Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – August 27, 2026

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

   A. Attendees – Dennis Steadman, Chair, Fred Childs, Secretary, Ron Schmid, Member, Jennifer Stark, Member

      Absent – Joe Camaratta, Member, Colin Coyle, Supervisor Liaison

2. Review and Approval of the July 23, 2026 Minutes – Mr. Childs

   FORMAL ACTION: Ms. Stark moved, Mr. Schmid seconded and it was unanimously carried to approve the July 23, 2026 Minutes.

3. Subcommittees, Status Updates

   A. Structures & Environment – Mr. Childs, Ms. Stark

      i. PA LSA Grant Project – The Committee recommended Seiler+Drury as the design firm for the Pennsylvania LSA Grant Project due to cost effectiveness. Mr. Steadman stated the decision regarding the selection of one of the design firms from the three bidders is expected to be on the September 2 Board of Supervisors' Agenda.

      ii. ESA Phase II Project – Mr. Steadman stated this will be discussed by the Supervisors on September 2 as an internal funding matter.

      iii. Satterthwaite Farmstead Phase 2 Painting – The Committee discussed the planned painting contract for the three buildings – the farmhouse, the small garage, and the small barn. Mr. Steadman stated the approval of the painting contract is expected to be on the September 2 Board of Supervisors' Agenda.

      iv. PFP Shutter Project – A Memorandum of Agreement for the Patterson Farm Preservation Shutter Project is believed to be in agreement between the Township and Patterson Farm Preservation (PFP). Approval of this project is also expected to be on the September 2 Board of Supervisors' Agenda.

B. Community Communications – Mr. Schmid

i. Social Media with LMT Project - Mr. Schmid reported on working with Kellie Frain, an outreach specialist, which involves revamping the Township's social media efforts with a focus on farm productivity, history, and encouraging community support for the farm. An upcoming communication initiative includes a 60 to 90-second video featuring farmer, Tim Stewart, to be posted on the Township Website.

ii. LMT Newsletter – The LMT Newsletter will cover historic building preservation, lead paint remediation, various Grant updates, and the National Register application.

Mr. Schmid highlighted topics for public engagement such as successful agricultural yields and current tenant activities at the Arts Center (AOY).

C. National Registry Application & Review – Mr. Camaratta

Mr. Steadman announced that the State Historical Preservation Office (SHPO) review of the National Registry nomination is scheduled for September 15 at approximately 10:00 a.m. Members are encouraged to attend via Zoom to observe or comment live during this critical review process. Several letters of support have been received from organizations including the Pennsbury Manor Society, the Lower Makefield Historical Society, U.S. Congressman Brian Fitzpatrick's office, and community members. The nomination aims to recognize how much its continuous agriculture reflects shifts in American farming technology and markets over 330 years.

D. Nonprofit & Funding – Mr. Camaratta, Mr. Schmid, and Mr. Steadman

There are no new reports on the Nonprofit and Funding at this time. Mr. Steadman stated the primary focus remains utilizing the $862,000 LSA Grant while remaining prepared for future nonprofit developments.

4. Public Comment

There was no one wishing to make public comment at this time.

5. Review of Assignments and Future Schedule – Mr. Childs

A. The next meeting of the Committee is scheduled for September 24 at 6:00 p.m.

There being no further business, Mr. Steadman moved, Mr. Schmid seconded and it was unanimously carried to adjourn the meeting at 6:30 p.m.

Respectfully Submitted,

Fred Childs, Secretary