

TOWNSHIP OF LOWER MAKEFIELD  
AD HOC PROPERTY COMMITTEE  
MINUTES – FEBRUARY 17, 2022

The regular meeting of the Ad Hoc Property Committee of the Township of Lower Makefield was held remotely on February 17, 2022. Mr. Steadman called the meeting to order at 7:30 p.m.

Those present:

Ad Hoc Property Committee: Dennis Steadman, Chair  
Bette Sovinee, Secretary  
Sarah Daubert, Member  
John Mohan, Member  
James Nycz, Member (left meeting in progress)  
Jim Scott, Member

Others: Fredric K. Weiss, Supervisor Liaison

Absent: Fred Childs, Ad Hoc Property Committee Vice Chair  
James McCartney, Supervisor Liaison

APPROVAL OF MEETING MINUTES - JANUARY 27, 2022: Ms. Sovinee

Ms. Sovinee moved, Mr. Nycz seconded and it was unanimously carried to approve the Minutes of January 27, 2022 as written.

DISCUSSION OF SLACK HOUSE PROPOSAL: Michael Attara, Spirit Golf

Mr. Steadman stated the Committee did see the written proposal from Mr. Attara.

Mr. Attara stated he would like to discuss the Slack House, how it is situated on the Golf Course, and how they may use it in a functional manner that would be consistent with what the Committee and the Township would be interested in. He stated they have considered this over the years on their own and with the Historical Commission as to the value of the home and the property and how it could meet the needs for additional banquet space and a place for private meetings. He stated the existing Club House is a very open-concept room which does not lend itself to banquets. He stated over the years they have

spent time developing an outdoor pavilion/tented area which has been well received and provided an opportunity to hold banquets and weddings and other events.

Mr. Attara stated they feel this new concept would be the next level and would provide what people are looking for in a farm style, with an additional building that they would look to develop behind the existing home. He stated they could then use space to host weddings and other private functions.

Mr. Attara stated they have considered how they could create this private/public enterprise hopefully with a good return on investment. He stated they feel this type of facility is needed in the area as Lower Makefield does not have anything quite like it and they feel it would be well received. He stated they can see the demand and currently they do not have the facilities to host those larger events. Being able to provide rooms and bathrooms would be much improved from what they have today.

Mr. Steadman asked that Mr. Attara discuss how the Slack House would be utilized in the context of the what he is discussing. Mr. Attara noted the location of the Slack House which is to the right driving up the driveway and across from it is the pump house and an older barn. He stated it sets the tone for the property when entering. He stated behind the Slack House there is a patio, a well, and a small wooded area. He stated the home is directly alongside the 18<sup>th</sup> Fairway, and the property is facing the Golf Course so that there are beautiful views. He stated the property is set so that they could potentially position another building behind the house.

Mr. Attara stated the Slack House has two great rooms that you walk into. He stated the one on the right you step down into and there is a fireplace, and the one on the left is more open; and he feels both of those rooms would lend well for bridal suites, parties, and private events. He stated they are lovely rooms and a potential bride and groom would see that as very valuable. Mr. Attara stated they would see the kitchen area as an open area that would open up to the new building, and there would be an area that would allow them to create some space between the patio and the building which would be outdoor space with a covered walkway to the new building. That building backs into the existing parking so the access to the new building would be fairly easy because they are right up against the parking.

Pictures were shown of an affordable pole barn that could be the new building behind the Slack House as the main event space. Mr. Attara stated it would be a 60' by 90' span building, open style that could be set up so it could be used multi-functionally with different bar set-ups and things on wheels, and set up in many configurations. Mr. Steadman asked what the capacity would be, and Mr. Attara stated it could potentially hold 200 to 250 depending on the configuration. He stated what is shown in the image is not necessarily what it would have to be, and it was just to show a similar size and type of facility that they think would fit well. He stated they would try to keep the façade of the new building within the barn-style concept. He stated out of the back there would be patio space with the well to the left.

Mr. Nycz asked if there have been any customer inquiries about using a space like this. Mr. Attara stated he and his partner know the market; and his partner, who was referenced in the document, has built a couple of these facilities. He stated currently they are hosting at a tented venue at the Golf Course, and one of the challenges is the need for a bridal suite/places to get ready, and bathrooms. He stated having the two rooms in the house would provide the space away from the party prior to moving into the party which they currently cannot offer with the tented facility. He stated this would take them up to the next level of event space.

