how to administer, interpret, and pay for historic structures. He stated we want to protect and preserve our historic architecture and character of the community. He stated these old buildings represent a skill/craftsmanship that no longer exists. He stated historic buildings also add to the character and charm of a community. He stated historic sites can be scenes of creative re-use which can be attractive and bring an 18<sup>th</sup> or 19<sup>th</sup> Century structure into the 21<sup>st</sup> Century. He stated they can also be good investments for private property owners as there are tax benefits/tax credits, and they can be good for a community as they can spur investment and people want to come to a venue/restaurant that is housed in a historic structure.

Mr. Marshall stated old houses are like an heirloom, and you are actually borrowing it from past owners and future potential owners so that it can be here for generations.

Mr. Marshall showed a list of a number of factors he looks at as a preservation professional when trying to determine whether to acquire a building. He stated he considers whether it is something special, if it has community significance, what is its current use and what could it be used for, the state of repair and whether it still has its integrity, and what would be the cost of preservation versus the cost of restoration.

Mr. Marshall stated there is a difference between rehabilitation, restoration, and renovation which are all different aspects of bringing a building to usefulness. He stated restoration is making it look the way it was; and while that is something that people gravitate toward as a goal, that may not be the best goal for every historic property. He stated you need to consider the views of the community and whether there is support for the effort. He stated whether it is owned by a Municipality or not, there are Zoning and other regulations that limit the use for occupancy, alterations, setbacks, parking, etc. which are important to adaptively reuse a structure.

Mr. Marshall stated with regard to preservation protections, in general, there is no protection for historic buildings; and there are no overall regulations to protect historic buildings. In virtually every Municipality any owner of a historic building can demolish it just as the owner of any building can demolish it. He stated the

overriding thought process, particularly in Pennsylvania, and in the United States in general, is that the protection of private property rights is more important than the community heritage or protecting historic buildings. He stated there is no universal protector of historic buildings. Mr. Marshall stated over the last few weeks, he has had three instances where buildings have or are scheduled to be demolished in Bucks County. Mr. Marshall stated unlike in the United Kingdom, there is no law in America that indicates a building that is on the “listed building list” may not be demolished, extended, or altered without special permission from the local planning authority. Mr. Marshall stated in the United States, we do have the National Register of Historic Places; however, they offer no protection to historic properties except that it requires anyone seeking a Federal license, authorization, or Permit to consider the adverse impact on a historic building by their project. Mr. Marshall stated this is seen with regard to power lines, pipe lines, road widening, and a number of other Federal projects. Mr. Marshall stated the State of Pennsylvania through the Pennsylvania History Code mirrors that; and if a property is on the National Register, every effort is made to mitigate the adverse impact on any property. He stated that does not mean that you cannot demolish it, but it means you may have to go through some mitigating factors.

Mr. Marshall stated in Pennsylvania there is one law that allows Municipalities to establish locally-Zoned Historic Districts, which is PA Act 167. He stated these Districts are designed to protect the character of the District, and they regulate construction, alteration, and demolition but only of the exterior of the buildings visible from a public way or thoroughfare. He stated Edgewood Village has one as do most big towns in Bucks County.

A slide was shown of a link to WeConservePA Conservation Toolkit, and that goes through all of the legal ramifications and regulations involved with historic preservation. Mr. Marshall stated he would recommend the Committee review this.

Mr. Marshall stated he finds that people do not know a lot about the rules and regulations with regard to historic preservation. He stated there is a lot of inaccurate information as well as unrealistic expectations. Mr. Marshall stated there are people who believe that if your property is on the Historic Register, funds will be provided for preservation and to help fight for preservation.

Mr. Marshall stated a property being on the Historic Register does not prohibit demolition outright. He added that many Municipalities under the MPC have Delay of Demolition Ordinances to help offset the immediate impact of a demolition, and very few Municipalities use the National Register or any other method for protecting historic structures.

Mr. Marshall stated another myth is that if you have a historic property, you are not be able to change it; and that is incorrect, as anyone can make any alteration to a historic structure with the exception of the exterior of a structure in a locally-Zoned Historic District as noted above. He stated being designated on the National Register or any other Register has no impact on the property owner. He stated if you own a historic structure on the National Register, you can demolish it. He stated while you may not be able to use Federal Funds for the project, that does not mean that you cannot demolish it.

