

TOWNSHIP OF LOWER MAKEFIELD
AD HOC PROPERTY COMMITTEE
MINUTES – MARCH 9, 2023

The regular meeting of the Ad Hoc Property Committee of the Township of Lower Makefield was held remotely on March 9, 2023. Mr. Childs called the meeting to order at 7:35 p.m.

Those present:

Ad Hoc Property Committee:

Fred Childs, Vice Chair
Bette Sovinee, Secretary
Joe Camaratta, Member
John Mohan, Member
Ron Schmid, Member
Jim Scott, Member

Others:

James Majewski, Community Development Director
Jennifer Stark, Avison-Young
Candace Ly, Avison-Young
Doug Seiler, Seiler+Drury
Bill Collins, Simone Collins
Kevin Gallen, Environmental Advisory Board Member
(joined meeting in progress)
Jeff Hirko, Historical Architectural Review Board Member
Suzanne Blundi, Supervisor Liaison

Absent:

Dennis Steadman, Ad Hoc Property Committee Chair

APPROVAL OF MINUTES: Ms. Sovinee

Mr. Schmid moved and Mr. Mohan seconded to approve the Minutes of February 9, 2023 as written. Motion carried with Ms. Sovinee abstained.

MASTER PLAN CONTRACT STATUS

Seiler+Drury Timeline/Next Steps: Ms. Stark

Ms. Stark stated Seiler+Drury was selected as the contractor. She stated they are an architectural firm that specializes in historic preservation and planning; and

Doug Seiler is present this evening. She stated part of their team is a landscape architecture firm, Simone Collins; and Bill Collins is present this evening. Ms. Stark stated the project will include site survey work, meetings with the Committee, and meetings with the stakeholders and the public.

Mr. Seiler stated they feel this is a very interesting site and project. He stated he learned of this through Simone Collins; and when he read the RFP, he wanted Simone Collins involved as they have worked together on several re-use projects involving buildings and cultural landscapes. He noted some projects they have worked on in the past and are working on currently. He stated they need to consider how to re-use the buildings based on how the site fits into the broader community. Mr. Seiler stated they discussed bringing in 4ward Planning, which is a cost analysis planner that Simone Collins has used in the past; and they will consider the social, economic, and demographic trends.

Mr. Collins stated they do a lot of historic landscapes, and when it comes to conservation of historic structures and historic landscapes, you need to be careful how you change things. He stated many times adaptive re-use is the best use for historic structures, and that is done through a careful process. He stated you do not want to guess at what is economically viable, and that is what Todd Poole from 4ward Planning will be helping us with by looking at the market and what might be viable whether it is a non-profit or a partnership with a for-profit business. He stated then he and Mr. Seiler will look at those potential uses to see how they might fit on the site or in the structures and whether there are additions needed or site features needed including water and sewer. He stated they will use the financial analysis that Todd Poole will create.

Mr. Seiler stated they need to consider how interactive and publicly-transparent it is anticipated that this project will be. He stated he understands that tonight's meeting is a public meeting, and he asked if this is considered the Kick-Off Meeting. He stated he understood that they would be working with the Ad Hoc Property Committee as well as working with the Steering Committee that they will work with on a daily basis.

Mr. Seiler stated their proposal was intense with regard to the buildings, and they expect to carefully draw them all, and he would like to start on that fairly soon. He stated they have been mobilizing internally in their office for that to happen probably in a few weeks. He asked if there is an expectation as to when the actual

on-site visit will take place with himself, Mr. Collins, and Mr. Poole and whoever else the Committee would like present. Mr. Seiler stated in their original schedule, they were anticipating starting the end of January and finishing the first week of August. He stated using that timeline to where we are today, that would take the process until mid-September. He stated it is a fast schedule for such a big project, but they would not be doing a “classic, full-bore Master Plan of the site.” He stated he feels Mr. Collins would give “Master-Plan type elements” that we need to know to work with the Committee and Mr. Poole to come up with uses that fit the buildings. He stated the uses will be what fit the community but also what are appropriate for the buildings. He stated barns do not have large floor capacities and need to be reinforced, Satterthwaite has physical limitations, and the Patterson Farm House is occupied by a pretty successful tenant who is an important part of the overall use. He stated each building will involve its own analysis.