Mr. Scott asked about the parking requirements asking if there would be overlap between when the Course would be open and when the events would be held. Mr. Attara stated there is going to be a need for additional parking; and what they have learned from being there and running events in the tent is that the timing is important with golfers coming in throughout the morning and the afternoon. He stated they generally do not use up all of the parking so there is usually enough parking for the events now; and as the day goes on, and the events continue on into the evening the parking lot is emptying out from the golfers as people attending events are coming in. He stated he feels there will be the need for more parking if they enlarge the event space. He stated while it will take planning and engineering, he feels that there is space for parking in the maintenance area and in front of the house as well as some toe-in parking down the driveway. He stated while he is not a planner, he believes that there are options.

Mr. Mohan asked the size of events they currently host in the tent, and Mr. Attara stated they do 120 to 150 maximum. He stated it is a 60' by 40' tent with an outside patio so that they can expand outward. He stated undercover 120 is

generally a comfortable set up with buffet lines, a band, and a dance floor. Mr. Steadman asked Mr. Attara how many of those events for 120 people did they host in 2021, and Mr. Attara stated they hosted about 80 events in 2021, with about 30 inside the tent. He stated you need a space that can be adjusted so that if you have a party for 50, you do not feel that you are in a big, empty room, and you want a space where you can host a larger group.

Ms. Sovinee asked if the barn is proposed to go behind the house back by the patio, and Mr. Attara agreed. He stated there is a fairly large area there. He stated they looked at keeping the patio intact, and the barn would still fit within the footprint between the parking lot and the patio. Ms. Sovinee asked about the potential of cars getting hit by golf balls. Mr. Attara stated the design of the 18<sup>th</sup> hole is such that that should not be a problem. He noted an area where parking could be expanded where the tent is today to create some more parking space.

Mr. Steadman stated they understand that these are concepts; and if there is interest, Plans can be developed. He stated he feels that there is a market in our area for this type of venue, and he feels this venue would be well occupied and generate Revenue for the Township. Mr. Steadman asked Mr. Attara if he has any broad concept as to what kind of Revenue this proposed event venue attached to the Slack House would generate. Mr. Attara stated this is in the early stages, but they have seen these types of facilities do well over \$2 million a year; and they would not think that would be hard for a facility of this style. He stated this would be a 25% ROI for something like this.

Mr. Scott stated he understands that the proposal would be joint participation with the Township and Spirit as far as Revenue, and he asked if there was a reason why they gravitated toward that as opposed to a simple Land Lease with no outlay from the Township. Mr. Attara stated they believe that there is an interest from the Township's perspective to best utilize these buildings, and it seemed to make sense that both parties would have a hand in seeing this through. He stated they questioned why Spirit would want to take care of everything with regard to the House given that it is a historic property, and they would not be interested in doing it on the front end; however, given the knowledgeable people in the Township, they could determine what the costs would be to do the renovations to the home and provide the community with the property for the long term. Mr. Attara stated Spirit has built new buildings in the past and done some renovations, but it not historic renovations.

Mr. Steadman asked the estimate for the new building, and Mr. Attara stated it is estimated to be \$1 to \$1.5 million although that is just an estimate today. Mr. Steadman stated there are early estimates on the Slack House that say it could be renovated for this type of use for approximately \$900,000 to \$1.5 million so the cost of the Slack House renovation/restoration would be about equal to the cost of the new venue. Mr. Steadman stated that both parties would need a return on that, and he feels that with long-term Leases and proper Agreements that is feasible.

Mr. Scott stated for the Township it would not only be getting into the restoration business but also getting into the event business which could have negatives associated with it, and he questions if the Township wants to be in that business. Mr. Steadman stated the Township would be a landlord leasing it out to an operator with a long-term lease. He stated if this were the concept, the Township would be obligated to put this idea out for competitive Bid. Mr. Attara stated they are already in the event business, and they are currently the Township's operator and have been for twelve years. He stated the Township is in the business of golf and events currently. He stated the Township has a Liquor License, and Spirit Golf manages it. He stated that would not change in this concept, and it is just another outlet for them to operate and manage which would give them the opportunity to generate more Revenue. He stated given the fact that there is a substantial outlay of cash needed, the Township needs to consider if they want to outlay all of that money and then Lease it out to an operator or is there an option to go in with a known party and try to do something like is being discussed. Mr. Attara stated the fact is that the Township is already in this business, and this will not change the business model beyond creating a better, more substantial outlet for events.