Mr. Marshall stated that there is a body of regulations put out by the National Park Service on the appropriate ways to rehabilitate historic structures, but there is nothing that indicates that you are prohibited from doing anything to a historic structure, and you do not have to have it open for public tours.

Mr. Marshall stated another myth is that there are large Government Grants available, but there are not. He stated in Bucks County the Grundy Foundation has traditionally given money in the past for bricks and mortar, and the Pennsylvania Historical and Museum Commission has an on-going Grant Program that makes money available. He stated the Bucks County Foundation that is headquartered in Doylestown has some small Grants available. He added that most of the Grants for historic preservation are for programs not for bricks and mortar. Mr. Marshall stated another aspect of historic funding are tax incentives, but those are limited to income-producing properties listed on the National Register of Historic Places; and in order to get those tax credits, you have to go through an approved preservation program where you have to submit all of your proposed alterations in advance, and they all need to get approved prior to getting the tax credits.

Mr. Marshall stated he is often asked about funds from the Bucks County Historical Society. He stated he is a member of that organization, and historic preservation is not their purpose. He stated they are a library and a collection of artifacts. He stated while it may sound “harsh,” it is more their mission to accept a date stone from a house that is being demolished than to advocate for that building’s preservation.

Mr. Marshall stated there are several historic preservation organizations in the County including the Heritage Conservancy, which does focus on trying to protect historic resources. He stated many Townships have Historic Commissions including Lower Makefield, and they are Advisory Boards appointed by the local Municipality; and they make recommendations to the Board of Supervisors or Borough Councils. He stated the Municipalities Planning Code, as noted earlier, allows Municipalities to put a lot more road blocks up for the demolition of historic structures; but most Municipalities do not do so because they do not feel that their community wants such strict controls over private property.

With regard to constraints to protection, even if there is a desire to do so there needs to be a decision made as to whether a building is historic. He stated he tries to differentiate between what is deemed historic and what is historical. He stated a historic building is something that is important in history and historical means it is old and has history, but the criteria for determining which is which is not clear. He added that even the guidelines set down by the National Register of Historic Places are very ambiguous and very hard to interpret. He stated a growing issue is the fact that it can be very expensive to maintain historic buildings, and it is also getting harder to find competent craftspeople and other experts who will give advice.

Mr. Marshall again noted that the Heritage Conservancy cannot tell a property owner that they cannot demolish their property, and there is no authority for a non-profit or individual to tell an individual what they can or cannot do. He stated Townships do in fact regulate demolition of buildings as part of their general Zoning, but that is generally not based on any historic criteria.

Mr. Marshall stated Lower Makefield did an Inventory of Historic Resources many years ago, and other communities have used surveys as an impetus to designate buildings as being high, average, or no priority. Those buildings that are determined to have a high priority for preservation are given protections in the sense of not allowing them to be demolished immediately, and they often get Zoning benefits in terms of dimensions or uses that are not allowed for a typical house. He stated Doylestown Township has been the leader in that, and some of the larger buildings such as the Aldie Mansion, which is the Heritage Conservancy office, is in a Zoned Residential area, and they have gotten dispensation and special use allowances because it is on the National Register. He stated Doylestown also allows for cluster provisions where they are not normally allowed if a developer will “leave some elbow room” around a historic building and give it some context.

Mr. Marshall stated it is very hard to characterize buildings, and for the National Register they are either eligible or they are not; and there is no gray area. He stated it is very hard to make a qualitative analysis. He stated he worked with Lower Makefield in 2007 to do an analysis of all of its historic resources which then included Patterson Farm, Dalgewicz, Elm Lowne, and the Faringer House. He stated they looked at their history and their architectural significance and prioritized them. He stated it is very difficult to come up with rules and regulations that differentiate between something that adds to the tapestry of the community such as a vernacular house or barn versus a spectacular landmark type of building.

Mr. Marshall stated the key impediment to preservation efforts for those who want to see preservation are the large number of people who do not want to see preservation efforts because they feel it is an infringement on their personal rights; and this is based on the Constitution which states that private property shall not be taken for public use without just compensation. He stated many people feel that the designation of historic does not allow them to use their property for its highest and best use, and therefore that is a taking; and that argument has been made countless times and defeated every time, and it allows Municipalities to designate individual resources or collections of buildings as being historic.