Mr. Seiler stated he also observed that the Ad Hoc Committee 2022 Report had a lot of information and thought to it which is extraordinary, and it is unlike some of their clients who look to them for solutions. He stated the more engaged the client group is, the better.

Mr. Collins stated the soil is a “gold mine,” and this site has the soil for growing hopefully forever. He stated while it does not all have to be used for farming, and there could be mixed uses on the site, the idea of keeping the soil in use is a big idea. He stated the ability to grow multiple crops, multiple seasons in the best soil is very limited in Bucks County; and is the legacy that Lower Makefield has been able to conserve. He stated if they are looking at multiple uses some of which are income-generating beyond the production of agricultural products, they feel that there is a good chance for a good mix on this site.

Mr. Seiler stated his firm is anxious to get started surveying which could be in a month from now although it could be sooner. Ms. Stark stated the survey work could be started, and that could be coordinated through Mr. Majewski to get access to the buildings. She stated beyond the surveying, we need to discuss when we would have the standing meetings with the Ad Hoc Committee and Mr. Seiler as the Ad Hoc Property Committee has been appointed to be the Township’s representative with Mr. Steadman being the Chair and Mr. Childs the Vice Chair. She asked that Mr. Seiler let them know when they will do the survey work. She stated they would also like to get from Seiler-Drury a project timeline so it can be formalized and broadcasted on the Township’s Website as there is a Sub-Committee whose charge is to be the purveyor of all of the

information that we are generating and collecting so that it can be broadcast. Ms. Stark stated there are progress meetings with the Ad Hoc Committee that need to be held and stakeholder meetings that need to be held one for data collection and comment and stakeholder meetings for presentation purposes. She feels the ultimate stakeholder meeting will be the presentation to the Board of Supervisors.

Mr. Childs stated that the Ad Hoc Property Committee has been meeting the second Thursday of the month in the evening at 7:30 p.m. via Zoom which is more convenient for members who work during the day. He stated in certain circumstances we may need to have a small number of Committee members attend something during the day which could be a site visit or some other project-related meeting with the consultants. He stated he feels the regular meeting of the Ad Hoc Property Committee would be the appropriate time to get project updates from Ms. Stark, Mr. Seiler, and the team members as needed.

Mr. Childs stated he feels the first step is an informal Kick-Off meeting which is really an internal meeting between the Seiler team, the key Committee members, and the Township. He stated he feels that can be done off-line without the full Committee as it is just a logistics planning session to answer questions such as who to contact about access and who are the key players to contact back and forth for information. He stated they need to discuss availability over the next few weeks to schedule that Kick-Off meeting. Mr. Childs stated as noted by Ms. Stark, we would like to have a project timeline from Seiler at that point so that we can pin down some of the Committee and public meetings.

Mr. Collins stated he can accommodate evening meetings either on-line or in-person, and he will attend all of those that he can make. He stated with regard to public involvement, they usually set the meeting schedule up-front in its entirety collaborating with the client to make sure that it works the best for everyone. He stated there could be a meeting in the next few weeks with the Sub-Committee. He stated when they look at the site it could piggy-back with one of these meetings or it could be a little bit earlier than the second Thursday meeting. Mr. Collins asked that he and Mr. Seiler be provided with a schedule of meetings that are already set, and they could come back with a proposed schedule and use that in two weeks when they speak with the Sub-Committee.

Mr. Seiler stated the date to work backwards from would be the Board of Supervisors' meeting that is happening toward the end of the process.

Mr. Seiler asked if the Committee had that final public meeting as the target date, and he and Mr. Collins could work back from that. Mr. Collins stated he feels that one should be kept flexible. He stated they want to be sure that when the public is invited, it is not during a holiday or peak summer season. He stated if it means that we would get better attendance shifting it to October, we would want to take that into consideration.

Mr. Childs stated the next Ad Hoc Property Committee meeting is April 13, but there are no officially-scheduled meetings beyond that as they rely on the Township to indicate availability of Zoom.

