

ABINGTON TOWNSHIP

JULY 13, 2023



BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING



TOWNSHIP OF ABINGTON

BOARD OF COMMISSIONERS REGULAR PUBLIC MEETING

A G E N D A **July 13, 2023** **7:00 PM**

There are three ways for the public to participate in the meeting: in-person, online or by phone. Residents who wish to attend in person can do so in the Abington Township Board Room located at 1176 Old York Road, Abington, PA 19001, 2nd Floor. Alternative means of public participation are offered for those who do not wish to or are unable to attend the meetings in person. Residents who wish to participate in the meeting remotely can access the meeting online by a computer, iPad, iPhone, or Android at <https://us06web.zoom.us/j/88216803878>. This link will enable residents to hear the meeting, see presentations, and ask questions. There will be no video interaction capabilities. Residents, who are unable to join online, can listen to and participate in the meeting by calling 1-929-436-2866 and entering the meeting ID number 882-1680-3878 when prompted.

CALL TO ORDER

ROLL CALL, BRODSKY, ROTHMAN, DIPLACIDO, VAUGHN, BROWNE, WINEGRAD, HENRY, ZAPPONE, CARSWELL, SPIEGELMAN, BOLE, SCHREIBER, BOWMAN, VAHEY, HECKER

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS

PUBLIC COMMENT ON AGENDA ITEMS

CONSENT AGENDA

- a. Motion to approve the Minutes from the Board of Commissioners Regular Meeting of June 8, 2023.
- b. BOC-01-071323 Motion to approve the escrow release request #5 for LD-16-06, 1235 Meinel Road Subdivision in the amount of \$51,034.97.
- c. BOC-02-071323 Motion to approve the release of escrow #5 for LD-19-08, Galman Residential, in the amount of \$250,843.84.

- d. BOC-03-071323 Motion to advertise a Traffic Safety Ordinance amending Chapter 156 "Vehicles and Traffic," Article II "Traffic Regulations" - Section 14 - "Stop Intersections" and Article III - "Parking Regulations" Section 25 - "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing; to add Stop signs Lillian Avenue, Eastbound at Osbourne Avenue, Lamott Avenue, Eastbound at Osbourne Avenue, Gregory Road, Northbound at Pepper Road and No Parking Here to Corner on the North and South side of Rockwell Road 30 ft. from Hamilton Avenue.
- e. BOC-04-071323 Motion to approve the grant of permanent channel improvement easement Abington School District and the Township of Abington.
- f. BOC-05-071323 Motion to appoint Michael Melchiorre to the Environmental Advisory Council for a term ending on 12/31/25, Daniel Kaye, to a term ending 12/31/24, and to appoint Nancy Wright and Maurie Markman to a term ending 12/31/25 for the Library Board of Trustee as included in Exhibit A.

UNFINISHED BUSINESS

NEW BUSINESS

- a. BOC-06-071323 Motion to adopt the Township's Strategic Plan.
- b. BOC-07-071323 Motion to adopt the Abington Township Fire Department 2023-2028 Strategic Plan.
- c. BOC-08-071323 Motion to accept the Feasibility Study for potential Economic Development in Abington Township by Delta Development Group, Inc.
- d. BOC-09-071323 Motion to advertise an Ordinance creating the Abington Township Economic Development Corporation.
- e. BOC-10-071323 Motion to award the Burn Building Roof Repair Bid to Quinn Construction, Inc. at the amount of \$61,133.00 and authorize the Township Manager to execute the contract.
- f. BOC-11-071323 Motion to approve final payment in the amount of \$176,800.00 for the Old York Road and Susquehanna Road Improvement Project.

FINANCE COMMITTEE

- a. FC-01-071323 Motion to approve the May 2023 expenditures in the amount of \$3,143,700.60 and salaries and wages in the amount of \$2,136,038.61 and authorizing the proper officials to sign and approve invoices and supporting documentation in payment of bills and contracts as they mature through the month of August 2023. ([Click here to view supporting information for expenditures in May 2023](#))

(Motion and Roll Call)

- b. FC-02-071323 Motion to approve the Plan Year 2023 Annual Action Plan and Substantial Amendments to 2019 and 2021 Annual Action Plans and adopt Resolution 23-010.

