

Lower Makefield Township
Patterson Farm Master Plan Implementation Committee (PFMPIC)
Minutes – August 26, 2025

1. Call to Order – Mr. Steadman, Chair, called the meeting to order at 7:30 p.m.

A. Attendees – Dennis Steadman, Chair, Peter Solor, Vice Chair, Fred Childs, Secretary, Joe Camaratta, Member, Ron Schmid, Member, Jennifer Stark, Member

Absent – Mat Ross, Supervisor Liaison

2. Review and Approval of July 10, 2025 Meeting Minutes – Mr. Childs

Mr. Schmid moved, Ms. Stark seconded and it was unanimously carried to approve the Minutes of July 10, 2025.

3. Subcommittee Updates & Challenges

A. Building Protection & Enhancement – Mr. Childs, Mr. Solor, Ms. Stark

Mr. Kratzer has advised that the corn crib has been knocked down and is available for Mr. Hirko to salvage materials, after which Public Works will dispose of the remainder.

Asbestos abatement will be before the Board of Supervisors next week to consider going out to Bid.

Photos were circulated of the equipment shed at the Satterthwaite side of the farm where the roof is torn off, and it is showing some movement. The Township will put a tarp on it. Next steps could be considered at the next meeting.

Survey marks are to be put out for the boundaries along Yardley-Langhorne Road to help where the driveway could go.

Mr. Solor stated there was an inspection of the completed painting project which was found to be disappointing. A report was submitted to the Township, and a recommendation was made that the Township bring their engineer in to do a more formal inspection.
(Report attached to the Minutes.)

Mr. Solor stated the quality of the work went downhill between the initial inspection and the most-recent inspection. Mr. Steadman stated the small carpentry repairs were not done with matching profiles. Mr. Solor stated they also did not do the back priming, the actual thickness of the paint does not meet standards in some areas, and the wood repairs were not conformant. There is also a spot where they left paint chips on the ground which means that they were not following proper procedure. Mr. Solor stated if the paint is too thin, it will not last as long, and the goal with these encapsulation projects was to have them last a minimum of ten years.

Mr. Solor stated with regard to the buildings, he does not believe the priority list has changed materially from what was circulated several months ago. Asbestos abatement and the Phase 2 Environmental were the next significant items on the list. Mr. Steadman stated he understands they are still trying to work through the Redevelopment Authority with regard to the Phase 2 Environmental. Next steps include soil removal and regrading and the driveway; and if a Grant were to come through, to start work on the Patterson farmhouse.

B. Non-Profit & Funding – Mr. Camaratta, Mr. Schmid, Mr. Steadman

The Township wants to have the Lease Agreement with the Non-Profit ready to sign before forming the Non-Profit. The Committee has been pushing for a draft of the Lease since late last year, and it was just received last Friday. Mr. Steadman stated he has marked up the draft with the Township Manager and Township counsel, and the Committee will consider this at an Executive Session following tonight's meeting. It is hopeful that a draft agreement will be entered into shortly.

Mr. Steadman stated the first and core recommendation of the Committee was that since no Municipal Government can properly manage these historic properties, it should be turned over to a dedicated Non-Profit.

C. Community Communications – Mr. Schmid

The next platform for communicating to the public will be when there is a Lease Agreement and the Non-Profit is formed.

Mr. Steadman stated we need to begin community outreach and a Capital Campaign, etc. which will all take time, and the delay has been costly. He stated the corn crib is now down, and it appears that the equipment barn at Satterthwaite is deteriorating rapidly. This situation could be considered “demolition by neglect” on the part of the Township.

D. National Registry Submission – Mr. Camaratta

Research and investigation has been done around the farms as they existed in the 19th Century which is helpful when they will build out the case for significance. Mr. Camaratta sent out an e-mail about the Satterthwaite equipment barn; and while they are not sure what it was used for, it dates back to the 19th Century, and losing that building before getting to the submission would not be good and damaging to the success of the Application.

Mr. Camaratta stated it is hard to make a strong case for the barns and farmhouses existing in the 18th Century. He stated while there will be a write-up on that, it will not be included in the period of significance. He stated his goal is to complete the writing phase of the submission by the end of the year.

Mr. Schmid stated the Board of Supervisors liaison has not attended any of Committee meetings, and he asked Mr. Steadman if he knows that the Liaison is on board with the Committee moving forward and advocating for us to the Board of Supervisors. Mr. Steadman stated he has met with him a couple of times, but he does not know where he stands since he does not respond to emails.

4. Proposal from AOY – Partnership Fund-Raising Opportunity (PowerPoint presentation attached to the Minutes)

Mr. Steadman stated AOY has been a very-effective partner and has looked for ways to work together with the Committee and ultimately with the Non-Profit once it forms.

Ms. Bette Sovinee, Executive Director for AOY Art Center on the Patterson Farm, was present with Mary Ellen Bornak, President of the Board. Ms. Sovinee stated they recently lost the sugar maple on the Patterson

Farm homestead which left a huge void. She stated she reached out to those at Seward Johnson and proposed getting a sculpture to fill that empty space and they agreed on Monet at the Easel. Ms. Sovinee stated the sculpture will probably be there for one year beginning this October. A picture of the sculpture was shown, and they customize the easel for each location so Money will be painting a picture of the 'Patterson Barn.' She stated the AOY Board is very excited about using this as a springboard for other initiatives. Ms. Sovinee stated as part of a Capital Campaign there could be sponsorship packages for local businesses, a donor wall, and a public gala.