Mr. Steadman stated they recognize that it is too early for a tangible proposal, but the Committee wanted to consider the concept, and Mr. Attara has helped them do this. Mr. Attara stated he looks forward to continuing discussions.

#### DISCUSSION OF RECOMMENDATIONS REPORT OUTLINE/APPROACH: Mr. Steadman/All

Mr. Steadman showed the Draft Report Outline. He stated it has been shown two ways with one scenario being building by building in terms of what they feel would make the most sense for those buildings and the other way is to do it in

a phased report where they lay out for the Supervisors the steps that they feel are important immediately, and then a Phase 2, and a Phase 3. It was the consensus of the Committee that they were in favor of the phased approach.

TOP PRIORITIES – EACH MEMBER PRESENTS THEIR LIST: All

Mr. Steadman stated he believes overall they believe that Patterson Farm will remain in agriculture, and 183 of the 221 acres are Easement restricted to be farmland in perpetuity. He stated that is what the land is now and it is environmentally important. He stated the Committee has also indicated that the Township, with community support, should do its best to preserve the historic buildings as they are a non-renewable resource and to the extent that the historic buildings can be saved, they should be. He stated the Committee has also indicated that a building without a use is “dead,” and cannot be maintained practically or financially; and they have tried to find purposes for these buildings so that they can be preserved and maintained without a total drain on the Township. Mr. Steadman stated it is clear that most uses are not going to provide a return on investment for the monies that are needed; but if a use is productive to the community and is of benefit to the community, and makes a meaningful contribution to the maintenance of the building, that is supportable and gives the building a use which is what we are trying to balance out.

Mr. Steadman stated it is noted in the Draft Report that the Committee is trying to balance the preservation of history and agriculture and to gain community use and support including financial support in terms of non-profits, fund-raisers, and events while being fiscally responsible. He stated they all agree that these are going to be difficult choices.

Mr. Steadman stated Patterson Farm has three primary uses – agriculture with the land being leased to Charlann Farms, use by Township Public Works for storage of equipment in some of the outbuildings, and the two Leases one to AOY and the other to the artist using the Tunnicliff Cabin.

Mr. Steadman stated he feels the Slack House in its setting is the one that will come closest to turning a profit; but at Patterson Farm, they are trying to find uses that bring benefit to the community and are not a 100% drain on the Township.

Mr. Steadman stated it is clear that there has never been a Plan for Patterson Farm or an organized Site Plan. He stated it is not clear as to all that the farmers have rights to on the Farm. He stated Public Works also uses some of the Farm. He stated everyone who has used the Patterson Farm has tried to use it as best they can without any long-term view of the site to see how it could be better organized. He stated everyone using it is being responsible, but it is still without a Plan; and he feels that they should look at the site and recognize that if there are going to be these multiple uses, there should be a Site Plan.

Mr. Steadman stated three Committee members have put their top priorities in writing; and he shared a screen showing individual proposals from three of the seven Committee members. He noted one Committee member indicated their number one priority was the Satterthwaite House since it is in the worst condition, but is perceived as the face of the Patterson Farm. He stated their second priority was the Satterthwaite main barn because it has been determined that the farmer can make use of it as well some of the outbuildings. The barn will require some repair, some shoring up, and some engineering; but it could be used as an active barn. The third priority is to restore the Tunnicliff Cabin also known as the Caretaker's Cottage. This is the historical "gem" on Patterson Farm from the report from the Historical Commission, and is historically the most significant building on the property. The fourth priority would be essential repairs to the Joseph Yardley House, the Patterson main barn, and outbuildings.

Mr. Steadman stated another Committee member had as their top priority restoration of the Tunnicliff Cabin which is the "precious piece of history." The second would be the Satterthwaite barn and out buildings if the farmer can use them. Third would be the Satterthwaite House. The fourth would be to develop a multi-phase Patterson Farm site Plan which would organize the site a little better while respecting the environment and the farmland.

Mr. Steadman stated he had listed as his top priority developing a multi-phase Site Plan for Patterson Farm because we need to have the broader picture. His second priority would be to restore the Tunnicliff Cabin which is estimated to be between \$150,000 and \$350,000. His third priority would be to repair the Satterthwaite barn for the farmer. He stated he also feels that cleaning up the grounds deserves prioritization. He stated they should lower the hedge and help the community see the Patterson Farmstead as well as remove all of the clutter that is being stored in many of the buildings including

both of the barns. Mr. Steadman stated he does not feel the property is being treated with the right degree of respect for what it is as it is important farmland and historical buildings, and it has not always been treated that way.

