

Lower Makefield Township

Patterson Farm Master Plan Implementation Committee

August 8, 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. Dennis noted that there was a lack of quorum, so no formal actions, decisions, or votes on resolutions will be made but we will share information and updates on the project.
 - A. Attendees – Dennis Steadman, Jennifer Stark, and Fred Childs. Absent: Peter Solor, Ron Schmid, Joe Camaratta, and Dan Grenier, BOS Liaison.
2. Review and approval of July 11 Meeting Minutes – Due to a lack of quorum, the meeting minutes will be approved at the September meeting.
3. National Registry Submission Update – Joe Camaratta.
 - A. In Joe Camaratta’s absence, Dennis Steadman stated that the Lower Makefield Township Historical Commission is progressing the National Registry application and has targeted completion by the end of this year. For purposes of the National Historical Registry and for designation of the site as a separate district from existing township historic districts, the property will be identified as the Thomas Janney Homestead Historical Agricultural District.
4. Update: Building Protections & Enhancement Subcommittee – Fred Childs, Peter Solor, Jenifer Stark.
 - A. Subcommittee Update
 - ✓ Fred Childs noted that the township has started clean-up efforts around the buildings and this work is ongoing.
 - B. Environmental Assessment Update
 - ✓ The township staff conducted a kick-off meeting with the Bucks County Redevelopment Authority (RDA) and its consultant Gilmore to discuss their plan to conduct a Phase I Environmental Assessment (ESA) at no cost to LMT.
 - ✓ Fred Childs and Peter Solor participated in the meeting.
 - ✓ The Phase I survey will include all buildings and the agricultural areas.
 - ✓ Additional funds were obtained through the EPA to conduct a HazMat Assessment/Survey which could include exterior lead-based paint testing and identifying asbestos-containing materials and toxic building materials. Dennis Steadman noted that previous testing has identified lead infiltration in soils around the

buildings due to exterior lead-based paint. An underground fuel tank has also been identified.

- ✓ A Phase II assessment may be conducted based on the results of the Phase I final report.
- ✓ Site visits by the consultant team will be conducted within about 2 weeks, and the final report would be completed about 6 weeks later. A meeting will be held with the township on the findings.
- ✓ The Phase I report will be used to guide decisions on prioritizing any potential work on the buildings that can be accomplished prior to addressing any environmental issues.

5. Update: Non-Profit & Funding Subcommittee – Joe Camaratta, Ron Schmid, Dennis Steadman.

A. General Update – Subcommittee

- ✓ Dennis Steadman noted that the subcommittee has had discussions with the Pennsylvania Association of Non-Profit Organizations (PANON) and has developed a path to form a new non-profit organization specifically for this historic district.
- ✓ An application must be filed with the state and the IRS. The state processing takes about 2 weeks, while the IRS approval may take up to 6 months. Total cost for the filings is \$2,600. The organization can begin to function after the state approval pending the receipt of IRS approval which would be retroactive to the initial application date.
- ✓ The subcommittee now has a direction to proceed with but will finalize a recommendation to the Board of Supervisors during the coming months.

B. Capital Campaign / Funding Sources – Ron Schmid and Joe Camaratta

- ✓ Dennis Steadman stated that a capital campaign will be launched to seek public and private funding sources as well as community support. Indications are favorable for potential grants and local contributions.
- ✓ Recommendations will be developed and discussed at the September meeting.

6. Other business

- A. No other business was discussed.

7. Review of next steps and assignments

- A. The next committee meeting will be scheduled for September.

8. Public comment

- A. No public comment was received.

9. Close

- A. Dennis Steadman adjourned the meeting at 7:43 pm.