She stated AOY felt the statue of Monet at the Easel would be the perfect opportunity to fundraise not only for AOY and their educational programs, but also potentially for the Patterson Barn itself. However, AOY does not have any status with, or jurisdiction over that structure. Thus, they want to speak to the Committee and/or the Township about this being a potential kick-off point for the Janney Foundation Capital Campaign to engage the community.

Ms. Sovinee stated at this point they cannot do any of this since they cannot fundraise for something that they do not own or have any jurisdiction over. She stated they could set up a Trust Fund since they are a 501C3 and state that it will be for improvements properties within the AOY Art Center lease, but at this point that does not include the Patterson Barn. She stated they are looking forward to the Lease Agreement between the Township and Janney Foundation being worked out, or to come up with some type of interim agreement to permit AOY fundraising for the Patterson Barn if they cannot get the Lease Agreement done.

Ms. Bornak stated the Patterson Barn is the most painted barn in Bucks County, and the Township has a reputation of being a center for all kinds of arts; and this is an opportunity for the Township to build on that reputation.

Committee members were in favor of what AOY has proposed recognizing that there needs to be a 501C3 in order to meet the objectives; and this is what the Committee is working on with the Township to get finalized. Ms. Bornak asked if the Township could collect the funds raised and put them in an Escrow Fund on behalf of the soon-to-formed Janney Foundation and then transfer the funds over to the Foundation once formed. Mr. Steadman stated the Township does have the Community Fund. Ms. Sovinee stated AOY would need an Agreement indicating that they are partnering with the Township Community Fund, and they would then provide the dedicated money to go into the Fund.

Ms. Sovinee stated that while they are leasing the sculpture for one year, the events they are considering would take time to plan.

Mr. Childs stated while he knows through discussion over the years that AOY has interest in the barn, as part of this effort there is no implication that AOY would necessarily be the only option for use of that barn.

Mr. Camaratta noted the Master Plan priority list, and he asked where the barn fits on the list. Mr. Solor stated the uses of the buildings will probably impact which buildings they choose to work on first which includes any agreements made with lessees about which buildings they need and what is being done to support that.

Mr. Steadman stated any environmental clean-up, remediation, and testing is 100% the Township's responsibility; and the to-be-formed Foundation will not have responsibility for any of those. He stated the Township has allocated \$700,000 toward the property. He stated repairs and improvements would be the Foundation's responsibility. Mr. Steadman stated while there are certain buildings that are the most vulnerable right now that need attention, there are other buildings that could be ready for a tenant in a shorter period of time, which would start to bring in money and the public; so, there is the need to strike a balance.

Mr. Steadman asked if the barn is AOY's next priority building, and Ms. Bornak stated they feel this could be the center of an artistic place where art programs could happen. Mr. Steadman stated he feels the Foundation is going to struggle raising money for the barn unless there is an improvement plan for the barn. Ms. Bornak stated the money being raised would be collectively for the Farm, and the Township would be presenting it as a whole. She stated currently AOY is the tenant at this time. She added that there have been a lot of grant opportunities that come with an art center. Ms. Sovinee stated the Bucks County Tourism Grant Application is due by October 2.

Mr. Steadman stated the Committee wants to go before the Board of Supervisors on the Lease and then have this as one of the arguments as to why the Lease needs to move forward quickly.

Ms. Sovinee stated since the article in the Township Newsletter about the painting that was done at Patterson Farm, she has had calls from people indicating that they would like to rent studio space which would be another opportunity.

5. Other Business

Mr. Steadman stated Mr. Solor is moving out of the Township; and while it is hoped he will be able to continue with the Committee remotely, a lot of the work he has done has been dependent not only on his expertise and diligence but also being physically on site walking the property. He stated many of the recommendations of the Committee have been dependent on his work. Mr. Steadman presented to Mr. Solor a Book entitled "The Historic Barns of Southeastern Pennsylvania Architecture and Preservation Built 1750 to 1900" with thanks from the Committee.

6. Public Comment

Mr. Hirko, the Township's contractor to salvage reusable lumber from the corn crib, stated the dumpster will be coming tomorrow, and they are currently sifting through to see what can be salvaged and temporarily putting that in the equipment barn. Mr. Hirko stated that building was used as a potato barn. Mr. Steadman stated the building they are talking about as the equipment barn is the three-walled building with the manure spreader in the front. Mr. Hirko stated that is the potato barn. He stated there was previously a basement in the potato barn that was later filled-in. Mr. Hirko stated he feels a fair amount can be salvaged from the corn crib.

7. Review of Next Steps, Assignments, and Future Schedule – Mr. Childs

- A. Attach Mr. Solor's Painting Report to the Minutes of this meeting
- B. Get the Lease Agreement and/or Agreement with the Township on use of the Community Fund if necessary as an interim step in relation to the fund-raising opportunity
- C. The next meeting will be Monday, September 29, 2025 and the October meeting will be Tuesday, October 28, 2025
- D. Attach AOY Presentation to the Minutes of this meeting

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

Respectfully Submitted,

Fred Childs, Secretary

