

Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – December 12, 2024

1. Call to Order – Mr. Solor, Vice Chair, called the meeting to order

A. Attendees – Peter Solor, Vice Chair, Fred Childs, Secretary
Joe Camaratta, Jennifer Stark

Absent – Dennis Steadman, Chair, Ron Schmid, Daniel Grenier,
Supervisor Liaison

2. Review and Approval of November 14 Meeting Minutes – Mr. Childs

A. Ms. Stark moved, Mr. Camaratta seconded and it was unanimously
carried to approve the Minutes of November 14, 2024.

3. Non-Profit & Funding Subcommittee Update – Mr. Camaratta

A recommendation was made to the Board of Supervisors about forming a non-profit that would be responsible for managing Patterson Farm with the primary responsibility being the preservation and rehabilitation of the buildings and to find and manage tenants who would occupy the buildings on the farm. There was a meeting with Mr. Kratzer, the Township Manager, about how to form the non-profit; and Mr. Schmid reached out to Harbor Compliance which is a group that was going to take care of the paperwork for forming the non-profit and submitting for the 501c3.

The Board of Supervisors, while in support of the idea, have put this on hold until they have time to review what a potential Master Agreement would look like. Mr. Camaratta stated there was a meeting with the Township solicitor to review with her some ideas as to what would be in a Master Agreement based on some of PHMC (Pennsylvania Historical and Museum Commission) Agreements which they provided as they own a number of State-owned properties that are managed by non-profits. Mr. Camaratta stated the Township solicitor has advised him that she does not expect to have a draft until January.

Mr. Camaratta stated he believes that the Board of Supervisors would like to understand what authority and responsibilities they would be giving up to the non-profit.

4. Building Protections & Enhancement Subcommittee Update – Mr. Childs, Mr. Solor, Ms. Stark

Mr. Solor stated The Phase 2 results are needed to order to determine priorities and costs for repairs. Mr. Kratzer has sent an e-mail indicating that he is trying to coordinate a follow-up meeting with RDA and their consultants, and they need to determine available remaining funding. It is felt that the funds might not be sufficient, and there will be discussion with the Township about providing some funding to prioritize this project over others. Phase 2 is the environmental study and would involve pulling samples to determine what is on the property. The more-detailed scope would lead to a report that could be used to create specifications, Plans, and estimates for clean-up costs. It was noted it could take months to get to the point where a report was generated.

Mr. Solor stated Mr. Kratzer indicated that they were still waiting to get information from the Committee as to the painting priorities. Mr. Camaratta stated Mr. Steadman had already provided that list of priorities to the Township.

Mr. Childs asked if the Phase 1 Study provided any more clarity, and Mr. Solor stated it was indicated that there are problems and more money needs to be spent to determine the scope of the problems.

There was no further information as to what DeLuca specifically would be willing to do to help with infrastructure projects.

There was discussion about the Budget for Patterson Farm for next year. It was noted that at a previous meeting it had been indicated that they were going to roll over the funds to 2025. The proposed Budget is on the Township Website.

5. National Registry Submission Update – Mr. Camaratta

Mr. Camaratta stated they have been unable to make much progress on this as some of the volunteers were not able to do as much work on this as

they had hoped. He stated Helen Heinz has done a lot of work on the historic significance part of the National Register. The other big part is the architectural description of the buildings as well as a landscape description. There is also a piece that needs to be done on production at the farm compared to Township and County averages. The idea is that it is going to be historically-significant as an agricultural entity and its output.

Mr. Camaratta stated once he has a draft, he will send it to SHPO to get their feedback.

6. Public Comment – There was no one wishing to make public comment at this time.

7. Review of Next Steps, Assignments, and Future Schedule – Mr. Childs
 - A. Wait to hear from the Township and solicitor on drafting a Non-Profit Agreement
 - B. Check on the Phase 2 Timeline – Mr. Solor and Mr. Steadman
 - C. Contact Mr. Steadman about clarifying priorities for painting – Mr. Solor
 - D. Check on the 2025 Budget as to Funds for Implementation of Master Plan – Mr. Childs
 - E. The next meeting of the Committee will be held January 9, 2025. Ms. McVan was advised of the date by Mr. Solor this evening.
 - F. Contact Mr. Kratzer on the status of the DeLuca proposal – Mr. Camaratta

There being no further business, Ms. Stark moved, Mr. Solor seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

Fred Childs, Secretary