PUBLIC COMMENT

ADJOURNMENT

BOARD POLICY ON PUBLIC PARTICIPATION

For Information Purposes Only

The Township shall conduct business in accordance with the Commonwealth of Pennsylvania Laws governing the conduct of public meetings and only establish guidelines that shall govern public participation at meetings consistent with the law.

Each commenter shall:

- Direct their comments to the Presiding Officer;
- Speak from the podium or into a microphone designated by the presiding officer;
- State their name for the record;
- Either orally or in writing provide their address for the record;
- Have a maximum of three minutes to make their comments. Each commenter when speaking to a specific agenda item, is to keep their comments relative to that identified agenda item;
- Speak one time per agenda item;
- When commenting on non-agenda items, the commenter is to keep their comments related to matters of the Township of Abington, Montgomery County, Pennsylvania.
- State a question to the Presiding Officer after all commenters have spoken, and;
- Be seated after speaking or upon the request of the presiding officer;
- Not engage in debate, dialogue or discussion;
- Not disrupt the public meeting, and;
- Exercise restraint and sound judgement in avoiding the use of profane language, and the maligning of others.

The stated meeting of the Board of Commissioners of the Township of Abington was held on Thursday, June 8, 2023, via webinar and in-person at the Township Administration Building, Abington, PA, with President Hecker presiding.

CALL TO ORDER: 7:00 p.m.

ROLL CALL: Present: Commissioners BRODSKY, ROTHMAN, DiPLACIDO, WINEGRAD, HENRY, ZAPPONE, CARSWELL, SPIEGELMAN, BOLE, SCHREIBER, BOWMAN, VAHEY, HECKER

Excused: Commissioner VAUGHN

Also Present: Township Manager MANFREDI
Township Solicitor CLARKE

PLEDGE OF ALLEGIANCE

BOARD PRESIDENT ANNOUNCEMENTS:

President Hecker announced that no action will be taken on agenda Item d. as listed under New Business, and the June 15th public information session on the Comprehensive Plan will be rescheduled to a later date.

Manager Manfredi said the Township continues to receive public comment, so we would like to postpone the public information session to a later date to provide opportunity for additional public comment and then a comment/response document will be posted on the website.

President Hecker continued there is public health concern about air quality, and he called on Mr. McAneney to provide an update.

Mr. McAneney said the air quality index has improved; however, it is still unhealthy. Everyone should take steps to reduce outside exposure and use fans to recirculate air conditioning. Air quality will continue to improve through the weekend, although it could change due to winds and fires still burning out of control. Also, May was the driest month on record, so avoid using firepits and barbeques, and don't hesitate to call the fire department if needed.

President Hecker added that the EPA has an AirNow app where you put in your zip code, and it provides various components of air quality in real time.

PUBLIC COMMENT ON AGENDA ITEMS:

Lora Lehmann, resident, commented that the tree plan is important; however, she expressed concern about major plans being considered for the Township in “seven days.”

Karen Milovcich, resident, provided statistics on the population in Abington and requested the Township work with other municipalities regarding zoning. Also, traffic and road rage are issues, and there is no YMCA, family diners, movie theaters or bowling alleys in the Township.

Mr. Burton, resident, commented that he moved to the Township two years ago and works in Philadelphia as a firefighter. He and his family moved to Abington to live in a safe community with great schools, and he would like it to remain that way. He expressed concern about building on every spot of land, which will affect the residents.

CONSENT AGENDA:

Vice President Vahey made a MOTION, seconded by Commissioner DiPlacido to approve Items a. and b. as listed under Consent Agenda as follows:

To approve the minutes from the Board of Commissioners Regular Meeting of May 11, 2023.