Mr. Schmid stated the Sub-Committee on Community Outreach & Engagement tries to meet before each of the formal Ad Hoc Property Committee meetings. He stated they could arrange for a meeting over the next two weeks to get together and discuss how to proceed.

Mr. Childs stated the purpose of the public meetings is to get data input as well as giving feedback to the community as to where we stand on the process and then the final Board of Supervisors' presentation. He added he agrees with Mr. Collins that we need to keep it flexible. He stated the Supervisors meet twice a month, and he asked Ms. Blundi to advise them of any dates around September adding we would want to be cognizant of any outside events, holidays, etc. to make sure that we are getting full coverage.

Mr. Collins stated if there are events happening at the site, and he particularly noted the Arts group, we would want to take advantage of that to spread the word about this process.

Ms. Blundi stated the Board of Supervisors meets the first and third Wednesdays of every month, and there may be an issue in September with the Jewish holidays.

Mr. Seiler asked if this would be seen as a workshop-type meeting or would it just be the regular Supervisors' meeting. Ms. Blundi stated she does not feel the Supervisors perceive themselves as workshop attendees. She stated this would be the working group and the Sub-Committees; and hopefully by the end of the time period, there would be a presentation made to the Supervisors that would be well thought out with strong recommendations as to how to proceed.

Mr. Childs stated other than the importance of community input, feedback, and the stakeholders who are involved, we are relying heavily on Mr. Seiler's professional expertise to give us perspective and recommendations.

Ms. Blundi stated she has been advised that there are no Jewish holidays that conflict with Board of Supervisors meeting in September.

Mr. Seiler stated he feels that his staff could begin looking at the buildings the week of March 20 or the week after. He asked if the first day that they are there if any of the Sub-Committee members could be there as well. He asked if there is a limit that would be put on interaction with people or if that would be encouraged so that they could provide their insight. Mr. Childs stated Mr. Steadman is the Chair and he fills in when Mr. Steadman is not available. He stated with regard to any on-site visits or similar discussions with Seiler+Drury, we need to be cognizant that there is not a quorum of the Ad Hoc Property Committee present or that would be considered an official public meeting. Ms. Blundi stated we need to be mindful that this is an active farm, and that many of the buildings are not in the kind of condition that we want multiple people or the public. She stated any visit should be coordinated through Mr. Majewski. Mr. Majewski stated we can coordinate any meeting and have the buildings unlocked and take a tour similar to the pre-Bid meeting. He asked that he be advised four to five days in advance of when they would like to be on the property to make sure that the proper people are there to help guide them through.

Mr. Seiler stated he does want to spend some time on the site with Mr. Collins, but it could be that the architects would go in first and start to get the buildings drawn and photographed; and during one of those trips Mr. Collins could join up with them to discuss site issues. Mr. Seiler stated he feels that there will need to be several trips for several hours at a time at the site.

Ms. Sovinee asked that when a schedule is worked out that she be advised since they have youth classes there, and they would not want people without child clearances going through the building they are using, and Mr. Seiler agreed to notify Ms. Sovinee.

Mr. Majewski stated they would unlock the buildings and meet with them on the site, allow them to do their work, and then come back and lock the buildings up later.

Mr. Seiler stated he and Mr. Collins will put together a draft schedule. Mr. Collins stated he will make it work to be on the site with Mr. Seiler. He added that we also need to reach out to Mr. Poole to find out where he will fit into the schedule adding that he would not have to start as early as the architects.

Ms. Stark stated Mr. Seiler will need Mr. Schmid's contact information if the Sub-Committee will be helping set up some sessions. Mr. Seiler stated they will be setting up a project directory, and he asked either Mr. Childs or Ms. Stark to get them as much contact information as they can. Ms. Stark stated Ms. Ly has a directory already set up and she will provide that.