Mr. Marshall stated Bucks County has changed rapidly and many areas which were once rural are now almost all suburbanized. He stated the population is therefore increasingly “not native” and not from the community so that there is less connection to the local history as it is not where they grew up. He stated the other issue is that with rapid suburbanization comes an increase in Real Estate taxes which is the biggest challenge. He stated many historic buildings are sitting on properties that are too valuable for the property owner to want to preserve them. He stated while that may not be the case for a Municipality, economic issues are still important. He stated in the vast majority of cases, houses, barns, and other out-buildings are not listed or protected and they can be bought and torn down virtually with the Application of a Demolition Permit. Mr. Marshall stated it is a challenge when the property value is so much greater than the value of the house. He stated in the past there were times when old houses cost so much to restore them that the surrounding houses were not valuable enough to have an incentive for a property owner to spend that money; however, today it is almost the opposite since in the age of huge houses, a “nice, old, small house” is too small for people to renovate and make it into the type of house of the economic stratus that it would have to fit into in the middle of a subdivision.

Mr. Marshall stated the key is to understand and promote relevance of our historic buildings to the greater community. He stated they also have to consider some “reasonableness.” He added many historic preservationists take an uncompromising approach where they will agonize over small issues, and that makes them seem unreasonable and out of touch. He stated it must also be realized that economic sustainability is impacted by the “purist approach,” and you may have to compromise. He stated the key is to determine what are the character-defining elements for the historic building. He stated it is also important to engage others. He stated there will always be a core of people who love old buildings but that is not enough to make these projects successful, and education is key telling people why a building is important to the community. He stated if the community does not care, they will not be supportive and vote to spend money through Bond Issues or other programs or vote to install regulations that would impose on their personal freedoms.

Mr. Marshall showed a slide listing some warning signs to consider with a historic site. He stated one is that if most of the people involved are only concerned with keeping the doors open, “you are doomed for failure.” He stated it is also a problem if only a few people understand the reason a building should be preserved. He stated it is also an issue if there is not money put away to make the necessary repairs and invest in long term. Mr. Marshall stated it is possible that they could establish a planned giving program with funds donated by those who are interested in the preservation of buildings. Mr. Marshall stated it is also a problem if there are no visitors to the properties including School groups since that means that you are not engaging the younger generation and the Schools do not feel it is important enough to talk about. Mr. Marshall stated it is also a problem if there is very little interpretation of the facts or stories about the history of the house for people to read as that means you are not engaging enough people. He stated another warning sign is if there is not a historic structure report for a property which outlines what the issues are, what is original, what maintenance dollars should be spent, and what is the priority for preservation. He stated another issue is if there is little or no regular maintenance of the buildings or the grounds because there is not enough funding or interest in allocation of funds for that purpose. Mr. Marshall stated another warning sign is if there is no proactive planning looking ahead at capital improvements that will be needed and that only emergency repairs are being done.

Mr. Marshall stated for many years for many people the terms “historic preservation and house museum” have become synonymous. He stated today that is no longer the case; and in order to have a good house museum, you need to have something that attracts people and gives them the ability

to see the community as it was when the house was built which is very difficult to do. He stated virtually every organization that starts out wanting to save an old house indicates that it will be a house museum, and people will come “which is far from the truth.” He stated recent studies have shown that less than 10% of house museums across the United States make enough money per their admission to pay for their on-going costs. He stated you need to have a diversified funding stream or a Municipality that will continue to fund it every year. He stated there are also probably too many house museums as there are thousands across the United States. He stated there are about twenty within an hour’s drive of Lower Makefield, and most of them are struggling. He noted specifically Historic Fallsington which has a great collection of six to eight buildings, and they are struggling. He stated there is also the Newtown Historic Association, New Hope Historical Society, and Doylestown; and there are dozens of house museums.

Mr. Marshall stated many people are not going to house museums because we are not capturing a broad enough spectrum of the community given the issues today with diversity and inclusion, and you need to explain to people the relevance of these structures to the day-to-day lives of the community residents.