Mr. Steadman stated he feels these are examples of the kind of prioritization that the Committee should bring to the Supervisors to help them prioritize since each of these priorities will have a different dollar value associated with it and a different timeline. He asked the other Committee members who did not provide a written list to discuss their priorities so that the priorities can be finalized for the Supervisors in a uniform way.

Mr. Nycz stated he will provide his input into the document this week, and he feels the Satterthwaite House should be the top priority since it is clear from community input that one of the biggest issues is insuring that property is maintained especially the look of the property from the street. He stated it is also a historic property that deserves to be preserved into the future. He stated his second priority would be to insure that Charlann Farms is able to use the buildings that they would like to in the manner that they have proposed. He stated this would result in historic preservation and provide a use which was part of the original purpose of the property and maintains the historic significance of the property. He stated his third priority would be the Tunnicliff Cabin and insuring that we get architectural and dendrochronology studies done as well as preservation of that building.

Mr. Scott stated his first priority would be the Satterthwaite House. He stated for many residents that is the face of the property and part of the charm of Lower Makefield with the open farmland. He stated he understands the way in which it is preserved would mean a lot of different things to people; however, the concern is that without a known purpose for the interior spending the amount of money needed to preserve it to certain standards would be lost on the general public and it becomes a monument that is still inaccessible. He stated the façade could be re-built at a fraction of the cost to preserve the character, and then money could be spent elsewhere. He stated he is not advocating bulldozing it or advocating that it should generate proceeds; but he is not in favor of the Township "throwing money at it" to preserve something that the public does not have access to it. Mr. Scott stated he feels that the Tunnicliff Cabin is deserving of attention. He stated the house being used by the Artists of Yardley is not any less important, but it is relatively stable so it is not as pressing. He stated he also agrees with the comment about general clean up.



Ms. Daubert stated she is in line with the Satterthwaite House being a top priority, and she also thinks it is the hardest property in terms of use and the expense. She stated the Tunncliff Cabin is exciting, and there is not a huge amount of overhead because the building is not that big. She stated she is also in favor of comprehensive farm Site Plan which would outline who is using what and feels it should also consider if there are multiple uses for the structures how would people have access and where they would park.

Ms. Sovinee stated she did send in her comments but they did not appear to be included in the spreadsheet. She stated there has not yet been an overall recommendation from the Committee for proceeding with a proposal for the Slack House or for AOY to expand, and she would look for input on that from the Committee. Mr. Steadman stated this is a fair point, and he feels in looking at the priorities they were looking at the “big dollar spends” in terms of priorities. He stated he believes that they want to be supportive of the farmer and that use by AOY is a good and appropriate use for this historical agricultural setting which should be encouraged and expanded without getting into the details of the Leases. He stated he does believe that it was indicated that there should be continuation by the Artists of Yardley having a great art center there for the community both young and old and is very favorable and very important, but it is not where the Township is going to have to spend a lot of money.

Ms. Sovinee stated she will send in her recommendations again but her overarching comment was generally to move forward with some of the cooperative Agreements that are on the table as they are viable uses for buildings on the property. She stated she is also in favor of prioritizing the Satterthwaite main barn for the farmer if he is interested. She stated the Satterthwaite House is a big issue and is going to be the most expensive. She stated the Board of Supervisors is going to have to decide what they want to do with it and potentially even send out RFPs for the renovation as the property is in poor condition. She stated with regard to the Tunncliff Cabin, Chance Worthington provided an estimate of \$150,000 to \$300,000 to restore it to a very high standard of restoration. She stated she feels that there is a midway in there that could potentially work without giving the whole cabin over to the Historical Society, and maybe during renovations they could find alternate space for Colleen Attara. She stated the garage has no insulation or floor and it would take a great deal of investment to provide Ms. Attara an alternate art studio.

Ms. Sovinee stated she feels a lot of the stabilization items that were initially recommended to the Board of Supervisors in the fall are still needed, and she assumes they are waiting for better weather to do that work. She stated she also agrees that there needs to be clean-up and things have to be painted to insure that they will be around longer. She stated she feels that the overall Site Plan is also a good idea since there needs to be compatibility of the users.

Mr. Nycz stated he will send in his priority list and fill in the historical information. Mr. Nycz left the meeting at this time.