COMMUNITY OUTREACH & ENGAGEMENT: Mr. Schmid

Mr. Schmid stated as a result of letting the Contract to Seiler+Drury, Chris English did a story after he attended the meeting where the decision was made on letting the Contract, and he posted the article on March 2 in the Bucks County Herald. Mr. Schmid stated Mr. English took his entire story from the news release issued by Ms. Tierney and Mr. Majewski. He stated that same news release appeared in the Lower Makefield Township and Yardley Facebook pages on March 2 and got about eighteen comments. He stated most of the comments picked up on the soil question because Mr. Grenier was reserving his vote on that issue. Mr. Schmid stated of greater significance is the most recent article J. D. Mullane had in the Bucks County Courier Times with the headline: "What Will Become of Lower Makefield's Patterson Farm - Review Under Way." He stated the article included a lot of quotes from Mr. Majewski, Donna Doan, and Mr. Kratzer, the Township Manager.

Mr. Majewski stated J. D. Mullane stopped at the Township building and spoke to him and later spoke to our new Township Manager, Dave Kratzer. He stated some of the information Mr. Mullane got from Ms. Doan was not quite accurate. Mr. Majewski stated we have never "kicked the farmer out of the barns," and they have been using the barns primarily for outside storage as they store all of their other equipment at their main farm, Charlann Farm on Stony Hill Road. He stated Charlann not only farms our parcel, but they also farm parcels throughout Bucks County, and Charlann Farm is their base of operation.

Mr. Majewski stated Mr. Steadman had discussed with the farmers whether they would possibly be interested in using some of the barns. He stated the question was also raised if we were going to put a shopping center there, and Mr. Majewski stated the response was “no.” He added it will not be a Wawa or a Sheetz. He stated the reason we are going through this process is to figure out what would work to preserve the heritage of the Farm, the buildings, and make it sustainable for the future.

Mr. Seiler asked if they will be able to access this type of chatter in some kind of data base, as he would like to read it so that they can be kept up to speed; and Mr. Majewski stated he will send him the information.

Mr. Schmid stated the Sub-Committee met on March 7 and they want to develop a Q & A document for the Ad Hoc Committee’s use and also translate that into a more formal document, an FAQ, to be published on the Patterson Farm Website. He stated the team is working on this; and hopefully over the next several weeks, we can move that forward. He stated they also reviewed the key audiences, and he particularly noted the neighbors. He stated they discussed our role in reaching out as a Sub-Committee to them. He added that Mr. Majewski suggested that Seiler+Drury and the rest of their team could help us in reaching out to the neighbors that are near the Patterson Farm property and educate them as to what is going on in terms of this project. He stated he would like to discuss that process over the next several weeks when they get together.

Mr. Seiler stated this would be Mr. Poole’s domain and according to his RFP there is a lot of that type of communication, so he would like to get him on board right away. Mr. Collins agreed, adding that he would like to re-visit the scope for all of the firms. He stated one of the tools used is an on-line survey, and he is not sure if it was stated that they would do that. He stated that is a way to reach everyone in the Township. He stated to reach the neighbors there are a couple of different methods, and he would like to talk to Mr. Schmid and the Committee about that before doing anything. He stated we need to look at the budget and the timeline to see what will work best for this project.

Mr. Schmid suggested setting up a call for early next week between himself, Mr. Collins, and Mr. Seiler about this; and this can be brought to the full Sub-Committee when they discuss community outreach. Mr. Seiler asked

Mr. Collins when he feels Mr. Poole should speak to the Sub-Committee, and Mr. Collins stated he feels he and Mr. Seiler should discuss this with Mr. Poole.

Mr. Schmid stated the Sub-Committee discussed the News Release that went out and the process in getting it out. He stated they also talked to Ms. Tierney and Mr. Majewski about an article to appear in the Lower Makefield Township Newsletter in May; and although the deadline is very early, they did provide them with some input in terms of an article. Mr. Majewski stated the next Newsletter will go out around May 4. Mr. Collins asked how often the Newsletter goes out; and Ms. Blundi stated it is at least three times a year, and one has gone out already. Mr. Collins stated if they can be advised of the dates, they can think about it in the larger picture. He stated the first one would be important, but there might also be a second one as well. Mr. Seiler stated it may be that the second date could be after we have our final public Supervisors' meeting. He asked when the copy deadline is for the May 4 newsletter, and it was noted that may have already passed. Mr. Schmid stated where we are now would probably be a lot different from where we are in May. Mr. Majewski stated content for the Newsletter after that is due June 3 for the Newsletter that would be out around the beginning of August.

