

**Lower Makefield Township**

**Patterson Farm Master Plan Implementation Committee**

**Oct 21, 2024**

**6:00PM, LMT Township Building with Zoom Access**

**MINUTES**

**1. Call to order** – Dennis Steadman, Chair. Dennis called the meeting to order at 6:00pm.

Attendees: Dennis Steadman, Ron Schmid, Jennifer Stark, Joe Camaratta, and Fred Childs. Dan Grenier, BOS Liaison, joined at 6:25pm. Absent: Peter Solor.

**2. Review and approval of Sept 24 Meeting Minutes** – Fred Childs. The meeting minutes for the Sept. 24 meeting were approved. The non-quorum informational notes for Aug. 8 were approved.

**3. Review and Discussion of Recommendations to BoS Oct 23 Meeting** – All. Joe Camaratta and Ron Schmid will present the recommendations at the Board of Supervisors’ meeting on October 23. Dan Grenier noted that due to the budget discussions being held at that meeting, the presentation will need to be concise and brief.

**A. Formation of a nonprofit entity for improvement and property management of Thomas Janney Homestead Historical Agricultural District.**

- 1) Discussion on structural and operation options for this 501(c)3.** The committee discussed the structure of the non-profit with respect to Patterson Farm Preservation (PFP) and AOY Art Center. As an example of a similar organization, the Pennsylvania Historical and Museum Commission (PHMC) owns and manages sites through management agreements with third parties that provide visitor experiences while the PHMC preserves the overall site and provides maintenance.
- 2) The Non-Profit & Funding Subcommittee recommends that a new “Thomas Janney Foundation” (name to be finalized later) be established to sign a lease with the township for ongoing preservation, improvements, and management of the homestead areas. Third-party groups such as PFP and AOY would lease certain buildings and surrounding grounds and provide interpretive programming for public engagement.**
- 3) The township’s existing community fund for charitable contributions could initially be the fiscal agent for the Thomas Janney Foundation, performing the bookkeeping and record-keeping tasks. That existing tax-deductible fund has provided funds for the Historical Commission, the Garden of Reflection, the dog park, and other local charitable purposes. The township manages the community fund and prepares the filing reports. Funds donated for the Thomas Janney Foundation would be separately dedicated only for its use specifically related to the Thomas Janney Homestead Historical Agricultural District.**
- 4) The new non-profit organization will need a board of directors, including some members appointed by the township as representing the property owner.**

**B. Enter into preliminary lease discussions with Patterson Farm Preservation, Inc. (PFP) on select buildings on Satterthwaite farmstead.**

- 1) The agreement may be in the form of a lease or a management agreement, potentially for specific buildings and surrounding grounds, with performance measures, uses and purposes consistent with the Master Plan, and compliance with township requirements. This would relieve the township of responsibility for property management except for the agricultural easement area.
- 2) The third party, e.g., PFP or AOY, may act simply as a tenant/lessee or as a sub-let property manager. The township and the new non-profit, not the committee, would have the authority to enter into binding contracts or agreements.

**C. Enter into preliminary lease discussions with AOY Arts Center on select buildings on Janney farmstead.**

- 1) See 3.B above.

**4. Building Painting Project Review and Recommendations – All.**

- A. Committee members provided their individual priority rankings for painting each of the buildings. Dennis Steadman identified the resulting “Group 1” and “Group 2” lists for initial painting by next Spring. The total estimated cost for both groups is approximately \$215,000. Jennifer Stark and Dennis Steadman recommended a budgetary contingency of 30% be included to allow for carpentry repairs prior to painting.
- B. The DeLuca organization provided some engineering cost estimates for infrastructure construction, such as driveway and access road, water and sewer installation, etc. The estimates were provided at no cost to the township for its use for budgeting purposes. These were discussed separately with the township manager and staff.
- C. Joe Camaratta asked how much original budget amount was set aside for the Phase I Master Plan implementation. Dennis Steadman noted that it was \$700,000. There was a question about the priorities regarding environmental clean-up, based on the Phase 1 and 2 ESAs, plus water abatement to stabilize the buildings prior to having tenants and/or volunteers accessing the property. Dan Grenier stated that from the township’s perspective remediation and worker safety are priorities, and these will be among the initial uses of the budgeted funding.
- D. Major structural repairs will need to be defined. Dennis Steadman noted that the tenants will also help prioritize the buildings and work scope, and that grants will supplement the available funds. Once the nonprofit is established, a capital campaign can be initiated.

**5. Other business.** No other business was raised.

**6. Public comment.** No public comment was received.

**7. Review of next steps and assignments – Fred Childs.**

- 1) Joe Camaratta and Ron Schmid will present recommendations to the Board of Supervisors on October 23<sup>rd</sup>.
- 2) The next committee meeting will be Thursday, November 14, 7:30pm, in person at the township’s municipal building.

**8. Close.** The meeting was adjourned at 7:03 pm.

Respectfully submitted,

Frederick Childs

Secretary