Mr. Marshall stated these structures cost a lot to maintain; and when you have a house museum, the collection becomes at odds with the building as the worst place for historic artifacts is a historic building without temperature control and security. He stated you also have to be concerned with wear and tear and staff if you are going to have visitors. It stated it is an “enormous and never-ending drain on the finances of any organization.” He stated there are often on-going tensions between those who want to adhere to museum-quality standards in keeping properties “pure” and those who realize that is very difficult.

Mr. Marshall stated they see more buildings and sites making themselves available for special events such as weddings and banquets, and those come with their own issues when buildings are not Zoned for that or when License and Inspections need to be done, and the structures do not meet the standards for buildings for assembly use.

Mr. Marshall stated if no one is coming to the site, the question is who are you saving this for.

Mr. Marshall stated sometimes selling a property is a way to insure that it will be maintained, and a private owner will invest in the property because it is their investment. He stated he would not recommend turning a building in public



hands to a private owner unless there was a Preservation Easement that prohibits its demolition or major alteration. He stated in some cases he might even request that the building be opened to the public on an annual or semi-annual basis.

Mr. Marshall stated for years there has been the presumption that the non-profit management of a historic house is superior and therefore preferably to private stewardship; however, he can show dozens of example where that is the case and dozens of examples where that is not the case. He stated what really matters is finding a way to address the long-term interest of the property. Mr. Marshall stated sometimes there can be a mixed-use; and if you want to have a house museum, you could have a single room that is interpreted, and the rest of the building would be used for some other flexible use or community use. He stated he has been involved in some houses that allowed people to spend the night in a historic house for a certain amount of money which would bring in funds but staffing would be involved with that. He stated the Heritage Conservancy is looking at that option for one of its historic properties at this time.

Mr. Marshall stated a historic structure could also be used as meeting space for organizations or it could be used as office space keeping the exterior looking the way it did so that the average person can appreciate it.

Mr. Marshall stated it is important to find the middle ground. He stated while public historians and preservationists are involved in interpretation and documentation, you also need to engage diverse audiences and offer people the opportunity to do something fun at a historic structure besides just looking at artifacts.

Mr. Marshall stated he feels the key is that the building needs to be sustainable; and not demolishing the building once it is threatened, is not preservation – rather it is a delayed demolition. He stated to be sustainable, you need to serve the audience. The structure needs to be valued by the community. He stated you need to tell stories about the structures that are inspiring. He stated you need to connect to groups and individuals so that it is not just the same people that are always involved. Mr. Marshall stated you need to consider the stakeholders and have them embrace the culture of learning, inquiry, and change but still maintain the integrity of the historic site. Mr. Marshall stated they need to look for opportunities that may be outside of the box. He stated historic preservation is more successful when it is part of the social fabric of the community and people understand that it is their heritage and makes a difference to their community.

Mr. Marshall stated he is available by phone or by e-mail if anyone has any questions.

Mr. Mohan asked Mr. Marshall if he had seen any of the buildings, and Mr. Marshall stated he has. He added that he was involved in 2007 when the Township hired the Heritage Conservancy to do the evaluation of Patterson, the home at the Golf Course, the Faringer House, and Elm Lowne. He stated he has been to the Satterthwaite House and the Patterson House on a number of occasions. He stated he has also had interaction with the “Friends of groups – both positive and negative.”

Mr. Steadman stated Lower Makefield has two classic Pennsylvania bank barns, and he asked Mr. Marshall the uses he has seen that worked for those buildings. Mr. Marshall stated event venues are very popular at this time, but for a building that is not fire rated and does not have multiple egresses, it is difficult. Mr. Marshall stated he has been asked by the Prickett Preserve group to help them with their analysis and mitigation efforts through the Pennsylvania Historic and Museum Commission and perhaps with the Township if and when that time comes. He stated part of the discussion they had about that barn is how to keep the character of the barn and make it economically viable. He stated many bank barns are too large for residences so they need to have adaptive re-use. He noted LaStalla in Newtown and the store in the Village of Newtown. He stated coming up with a use that is sustainable and attracts business is often diametrically opposed to having a barn in a Residential neighborhood where the neighbors do not want lights, activity, or traffic; and that is where it comes down to the Municipality saying that while they understand that, this is important to the community and they will look at it carefully so that the use does not become a nuisance, but it gives economic sustainability. He stated barns are particularly challenging which is why he helped form the Historic Barn and Farm Foundation of Pennsylvania. He stated they tried to get a tax program for barn owners in 2008; and while that did not work, they are now working with the State to get a Barn Grant Program that comes out of mitigation funds from developers who demolish other historic barns. He stated you do not need barns for modern farming, and saving a barn needs to be incentivized for the average person to take that on.