To adopt Traffic Safety Ordinance No. 2206 amending Chapter 156 “Vehicles and Traffic,” Article II – “Traffic Regulations,” Section 14 – “Stop Intersections;” Section 18 – “Vehicle Weight Limits Established;” and Article III – “Parking Regulations” Section 25 – “Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing” and to add “Stop” signs on Huron Avenue southbound at Cypress Avenue and northbound at Jenkintown Road, Laurance Avenue, eastbound at Huron Avenue, Roanoke Avenue eastbound at Huron Avenue, Crefeld Avenue eastbound at Huron Avenue, establish a maximum vehicle weight limit of 6 tons on Washington Lane between Township Line Road and Wyncote Road and add a “No Parking Here to Corner” sign on Rossiter southside at Fitzwatertown Road.

President Hecker asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 13-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Item BOC-02-060823:

Vice President Vahey made a MOTION, seconded by Commissioner Carswell to consider a resolution to fill a vacancy on the Board of Commissioners for Ward 6.

President Hecker said last month, Commissioner Thompson resigned as he moved to a different area of the Township. Applications were opened to residents and two were received. He opened the floor for nominations.

Vice President Vahey nominated Mr. Jeffrey Browne to fill the vacancy in Ward 6, seconded by Commissioner Spiegelman.

President Hecker asked for any other nominations. There were none.

MOTION was ADOPTED 13-0.

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to approve the resolution to fill the vacancy on the Board of Commissioners for Ward 6, Mr. Jeffrey Browne.

MOTION was ADOPTED 13-0.

The Honorable Magisterial District Judge John D. Kessler administered the Oath of Office to Mr. Jeffrey Browne as Commissioner of Ward 6 of the Township of Abington on this 8th day of June 2023.

Item BOC-03-060823:

Vice President Vahey made a MOTION, seconded by Commissioner Spiegelman to affirm the existing wards as contiguous, compact, and as nearly equal as practicable.

President Hecker asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

Item BOC-04-060823:

Vice President Vahey made a MOTION, seconded by Commissioner DiPlacido to accept the Master Tree Action Plan, and refer it to the Strategic Planning and Comprehensive Plan Consistency Committees.

President Hecker asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

FINANCE COMMITTEE:

Item FC-01-060823:

Commissioner Winegrad made a MOTION, seconded by Commissioner Spiegelman to approve the April 2023 expenditures in the amount of \$2,899,970.91 and salaries and wages in the amount of \$2,151,829.72, and authorize the proper officials to sign vouchers in payment of bills and contracts as they mature through the month of July 2023.

Roll call resulted in motion being passed 14-0. Commissioner Vaughn was absent during roll call.

Item FC-02-060823:

Commissioner Winegrad made a MOTION, seconded by Vice President Vahey to approve the amendment 2 to the OpenGov, Inc. software agreement with the Township of Abington.

President Hecker asked for any comments from Commissioners. There were none.

MOTION was ADOPTED 14-0.

PUBLIC COMMENT:

Ms. Shameeka Browne commented that she is proud of Reverend Commissioner Jeffrey Browne. She is overwhelmed by his dedication and service to the community, and this position is for him as he will lead with integrity and serve well, so well done.

Adele Kubel, resident, expressed concern about commercial blight at Raymour & Flanigan, and she asked for the status of a petition; also, about the conditions at 100 York Apartments as well as poorly designed apartment buildings by “greedy” developers.

Lisa Mallon, resident, commented that Abington is mainly residential with some institutional and open space, and the draft Comp Plan indicates that these three land uses represent a higher share of land than is typical in the county. Also, the Township is 98% built out and little undeveloped land remains to accommodate any new development, therefore most future development will be infill. The Comp Plan should focus on redeveloping the commercial districts for retail and entertainment, and mixing others uses in residential spaces should never be considered.

Mike Tobin, resident, commented that although there are many good things in the Comp Plan, some of them need to be changed such as housing with high rents and generational wealth. We need the Board of Commissioners to review this plan further because the citizens do not want it in its present format, and it needs to be fixed with community involvement.