Mr. Steadman stated he feels everyone sees the Satterthwaite House as a priority, and the biggest challenge with it is the expense and ultimately the use, which we are struggling with. He stated for most of the buildings they can envision an appropriate use whether it is for the farm, for art, or for storage; however, he feels that the two buildings that they are struggling with the most are the Patterson Farmstead barn, which will be very expensive to repair for a usable condition although it is a very important building, and the Satterthwaite House because it has been stated that if it does not have a purpose it is "dead" and money should not be put into it. He stated he believes that that Committee has concluded that historical museums are a strain, but they also feel that the Tunnicliff House is worth that risk because it is in much better condition and much smaller so it will be much less expensive. He stated it is also close to the artist community, and he feels there can be synergy there with public traffic, etc.

Mr. Steadman asked the members of the Committee to continue to think about possible uses for the Patterson barn and the Satterthwaite House as those represent the greatest challenges. He stated he also needs to get information on the Satterthwaite barn to the Township engineers regarding the weight-bearing as he believes the actual use of the barn will be different from what the engineers assumed when they provided the Committee their estimate. He stated he wants to make sure the way farmer sees it being used and the way the engineer assumed it would be used are compatible.

Ms. Sovinee asked with regard to the Satterthwaite House, is the Committee going to recommend a use; and Mr. Steadman stated the closest thing they have come up with is that the exterior be saved and the interior be renovated for office use to be used by the Township since the Township could use more office space. He stated he feels it would be very difficult to Lease that space as

Commercial Office space. He stated if the Township wants to maintain that building, that is the best use we have come up with although he is hoping they can come up with something better.

Ms. Sovinee asked if there had not been discussion about putting out an RFP for a Commercial Office with the façade to be saved or replicated with new materials and then putting in a more modern office space. Mr. Steadman stated the Real Estate people had indicated that would be a better potential than Residential; however, they were not that optimistic about it. He added that while that is an option, it would be a very expensive option, and they would be paying a lot for an office space relative to the expense it would take and it might be better to have the Township occupy it rather than try to get into a Commercial Lease which would not likely come close to paying back.

Ms. Daubert stated if the Township were to use it for Office space the building would look presentable, and the Township would get Office space. Ms. Sovinee stated she was asking if the Township could put out a proposal to see if there was interest. Ms. Daubert stated she recalls from the Real Estate assessment that they did not feel anyone would want it for a residence because of the cost to repair it and the property would still be sitting on the road without a lot of privacy. Ms. Sovinee noted the potential to sell it for Commercial use given its proximity to the Interstate and other Commercial buildings.

Mr. Scott stated the challenge with general Commercial space is that there are other options in the area and someone could buy a small Office Condo for a few hundred thousand dollars. He stated even if the Township had a need for Office space, it would probably be more cost effective for the Township to purchase Office space elsewhere which would be more turn-key and be more functional. He stated that does not solve the problem of what to do with the Satterthwaite House. He feels that the costs would escalate if it were Commercial since there would be the need for parking, stormwater management, and handicap accessibility. Mr. Steadman stated the estimate was \$1.75 million to \$2.5 million. Ms. Daubert stated if the Township were going to put money into the building, they would at least get some return by not having to pay rent somewhere else for Office space.

Mr. Steadman stated they also discussed what it would cost to make just the most critical repairs and “mothball” it. He stated he does not feel that is feasible because once one repair is done, it would involve something

else given the building's age and condition. He stated the building needs to have a use, and that is the struggle. Ms. Daubert stated she would be concerned with paying to repair it and that it still be vacant.

Ms. Sovinee stated on the Satterthwaite side there is still a series of incompatible uses as there is the mulching operation, the farmer in the barn, and the House in the front; and without a use, \$2 million is a lot to invest in the House.

Mr. Steadman noted that the Joseph Yardley House is a beautiful house as is the Slack House. He stated the Satterthwaite House needs to be more than just a beautiful house to compete for the resources.

#### DISCUSSION OF SUMMARY RECOMMENDATIONS: Mr. Steadman/All

Mr. Steadman stated he is still looking for volunteers to do some of the writing, and he noted the Slack House section needs work although there is an outline. Ms. Sovinee agreed to work on this.

Mr. Steadman stated we are scheduled to make a presentation to the Board of Supervisors on March 2, and he asked Dr. Weiss if the full Committee should be on the Zoom. Dr. Weiss stated he feels that would show the Township the importance that we are putting on this endeavor. Dr. Weiss stated he feels the Committee is doing a great job, and he is looking forward to the presentation on March 2. He stated he appreciates the work they have done in this amount of time.

