

Lower Makefield Township
Economic Development Commission
May 27, 2014
Meeting Minutes

Present: Jesse Levy, Chairman Robert Smith
 Margaret Fine Levy Pete Stainthorpe, BOS Liaison
 David Schmid

Also Present: Bob Dwyer, BPG

Mr. Levy called the May 27, 2014 meeting of the LMT Economic Development Commission to order at 7:30PM. He introduced Bob Dwyer, representing BPG. This was a follow-up meeting for Mr. Dwyer, who had previously attended a meeting of the EDC to discuss the status of the Capstone project, a planned, and approved, commercial development.

Mr. Dwyer had requested an opportunity to speak to the EDC again, to update them on the status of BPG's commercial rental properties, and to discuss ideas for different uses for the Capstone property. He said that there is a 50%+ vacancy rate among their commercial rental properties in LMT, and that they expect to lose another 100,000 square feet this year. Given the glut of available commercial rental space, with the closure of Lockheed-Martin adding to that glut in the near future, Mr. Dwyer suggested that BPG needs to consider other uses for Capstone. One other use, which he thinks might work well for BPG and the Township, is to re-zone the property for residential and build apartments. He noted that apartment occupancy rates are at an all time high in LMT. In addition, demographic studies show that municipalities like LMT are losing the 18-34 population to the cities and to towns with a town center and walking/biking options. Mr. Dwyer believes that apartments, near the business centers and coupled with walking and biking paths, might help to draw in that population. Mr. Dwyer asked for the EDC's support and any ideas they might have for other uses for the property.

Mr. Dwyer also mentioned that BPG properties have experienced a very high number of power outages and have lost tenants because of it. The outages, even though some may be less than a minute, require a complete rebooting every time. Mr. Stainthorpe said they will work with Mr. Dwyer on that problem and suggested that he get in touch with Kristin Tyler, who is chairing the committee working with PECO.

Business Survey – Mr. Levy suggested changes to the introduction. They were approved and Mr. Levy will forward the changes to Lynn Bush.

Supervisors' Update –

- The Supervisors have finalized their contract with the police.
- Work on the all-inclusive playground will start in June.

- The Supervisors are spending about \$27K on marketing for the pool. Membership has been declining the last five years, possibly because the school age population is declining. Mr. Smith will provide the PAA list for marketing purposes.

With no further business to discuss, the May 27, 2014 meeting of the Economic Development Commission was adjourned at 8:50PM. The next meeting of the EDC will be held on June 24, 2014, at 7:30PM, in the LMT municipal building.

Respectfully Submitted,

Jesse Levy, Chairman