Mr. Ferguson stated the Prickett Preserve project which Mr. Marshall referenced was the project recently approved by the Township for the Wegman site; and part of that project approval included retaining and investing in the two historic buildings on the site including the barn to make them a feature on the property.

He stated he understands that they are relying on Mr. Marshall for insight as to how to do that most effectively and honoring the tradition of those two structures.

Mr. Ferguson asked Mr. Marshall if the Township could post his PowerPoint presentation under the Committee's umbrella as far as the details of this meeting, and Mr. Marshall stated he would agree although he would want to make sure certain things were properly referenced. Mr. Marshall advised the Committee that the Township has agreed to pay the Conservancy for the time he spent on this effort and that he be available for any questions in the future by the Committee.

There was no one from the public wishing to speak on this issue.

Mr. Ferguson stated subsequent to this presentation, review of the Meeting Minutes, and review of Mr. Marshall's PowerPoint, if the Committee members have questions, he would be willing to forward those questions via e-mail to Mr. Marshall per the arrangement Mr. Marshall just discussed.

#### INVITATION FROM PATTERSON FARM PRESERVATION, INC. – Dennis Steadman

An invitation was received from Patterson Farm Preservation, Inc. to meet with them and tour the properties. He noted that the Committee members have already toured the properties. Mr. Steadman stated he invited them to make a presentation at a future public meeting if they wish. He stated at this point there is not a definitive response. He stated that organization may have historical significance information including the stories that make the property relative to the community as was discussed earlier by Mr. Marshall.

#### REPORT & DISCUSSION FROM SUBCOMMITTEES

##### Significance – James Nycz

Mr. Nycz stated he would propose having some of the members of the Historical Commission come to a meeting of the Ad Hoc Property Committee to talk about the Grants available. He stated he provided Mr. Steadman a Power Point that was provided about Keystone Grants, and he will send it to the rest of the Committee members. Mr. Nycz stated the individual who made that

PowerPoint offered to come to the Ad Hoc Property Committee about that presentation and answer questions about Grants. Mr. Nycz stated he also feels the Chair of the Historic Commission, Helen Heinz, should come to an Ad Hoc Property Committee meeting to discuss what she knows about the buildings and their historic significance as well as the Township's history as to applying for Grants and the Township's history of taking care of these properties. He stated with regard to the Grants, he feels the Committee should start discussing this within the next month to coordinate a Grant Application to preserve the properties if it is decided that is what we want to do and use those funds to stop any further damage. Ms. Sovinee asked if there is a timeframe on the Grant.

Mr. Ferguson stated he is proposing to bring in a number of speakers, and the next speaker he was going to bring in was an individual who would talk about Grants. Mr. Ferguson stated some of the Grants require matching funds. He stated they would want to request a Grant that would be substantial enough to make a difference. He stated some of the Grants are coming up the end of October/mid-November, and it may be difficult for the Committee to have something substantial developed by then. He stated there are other opportunities that have rolling timeframes. Mr. Ferguson stated if Mr. Nycz has someone in mind who would be discussing a particular Grant, he could bring in someone else who would talk about other Grants so that there are several possibilities to look at. Mr. Nycz stated he was speaking about the Keystone Grant, and in the PowerPoint it indicates that it is normally due March 1 of the Grant year. He stated it does require a 50% match.

Mr. Steadman stated the Committee does need to learn much more about the Grant process. He stated he would not want to rush into any Applications, but he would want to start this process so that when we are ready to submit an Application, we will be effective at it. Mr. Steadman stated he, Mr. Nycz, and Mr. Ferguson will coordinate the sources of information on the Grants and to make the best use of the Committee's time.

Mr. Ferguson stated the Township's financial position has improved, and there is a Patterson Farm fund which includes the rents that are collected. There is approximately \$100,000 in that fund which can be utilized particularly for immediate improvements which may help with deterioration that needs to be dealt with immediately. He stated the Committee provided the listing of work that needed to be done at certain properties, and the Golf Course house

is currently being looked at. He stated there are other projects that they can do in the interim as well which may be \$15,000 to \$25,000 items especially if there is an imminent need.