Mr. Schmid stated the Sub-Committee also discussed development of key message points and having it shared by everyone on the Ad Hoc Committee so that everyone has the same message. He stated he will need input on that, and he is looking forward to working with Seiler-Drury and others to help refine those key messages.

Mr. Childs stated there was discussion about an on-line survey, contacting neighbors and other residents, news releases, etc.; but the Township is the owner/manager for any public communications to the community so we are relying on Mr. Majewski, the Supervisors, and the Township Manager for controlling anything that goes out.

Mr. Camaratta asked what is being done in terms of social media either in looking at an outreach that way or monitoring what is being said. He stated he knows that there is a lot of misinformation being put out on social media about the project. He asked if the Sub-Committee has looked at that at all. Mr. Schmid stated he looked at it, and some of the Sub-Committee members looked at the "chatter" that was going on after the Chris English report; and he felt a lot of that was misinformation. He stated they have considered what

they need to do in terms of the Q & A he discussed earlier of not manufacturing questions, but looking at what is currently out there such as if a Wawa is going to be built on the Patterson Farm, etc. He stated they want to get all of those questions in one place and come up with answers to those questions so that we are all on the same page. He stated they can probably monitor some of the social media that is going on in conjunction with the Township, although he cannot promise that they will catch everything. Mr. Camaratta stated it would be helpful if the Committee members were able to catch things on social media and then point to a document that has facts associated with that on social media. Mr. Schmid stated that is what they are hoping to achieve.

Mr. Childs stated the Patterson Farm Website is part of the Township Website, and the Ad Hoc Property Committee page on the Township Website includes our Minutes and the report. He stated there is also a link to a separate set of documents related to our process and master planning. He stated it also includes the Project Management Proposal from Avison-Young and other background documents. He stated in conjunction with the Township, we will continue to input more documents on that page; and that will be the central location for information that we will try to direct people to as well. Mr. Schmid stated Ms. Tierney and Mr. Majewski are getting a lot of information published on that Website.

Mr. Schmid stated with the help of Seiler+Drury and others, he would like to create an “echo chamber” for some of those documents. He stated it is on the Lower Makefield Township Website, but he does not know how many people are really accessing that and absorbing it. He stated he would like to make an “echo chamber,” and get a lot larger distribution for some of those materials. He stated they could discuss this further as we get together and discuss how we can do better at community outreach.

Mr. Seiler discussed a project they are doing for Montgomery County which includes a historic building that will be re-purposed as a trail head, and they brought Simone Collins in to help with the design of the site and for the public outreach component because they do that so well. He stated Mr. Pete Simone pushed hard for a sign on a bike trail that had a QR Code which would link to information, which he feels was successful. He stated there was also a survey set up between Simone Collins and Montgomery County. Mr. Childs stated that has been suggested, and Mr. Majewski is looking into that. Mr. Seiler stated the one he is discussing had a survey associated with it which could have links to the Q & A.

Mr. Collins stated usually the surveys are to solicit information, and not to give it. He stated one of the best things for a project are the facts from the experts and have them put out on whatever media you have as it helps stop the rumor mill. He stated he was suggesting that we look at the scope again in terms of how a survey might be done.

Mr. Schmid stated Ms. Tierney did this with Parks & Rec, and they developed a survey which was well received by the community although there were some detractors because it was not scientifically designed. He stated it was not meant to be a scientific document but was meant to gain input, and it formed the basis of a lot of initiatives that they took so we have a very good best practice that we might want to implement on this project as well.

Mr. Collins stated if the Township has already used a system, we would want to talk to the Township about that since they are already familiar with it. He stated the on-line surveys are good, and they can design it so that they know where people are logging in from, and they would not be able to log in twice. He stated they will investigate that.

