

Lower Makefield Township

Patterson Farm Master Plan Implementation Committee (PFMPIC)

Sept 24, 2024

7:30PM, LMT Township Building with Zoom Access

MINUTES

1. Call to order – Dennis Steadman, Chair. Dennis called the meeting to order at 7:30 pm.
 - A. Attendees – Dennis Steadman, Peter Solor, Ron Schmid, Jennifer Stark, Fred Childs, and Joe Camaratta (via Zoom). Absent: Dan Grenier (BOS Liaison).
 - B. Dennis Steadman reviewed the establishment of the Patterson Farm Master Plan Implementation Committee (PFMPIC) and its subcommittees and described the Master Plan’s 8 initiatives and tasks for the initial Stage I in years 1 thru 3.
 - C. Dennis Steadman recognized and congratulated Joe Camaratta and the Lower Makefield Historical Commission on receiving an award from the State Historical Commission for their work in preserving the Slate Hill Cemetery.
2. Review and approval of July 11 & Aug 8 Meeting Minutes – Fred Childs.
 - A. Ron Schmid moved, and Jennifer Stark seconded, the motion to approve the July 11, 2024, meeting minutes. All members approved the minutes.
 - B. Since the informational notes of the informal August 8 session that was held without a quorum had just been distributed and members had not had time to review them, it was agreed to table acceptance of those notes until October.
3. National Registry Submission Update – Joe Camaratta.
 - A. Joe Camaratta indicated that the goal is to complete a draft of the submission by the end of October and make the submission by the end of this year. The information is being prepared by the LMT Historical Commission and volunteers.
 - B. The historical significance of the property starts with the grant to Thomas Janney, so the recommendation of the LMT Historical Commission is to officially name the property the Thomas Janney Historic Agricultural Homestead since it is both a homestead and has historic agricultural significance.
4. Building Protections & Enhancement Subcommittee Update – Fred Childs, Peter Solor, Jenifer Stark.
 - A. Peter Solor noted that the report of the hazardous materials survey is expected later this week.
 - B. Peter Solor discussed the proposal received and reviewed by the township for painting all the buildings. Numerous items in the proposal were standard boiler plate descriptions that did not correlate with the actual needs and conditions of the buildings. The contractor’s plan to use power washing preparation is not acceptable due to the existence of lead paint and deteriorated wood. The proposed materials appeared acceptable, but spot priming and minimal wood repair/replacement do not seem adequate in many cases. Working during the Fall will be limited by weather and temperature if the township agrees and awards the contract. Total cost for all

buildings was estimated at about \$250,000 which was considered generally reasonable for the amount and type of work.

- C. Dennis Steadman noted that the intent of the painting would be to encapsulate the existing lead-containing paint, but it seems premature before major carpentry and structural work is done. Since the buildings need protection now, it would be best to prioritize which buildings would benefit most now and make a recommendation to the township and the Board of Supervisors. Peter Solor noted that the contractor is a qualified professional commercial painting company but has limited historic building experience. Several questions were raised about the proposal and the scope of the project, including how the results of the hazardous materials survey will inform the plan. There would be some trade-offs since painting will help some of the buildings now while more comprehensive repairs are designed, and plans are prepared, and a contract is bid and awarded.
 - D. Jennifer Stark recommended that the committee ask the township to request modifications to the painting proposal and initially limit the work to specific “paint-ready” buildings and clean up the details of the scope of work as identified by Peter Solor. Jennifer Stark made a motion to recommend that select buildings be identified for painting and the contractor’s proposal be modified as discussed. Following extended discussions on the relevant issues and concerns, it was agreed that Peter Solor will update and distribute the painting proposal’s building list to be consistent with the Master Plan’s building naming convention. Dennis Steadman will also distribute a spreadsheet for the committee members to vote on their priorities for which buildings to be included in the initial painting contract. This will then be forwarded to the township for their consideration by the next meeting in October.
 - E. Jeff Hirko noted that a contractor that is certified for lead removal and disposal can train others on site to perform that work.
5. Non-Profit & Funding Subcommittee Update – Joe Camaratta, Ron Schmid, Dennis Steadman.
- A. Dennis Steadman noted that a new dedicated non-profit would be needed to manage this historic district.
6. Recommendations to BoS:
- A. Formation of a nonprofit entity for improvement and property management of Thomas Janney Homestead Historical Agricultural District
 - ✓ Dennis Steadman stated that the subcommittee has determined that there are not any existing nonprofit organizations suitable to take on this responsibility. Based on the subcommittee’s research, it is recommended that a new dedicated nonprofit for this historic district be established that will be able to raise the necessary funding and support to preserve the entire property.
 - ✓ The committee in cooperation with the township would file the necessary application for the “Historical Janney Homestead Foundation” to develop a capital fund-raising campaign.
 - ✓ The Pennsylvania Association of Non-Profits (PANO) has assisted the subcommittee in defining the organizational structure, skill sets, and procedures required for this effort. Harbor Compliance would prepare the filings to the state and IRS

- and provide guidance on the structure and officers needed for the nonprofit.
 - ✓ The new nonprofit would “lease” and manage the farmsteads but not the agricultural lease which is managed by the township. The current lease with Charlann Farms extends through 2025. The township would remain as owner of the entire property.
 - ✓ Jennifer Stark moved, and Ron Schmid seconded, a motion to recommend to the township that a new dedicated nonprofit be formed to manage the district. It was approved by the committee.
 - B. Enter into preliminary lease discussions with Patterson Farm Preservation, Inc. on select buildings on Satterthwaite farmstead
 - ✓ The nonprofit would be the “landlord” for purposes of a lease of specified buildings to the Patterson Farm Preservation, Inc. (PFP).
 - ✓ Jennifer Stark moved, and Ron Schmid seconded, a motion to recommend to the township that the township enter preliminary lease discussions with PFP. It was approved by 5 members of the committee, with Peter Solor abstaining due to concerns with the details of such a lease.
 - C. Enter into preliminary lease discussions with AOY Arts Center on select buildings on Janney farmstead
 - ✓ The nonprofit would be the “landlord” for purposes of a lease of specified buildings to the AOY Arts Center (AOY).
 - ✓ Jennifer Stark moved, and Ron Schmid seconded, a motion to recommend to the township that the township enter preliminary lease discussions with AOY. It was approved by 5 members of the committee, with Peter Solor abstaining due to concerns with the details of such a lease.
- 7. Other business
 - A. Fred Childs was nominated and approved as secretary for the committee.
- 8. Public comment – No public comment was received.
- 9. Review of next steps and assignments – Fred Childs.
 - A. The next scheduled meeting of the committee will be Monday, October 21 at 6:00 pm, due to scheduling conflicts.
 - B. Approval of the August 8 meeting minutes will be included on the October agenda.
 - C. Peter Solor and Dennis Steadman will distribute to the committee the comments, questions, and recommendations on the painting proposal and a spreadsheet for voting on building painting priorities.
 - D. Fred Childs will forward the approved July 11 meeting minutes to the township.
 - E. Dennis Steadman will transmit the recommendations to the township manager and the Board of Supervisors.
- 10. Close – Dennis Steadman moved to adjourn; Jennifer Stark seconded, and the committee approved at 8:50pm.