Ellen Stark, resident, commented that it is a call to action for the Commissioners to review the draft Comp Plan more closely, and she read from the 2007 Comp Plan regarding increasing water consumption and preventing over usage. Also, the fire department does not have enough volunteers and the Township will be faced with hiring firefighters, which was not addressed in the Strategic or Comp Plans.

Lora Lehmann, resident, expressed concern that the vision of the Comp Plan should reflect what the residents desire, and a town hall should be held.

Charles Baus, resident, expressed concern about increased traffic and speeding on Highland Avenue. Also, the Comp Plan should be more transparent and address what the impact on services will be.

Greg Beckowski, resident, commented that the Comp Plan's generic terminology offers a high latitude for interpretation and will leave unpredictability on what the future holds. He suggested making the plan more quantitative by adding metrics and goals, and residents want predictability. If the plan was more structured and better defined, it would help make educated decisions.

A resident asked for the rule about the types of flags on the Township's flagpole.

Township Solicitor replied that the Township and Board of Commissioners are permitted to fly the American flag, the POW flag, the flag of the Commonwealth of Pennsylvania and any other flag they determine, which is an exercise of their free speech rights.

A resident asked for more intentionality in the Comp Plan, because if an area is overdeveloped, the current school system will suffer as a result. We want the community to grow with purpose and intent and continue with what we have while still moving forward in a positive direction.

Fran Early, resident, commented that he is glad that Mr. Browne was appointed, and he looks forward to working with him as North Hills is a great place to live, run a business, and retire.

Chris Brock, resident, commented that he lives next to the Mediplex, and the public space they built looks like a bus stop. There has been no accountability for what they said they were going to do, so he has mistrust in the systems that protect our community. When it comes to specific projects there must be rigorous accountability so that residents can trust that the Comp Plan will be the vision for our community.

Karen Milovcich, resident, commented that she lives across from the Huntingdon Valley Shopping Center, and it is so busy and loud due to increased traffic, and adding apartments would be detrimental to the area.

Natalie Powell, resident, asked when will the public get responses to their questions? Also, building multiple housing units around transportation hubs in populated areas will not be beneficial for residents.

Manager Manfredi noted that the public information session on the Comp Plan was postponed to a later date so we can continue receiving additional public comments and have the professionals address them.

Richard Veith, resident, commented that how the public sessions on the Comp Plan were hosted and the questions posed were leading in a direction that does not align with his vision of the Township. He is concerned about the process as there should be more town halls and recorded community discussions for posting on the Township's website. His vision is to improve the commercial districts, not have them grow in footprint, but fixed where they are, so they do not enlarge or encroach in our residential neighborhoods. He wants the single-family community to remain and not become doubles and triples of multifamily housing blocks.

Ross Able, resident, encouraged looking into the concept of Vision Zero, which is how communities can accomplish zero traffic fatalities using proven methods of traffic calming, and he asked the Township to investigate how to take action towards making our town safer for pedestrians.

Marlene Kessler, resident, commented that she has not seen any statistics supporting TOD, and regional ridership according to SEPTA has decreased, so instead of building more apartments, work on what needs to be fixed.

Former Commissioner Mike Thompson said there have been comments made tonight that ‘business likes predictability’ and ‘we should focus on commercial districts’ in which he agrees. We worked on restimulating commercial districts, and by increasing density with mixed use development, there would be increased walkability, connectivity and better streetscapes resulting in less crime since there would be more people on the street, and he urged the Board of Commissioners to keep that in mind.

Also, the 2007 Comp Plan was written under the International Building Code 2003, which was only the second iteration and a transition from the BOCA Code. Since then, the building code has evolved significantly encouraging efficiency in terms of energy consumption and water use, and comprehensive plans are rewritten to take into consideration changes that occur in our society.

Jeannette DiMeo, resident, commented that adding apartments to the HVSC area would not be good as high rents are hard for residents. Corporations are buying homes and turning them into duplexes, and Abington should not participate in that.