PUBLIC COMMENT

Ms. Kathleen Hirko, 1450 Dolington Road, stated they brought up that this soil is the best soil around, and it is important to save as many farms as we can as we are losing farms all over Bucks County. She stated we also need to recognize that the family farming all of these farms is very important to our town and to Bucks County, and should be recognized. She stated the Farm is really important to all of the residents of Lower Makefield although they may not be listening to the meetings or calling in. She stated she hopes that in the plan, it will be taken into account that many of the residents would like to enjoy the Farm with the farmers permission and maybe hold community events there and learn about farming and agriculture. She stated farming is going away all over the Country, and we have a "gem," and we need to keep in mind moving forward that the residents would really like to be a part of this. She stated she feels that they "will not pay attention until it is too late," so we do need to engage the residents and get their opinions on what they would like to see there, and keep it part of the community.

Mr. Childs stated he believes that it has been stated at most of the meetings, and Mr. Steadman has made it clear, that there is nothing at all that they are considering that would eliminate or minimize the current farming that is done there. He stated the farming tenant has been there for a number of years, and they have an on-going Contract with the Lease Agreement with the Township so there is nothing that the Committee is doing or looking at that would change that. He stated the bulk of the property is preserved for agriculture, and there is nothing that they are considering that would change that going forward.

Ms. Hirko stated she feels that the residents would like to be able to enjoy the Farm in some way, and maybe community events could be part of the planning such as a "farm to table" or learning about agriculture. She stated they should let the community enjoy the Farm that is part of LMT, which is very important; and she feels it could be a great place for that.

Mr. Schmid stated he would be happy to speak to Ms. Hirko to discuss her thoughts as to how we could involve the residents, and Mr. Hirko provided Ms. Hirko's phone number.

Ms. Donna Doan, Langhorne, PA, stated she agrees with Ms. Hirko. She stated it was good to hear the planners talking about the quality of the soil because that is so important to what is done there. She stated the importance of the soil is enough that it warrants a Conservation Easement on the remaining 38 acres that are not protected. She asked that the Committee get in touch with Doug Wolfgang at the State Farmland Preservation Office, adding there is the possibility of receiving over \$456,000 for preserving that land; and those funds could be used to restore at least one of the buildings and maintain a presence for agriculture there. She stated she knows that the Township representatives have said that they do not wish to end the farming there, but it is very important to keep those buildings in agriculture for the present and future agricultural use. She stated if the Stewarts were not farming, then we would still want to maintain the Farm; and without those buildings being available for agriculture, it would fail. She stated if Patterson Farm fails, it is the keystone property of the other preserved lots of farmland within the Township; and that needs to be taken into consideration and plan for the long term and not just for the short term.

Ms. Doan stated it has not been expressed at these meetings that it is within the Agricultural Security Area in the Township that is a designated area specifically for farming and not to be encumbered by other types of uses that would conflict. She stated that will be very important going forward.

Ms. Doan stated the Patterson Farm Preservation group is very involved and very interested, and they are happy to disseminate information “if it is correct.” She stated she heard that she was “disparaged for making a comment that the farmers were locked out of the barns when they are in fact padlocked out of the barn; and that is very disappointing.” Ms. Doan stated Patterson Farm Preservation is an active group and wants to help the Township have good success at Patterson Farm. She stated it is an iconic property, and they want the best for it, and are here to support that.

Mr. Camaratta stated with regard to the market analysis piece, based on the last schedule, the entire Phase 1 of the market analysis, which is forty-five days, happens without any public comment. He asked what they are going to study without public comment, and he asked what types of uses they are going to look at. He stated there have been a number of organizations in the Township, such as Patterson Farm Preservation, that have put forth ideas as to how the buildings could be used that are in line with both their historic nature as well as their agricultural roots. He stated he would like to understand how we get that into into the beginning of the process and not have to “fight it half way through.”

Mr. Seiler stated he feels that would be an important question to discuss with Mr. Poole before we have the phone call meeting, and Mr. Collins stated he feels that is a good idea. Mr. Collins stated what Mr. Poole will do is look specifically at markets and rely on whatever public involvement sources there are for the project to guide the team as to what is preferred. He stated they can look at what would work for the market there, but it may be that half of the things that would work in the market, are not wanted by the Township; and they would go through that vetting process. He stated they would then consider how the other half would fit within the buildings, the site, or both. He stated it would be up to the public to say what they want, and he feels the Committee already knows what they feel is appropriate, and the public will probably echo that judging from the two comments heard today. He stated they will see how they link Mr. Poole’s work to the public involvement schedule. Mr. Camaratta stated he believes that it is good that Mr. Poole will expand our horizons in terms of potential uses, and we would welcome that. He stated he also feels that there are also some recommendations for uses that we would appreciate Mr. Poole’s input with regard to the financial viability.