Ms. Sovinee stated she was told that at the last Board of Supervisors' meeting when Dr. Weiss presented the Ad Hoc Property Committee's proposal, it was stated that certain things would be handled administratively. She asked if that would include the foundation stabilization issues related to damage being done by the woodchucks; and Mr. Ferguson stated that is a discussion that is ongoing as well about ramping up the program and reviewing the stabilization that may be needed due to the damage that the woodchucks may have already caused. He stated the engineers and staff are looking at a number of issues. He stated contractors are going out to the site of the Slack house to provide an estimate for work needed there. He stated he hopes to have a more specific update by the next meeting.

Mr. Childs asked if the rental funds that Mr. Ferguson had referenced are to be used specifically for Patterson Farm properties. Mr. Ferguson stated there is a Fund in the Budget that is called the Patterson Farm fund, and he believes the intention of the collection of those funds would be to reinvest back into that property as a whole. He stated he will check to see if there is any Enabling Resolutions dictating as to where the money could be used.

#### New Uses/Purposes – Bette Sovinee

A spreadsheet page has been added to the Fact Sheet document about what other farms in the area are doing in order to be sustainable, and all of them have some type of Commercial ventures such as hayrides, Christmas activities, farm markets, music venues, living history museums, etc. Ms. Sovinee stated she had done a Google search about wedding venues in barns in Bucks County, and the nearest one is Rose Bank Winery in Newtown on 413.

Mr. Ferguson stated when that use was approved in Newtown, there had to be certain restrictions because it was on a two-lane road. That venue could not have more than 200 people, even though the barn could accommodate more. The wedding party would also have to hire the Newtown Police Department off-duty to control traffic to prevent people from lining up along 413. He stated there were also restrictions about noise in the area, but that use has done very well there.

Ms. Sovinee stated the Art Center frequently gets requests from people to come onto their property for various photography and other opportunities, and they refer those requests to the Township.

Ms. Sovinee stated she started putting in the worksheet for the barn and some of the other properties a number of ideas including performing art centers, meeting spaces, etc.; and many of these ideas were taken from the 2007 Report from the Heritage Conservancy, and she is expanding on them.

Ms. Sovinee stated the AOY Board of Directors put in a formal letter to the Township Supervisors expressing their interest in potentially leasing/using the pack house and expanding their art education facilities.

Ms. Sovinee stated in talking to crafts people, there is interest in studio rentals all of which would require utilities, four-season temperature climate control, and renovation.

Ms. Sovinee stated if other Committee members come up with ideas, they should bring them up so that they can be added to the list.

Mr. Steadman asked if there is heat and water at the pack house now, and Ms. Sovinee stated there is electric but no heat as the boiler does not work and she presumes the HVAC does not work either. Ms. Daubert asked if there are facilities there, but the units would need to be replaced; and Ms. Sovinee stated there is electric as there are lights and an alarm. She added she is not sure about the status of the well and the septic.

#### OTHER BUSINESS

Ms. Sovinee stated the Committee members should remember to fill out the Fact Sheet assignments that were agreed to at the last meeting.

#### PUBLIC COMMENT

There was no one from the public wishing to speak at this time.

ACTION ITEMS FOR FOLLOW-UP – Bette Sovinee

Ms. Sovinee stated the proposed guest speakers will need to be scheduled.

FUTURE MEETING SCHEDULE

It was noted that a working meeting will take place at the Township Building on October 4, 2021 at 7:00 p.m., and this meeting will be open to the public. It will not be a Zoom meeting. Mr. Ferguson stated the big screen TV will be available for information to be shown to those present.

The next regular meeting of the Ad Hoc Property Committee will be held on Wednesday, October 13 at 7:30 p.m., and that will be a Zoom meeting.

There was discussion about possible subsequent meeting dates and it was agreed that tentatively a meeting will be held on November 18, 2021 at 7:00 p.m. with November 15, 2021 as an alternative date.

There being no further business, Ms. Sovinee moved, Mr. Mohan seconded and it was unanimously carried to adjourn the meeting at 9:00 p.m.

Respectfully Submitted,

Bette Sovinee, Secretary