Dr. Weiss stated with regard to the Satterthwaite House if selling it to someone is not an option, it seems that the Township will keep possession of the House and deal with it one way or another. Mr. Steadman stated they were asked to consider everything, and they are not seeing that a sale is feasible in any way given the location and the condition of the home. Ms. Sovinee stated she would like to see the Township look further in terms of Real Estate options.

Dr. Weiss stated the Township does have resources and also has a need for space so that after they evaluate all the options from the Committee, it may be that it could be used by the Township for a Public Works headquarters

as an example since they know that there must be a use in order to maintain a building in good shape. He stated they are not worrying about restoring it, but are interested in maintaining the building for its useful life as long as they can.

#### PUBLIC COMMENT

Ms. Alison Smith stated she is the President of AOY; and as an existing user of the property, she was hoping that the Report would highlight both the benefit of having an art center in the community and the thriving nature of AOY at this time. She stated they have come through COVID and tripled their shows, number of students, and Revenues as well as their outreach to the community in terms of how many people are coming to classes, to shows, and to buy art. She stated they use local vendors to achieve all of this. She stated the concept of having a cultural center sets the identity, sets the community apart, and makes it much more unique. She stated AOY is well on its way to being an important piece of Lower Makefield. Ms. Smith stated there are numerous articles about the value of art for people, and AOY is bringing that to people. She stated they are about to set up a program that gets art out to kids who are underserved. She stated they have a camp which has 550 kids coming in the summer.

Ms. Smith stated they have continually set goals and achieved them, and their newest goal is a fundraiser that has a model that they will be following. She stated since AOY is a non-profit, it will all go back into the property, and they believe that Revenue could be in the six-figure amount. She stated this could go to building renovation, restoration, and maintenance.

Ms. Smith stated AOY is very interested in the pack house and the Patterson barn. She stated they could move on with the pack house immediately, and that would bring in additional Revenues to the Township and would expand the sense of a cultural center in Lower Makefield. She stated they would be able to reach out to more kids with the renovation of the pack house. She stated their proposal would be to pay off the renovations over ten years while still paying rent and then continuing to pay rent. She stated with regard to the barn, the idea is of a Community Center that brings people onto the property to appreciate the beauty of the barn through different artist endeavors including studios, presentations, dance and musical recitals, etc. She stated this is completely achievable with good investment, and AOY can be a big part of that.

Ms. Smith stated currently they are existing cooperatively with the farmer and she believes that they can continue to do that and still make good positive use of the buildings on the Patterson side. She stated she hopes that because they exist there now the Report will include some level of writing up what the benefit is to the community.

Mr. Steadman stated he understands that Ms. Smith is stating that as her organization grows financially, they are willing to put those resources into the property; and Ms. Smith stated they are completely willing. Mr. Steadman asked if they can envision the way that they would bridge their current art programs a little more into the direction of history to complement the Tunnicliff Cabin and other historical features. Ms. Smith stated she had not thought about aiming programs toward history although the Janney House is part of what brings people back so she agrees that they should create something to celebrate that. She stated the barn especially is beautiful and people coming in to experience it would be walking into history. She stated she feels they could definitely do programs and have shows that would focus on farming and history.

Ms. Colleen Attara stated she is the artist in the Caretaker's Cottage, and she has been "lovingly" caring for it for twelve years. She stated she has a pest control Contract on it, an alarm system, insurance, and the oil tank is filled. She stated that if there is anything wrong, she is the first one to see it. She stated she feels that part of the reason that the building is so stable is because "she has loved it for twelve years and is totally aware of everything that is going on there." She stated she is a quiet tenant and she pays her rent. She stated she is next to a thriving, "amazing" art center. She stated she holds workshops where people come in from California and Arizona for a one-day workshop, and they stay at local hotels and patronize our local business. She stated she also has a few week-end workshops with people coming in from all over the Country. She stated she also does on-line workshops where she teaches globally. She stated she gets National press, has been on NPR, and in National art magazines. She stated over the years the building has been open to the public including Trenton kids and Scouts, and she hosts events for parents who are dealing with loss and addiction in their children. She stated as Ms. Smith noted, art is key for healing. She feels what she is doing is in complete synergy with what AOY is doing. She stated she does not go near the fields and there is respect between the art community and the farmers. She stated she feels that they honor the property because there are so many people coming onto the property and learning about history because they are there. She stated the Township has two very stable buildings

because “they are so loved.” She stated there is no signage at the cottage that speaks to the history. She stated she would be happy to share the history, and there are people coming from all over the Country to get to the Farm to create art. She stated this building is stable, generates money, and it generates tourism from all over the Country.