Mr. Collins stated a lot of historic properties are having social gatherings, including Fonhill, which is a way to make income. He stated this might be appropriate for

this project but not encroach into the prime soil and farming areas. He stated there may be compatibilities between bringing in income that is not related to food production and having both uses be compatible. He stated Mr. Poole will look into this and tell the Township whether the market is already saturated for that type of use in the area or could it handle more; and if so, what threshold. He stated they will provide the Committee with an answer where Mr. Poole plugs in and gets public comment.

Mr. Childs stated that Mr. Seiler had indicated early on that he had seen the Committee's report which had provided a lot of background information. He stated he believes other documents were made available to Mr. Seiler as part of the RFP. Mr. Seiler agreed that they have a lot of information, and they might review that information with Ms. Stark to make sure that they have everything. He stated they will look at the Township Website as well. Mr. Childs stated they will see what else might be able to be shared with Mr. Seiler.

Mr. Collins stated a lot of these open spaces share agriculture with some level of recreation, and they should consider how the public could see the different aspects of the site. He stated in a lot of cases it is a perimeter trail some of which could be within the public right-of-way and not encroaching into the active agricultural areas. He stated they will want to see if the Township is interested in looking into that; and if those kinds of uses are dedicated to open public recreation, there are sources of funding for that at the State level. He stated they will see if that is one of the uses that they feel is compatible with the agriculture.

Mr. Childs stated the current tenants who have been farming it for some time and have an on-going Lease Agreement, are key stakeholders in this. He stated Mr. Steadman has personally talked with the Stewarts to get input from them, and it is essential that we get together with them at some point to get their direct input as to what they feel they need and what would be appropriate or not from their perspective. He stated people need to understand that this is an ongoing enterprise involving some heavy equipment, and they would not want people wandering around in the wrong places. He added that the Township itself also has an ongoing industrial process there as well with the leaf mulching production. He stated we need to balance the need for residents to enjoy the property with the fact that it is an industrial operation. He stated it is not open space, and it is not a park.

Mr. Seiler noted the Norristown Farm Park which is a prototype for passive recreation around the edges of farm fields. He stated East Norriton Township's property abuts it, and they use a portion of the Farm Park for their composting function. He suggested that the Committee look into it, and advise him what they think of it. He stated they have a Friends Of group. He stated it is a State-owned County Park which may make it not directly related to what could happen at Lower Makefield. He stated it is well policed, and there are Park Rangers and staff dedicated to the public experience.

ACTION ITEMS, ASSIGNMENTS & MEETING SCHEDULE: Ms. Sovinee

1. Sub-Committee meeting will be held within the next two weeks to discuss logistics
2. Seiler+Drury anticipates being on the site the week of March 20 or March 27 to start looking at the buildings
3. Mr. Majewski – Send Mr. Seiler articles about things that were mentioned by Mr. Schmid
4. Mr. Schmid – Meet with Seiler+Drury ahead of the next Sub-Committee meeting to discuss some strategies
5. Seiler+Drury – Prepare a schedule after they meet with Mr. Schmid
6. Mr. Majewski – Provide Township availability for meetings through September so open dates can be seen
Mr. Majewski stated the Committee had set up the second Thursday of the month for their meetings, and he feels that will work well
7. Mr. Seiler and Mr. Collins – Propose some times to Mr. Schmid for the call next week after they talk to Mr. Poole

March 9, 2023

Ad Hoc Property Committee

Discussion of Distribution of Minutes

Mr. Seiler asked if he and Mr. Collins could be copied on the Minutes of this evening's meeting. Ms. Blundi stated Minutes are not made public until they are approved by the Committee. Mr. Camaratta stated the meetings are shown on the Township Facebook page and on YouTube and can be viewed at any time.

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

Respectfully Submitted,

Bette Sovinee, Secretary