Ms. Attara asked what they are referring to when they talk about a new art studio, and Mr. Steadman stated there are other buildings on the Patterson Farmstead including the garage coming on the right-hand side of the driveway which would be suitable to be renovated into an art studio as is the pack house. He stated if the Art Center is growing and the art on the Farm is growing those are buildings that would be suitable to be renovated for that use. Ms. Attara stated she agrees with that but noted that there are already two stable buildings right now which provide public access to the Farm.

Ms. Kathleen Hirko stated she was calling to thank the Committee for their work, but the last few calls have made her change what she was going to say; and she feels that talking about AOY is totally inappropriate in this setting for this Committee. She stated the task of the Committee is to figure out how to save the structures that are in danger on Satterthwaite Farm and not the structures that are stable right now. She stated she has been listening to all of the meetings, and she feels that it is a total conflict of interest to have a Board member of AOY on this Committee. She stated the priority is to save the barns and the structures. She stated the barn is meant to be used by a farmer. She stated the Art Center is not what this Committee is to be focused on although that could be “down the road.” She stated the task is to save the structures that are in need of repair. She stated she feels the Committee got it right that saving the buildings is the top priority. She stated Patterson Farm is important to our community, “and we want it to be saved as it is to continue to be used by the residents and the farmer.” She asked that they recommend to keep the farm intact – the buildings and the history of the farm which is important to so many people in the community, and that is what this Committee was put together for which is to save what is in danger right now.

Ms. Sovinee stated she would like to clarify for the Record that she is not a member of the Board of AOY, and she is an employee. Ms. Hirko stated she feels that it is a conflict that they are speaking about renovating buildings for the artists. She stated she has nothing against artists and it is a great use of

the Farm, but right now the priority is to save the buildings that are in danger – not to create new art studios. She stated she feels this Committee was put in place to try to save the buildings that are in danger.

Mr. Steadman stated it is correct that the Committee was put in place to save the buildings in the long run; however, that means that they have to have a use. He stated saving the buildings is determining how they will be used in the long run. He stated the two buildings on the Patterson Farmstead that are in the best condition and are not an issue are the Caretaker's Cottage and the Janney House, and they are not an issue because they are used. He stated the buildings that are an issue are unused. He stated the Committee is here to try to save the buildings in the long run by finding uses for the buildings. He stated if an art studio is a use for one of the outbuildings, that will save that outbuilding.

Ms. Hirko stated that makes sense, but she does not feel that is the task at hand; and the task at hand is to save the buildings that are in danger. She stated they should find a use for the buildings that are empty and not talk about renovating buildings that are already structurally sound which she feels is for "later down the road."

Mr. Scott stated he feels that is consistent with what has been discussed, and the focus has been on stabilizing the buildings and very little time was spent on discussion of the buildings occupied by AOY.

Mr. Joe Camarratta, stated he is the Chair of the Historical Commission. He stated he has heard it stated during these meetings that historical museums are not financially viable, but he feels that is not true given what we see in our own County where there are other Townships which have museums dedicated to their Township history. He stated those museums have a mix of programs, events, and memberships which are all Revenue sources. He stated while it is not an easy proposition, it is doable. He stated beyond Bucks County there are other communities where historical properties have been restored and preserved using private money instead of public money. He stated he would encourage the Committee in their Report to the Board of Supervisors to at least discuss those types of opportunities which exist because they are viable options that should be considered in further discussion.

Mr. Steadman asked Mr. Camarratta if as head of the Historical Commission he is interested in the Tunnicliff Cabin for restoration. Mr. Camarratta stated that would be up to the Historical Society as they are the non-profit. He stated the Historical Commission serves the Board of Supervisors.



Dr. Weiss stated this would be a good option if a non-profit/historical association with the resources wishes to make one of the structures such as the Satterthwaite House into a museum and has the resources to occupy the building and maintain it, and they could have a long-term Lease with the Township to have such a museum. He stated that is always an option, but as has been seen in the evolution of the Committee's proceedings, it is a small possibility for that to happen. He noted the earlier presentation by Jeff Marshall who indicated that it is very difficult to find a group with the resources to be interested in maintaining such a property over the course of decades. Dr. Weiss stated if someone were to come forward, he is sure that the Committee would add that to their recommendations. Mr. Steadman agreed and added that they had discussed that if there was a historic non-profit that had the wherewithal to take on the responsibility, we would be interested in working with them; however that is a "tall order." Dr. Weiss stated they had heard that Pennsbury Manor gets almost \$1 million a year from the State to maintain the building because what they get in admission fees does not pay for the maintenance. Dr. Weiss stated if they are asking the Township to subsidize that kind of maintenance every year that is a tall order.

Mr. Scott stated he would be wary of the Township taking on this task, and he feels it is outside of the primary focus of what the Township is meant to be. He stated if there was a group that came in with "money in hand" that would be the best case scenario; however, it is has been his understanding that we have gotten to this point because that has not occurred. Mr. Steadman noted that Mr. Scott has experience in these kinds of Real Estate transactions.

Ms. Lora Tarantino stated with regard to the Satterthwaite House, she is not hearing about the connection to the Farm and she asked if there has been outreach to agricultural colleges in Bucks County and beyond. She asked if there could be an endowment through a school, a partnership, so that they could have a physical structure that could be used for research or to staff a Fellowship. She asked if there has been any outreach with regard to the Quaker connection to serve that community by providing access for research, a Fellowship, on the land that supported their history in farming. She stated she feels those would be a focal point for the Satterthwaite House especially as the "face of Patterson Farm." She stated she feels they are underestimating the community's interest in having a connection with the community on agriculture.

Ms. Tarantino stated she has no interest in the idea of the Slack House for developing bigger access for events to the extent that they are talking about and even the land use and the wooded area being “dismissed” for constructing a barn which may be in vogue now but may not in ten years with Pandemic problems in the future. She asked how we would have open space.

Ms. Tarantino stated before they look at Satterthwaite for an Office building for the Township, they should look at what is the connection with the land, and it needs to be agriculturally-oriented. She stated she is sure that there is a possibility of reaching out to Colleges and Universities that have agricultural programs and form a partnership so that we “keep something within the same community.”

Ms. Tarantino stated when they were talking about a museum, she feels that there is a portion of the Satterthwaite House that is the historic, older area; and perhaps that would become the dedicated focal point for groups, programs, and events to tie in the whole idea of the farm and the preservation of it; and then the other areas within the building which are not historically-accurate could be used to house anything that would go on with a College such as a Fellowship or writers. She stated it could also be a Bed and Breakfast for those who are participating even within the art studios with people coming in as noted by Ms. Attara. Ms. Tarantino stated if a “critical person” is coming in to give a presentation, perhaps that is where they would stay, and it would “be aligned with what is happening on the farm.” She stated they would not have to look outside if they could keep it within the building structure and bring the arts in, bring the Colleges in, and bring agriculture in; and that would be the basis for what the Satterthwaite House would be used for. She stated it would then be directly connected to the land. She stated they might not be having a family anymore, but they would be “hosting a family of people who are participating in a community and who are contributing to the life and breadth of the buildings on the farm.” She stated she feels that would be much more long-term. She stated the community may be able to coalesce around this because it is the “visual face.” She stated if they are going to restore it and have craftsman possibly donate their time with materials provided, they will have a stake in it; and it will be much more accessible and fill the need of what the Township’s purpose was by making it an open space and saving it from development.

Ms. Tarantino stated if the Township does not want to become a landlord or tied to the development end, they should keep it as open space and work to make the community be the central focus. She stated if they are just looking at the outside of the Satterthwaite House, they should “not write it out that way,” as it is the face of the farm; and it would be a disservice to sell it short.

Mr. Steadman thanked all those who called in adding they appreciate the interest and the thoughts and ideas.

**ACTION ITEMS AND ASSIGNMENTS: Ms. Sovinee**

1. Ms. Sovinee – Write up the Slack House and submit her recommendations
2. Mr. Nycz – Submit the Historic piece and his recommendations
3. Mr. Steadman - Put together the prioritization for the presentation and circulate a Draft Executive Summary to the Committee for review and comments. This will then be put into a Summary Power Point which will also be circulated for comments

**FUTURE SCHEDULE: Mr. Steadman**

Mr. Steadman stated in addition to the meeting on March 2 with the Board of Supervisors, we are slotted to potentially meet on March 10 and March 24 at 7:30 as he assumes the Board of Supervisors will probably have issues for the Committee to follow up on.

There being no further business, Mr. Steadman moved, Ms. Sovinee seconded and it was unanimously carried to adjourn the meeting at 9:32 p.m.

Respectfully Submitted,

Bette Sovinee, Secretary