Commissioner Bowman thanked Mr. McAneney, staff of Public Works and the Police Department’s Community Policing for helping with the cleanout of a home in his ward that was a protracted problem. Also, the Board of Commissioners supports our fire department, their recruitment program as well as renovation of their buildings, and volunteerism is down across the country, it’s just one of those things.

ADJOURNMENT: 8:39 p.m.

Respectfully submitted,

Liz Vile, Minutes Secretary

Ordinance No. 2206 and the resolution to fill the vacancy on the Board of Commissioners for Ward 6, Mr. Jeffrey Browne were adopted by the Board of Commissioners on June 8, 2023.



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-01-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

LD-16-06 - 1235 Meinel Road Escrow Release #5

EXECUTIVE SUMMARY:

The applicant is requesting an escrow release request for LD-16-06 1235 Meinel Road Subdivision in the amount of \$51,034.97. A brief project description and recommendation is attached.

PREVIOUS BOARD ACTIONS:

- 9.8.22 -The Board approved the Construction Escrow release in the amount of \$82,067.63.
- 10.13.22 - The Board approved the Construction Escrow release #2 in the amount of \$354,681.14
- 12.08.22 - The Board approved the Construction Escrow release # in the amount of \$132,957.28
- 03.09.23 - he Board approved the Construction Escrow release # in the amount of \$54,841.49

RECOMMENDED BOARD ACTIONS:

Motion to approve the escrow release request #5 for LD-16-06, 1235 Meinel Road Subdivision in the amount of \$51,034.97.

June 8, 2023

ABINT1600.22

Mr. Richard J. Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: LD-16-06 – 1235 Meinel Road Subdivision
Escrow Release #5**

Dear Mr. Manfredi,

We have received an escrow release request dated June 2, 2023, last revised June 8, 2023 and received on June 8, 2023 for a reduction of escrow funds relating to the above referenced project.

Under this land development application, the Applicant has proposed to demolish the existing single masonry family dwelling, frame barn, in-ground pool, patios, decking, fencing, and associated landscaping; and subdivide the existing irregular shaped approximately 3.529 acres tract of land into six (6) individual lots to construct on each lot a single-family residential dwelling and associated driveways, curb, curb ramps, walkways, retaining walls, storm water facilities, and storm and sanitary sewers. Each Lot will be serviced by public sewer and water services. Access to each lot is via a new cul-de-sac street having a thirty (30)-foot roadway cartway and a fifty (50)-foot right-of-way.

Based on our field visit completed on June 6, 2023 and correspondences with the Applicant, we recommend the following release:

Original Construction Escrow Total	\$ 801,110.59
Construction Escrow Released Prior to this Request	\$ 624,547.54
Balance Prior to This Release	\$ 176,563.05
Recommended Amount This Release	\$ 51,034.97
Total Construction Escrow Balance Remaining After This Release	\$ 125,528.08

Enclosed, you will find the Summary of Construction Cost Breakdown. Please review and process for release. Should you have any questions, please feel free to contact me at (610) 422-2499.

Sincerely,

PENNONI



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIvaine, Assistant Township Manager & Assistant CAO

LD-16-06 - 1235 Meinel Road SD & LD
 Abington Township, Montgomery County, Pennsylvania

RELEASE NO.: 5.00
 REQUEST DATE: 6/2/2023
 REVISED DATE: 6/8/2023

CONSTRUCTION TOTAL: \$ 728,282.35
 10% CONTINGENCY: \$ 72,828.24

ESCROW TOTAL: \$ 801,110.59

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE (INCL. CURRENT RELEASE)		ESCROW REMAINING		PERCENT COMPLETE
					QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	
LAYOUT											
Survey	1	LS	\$ 28,540.00	\$ 28,540.00		\$ -	0.60	\$ 17,124.00	0.40	\$ 11,416.00	60%
As-Built Drawings	1	LS	\$ 5,710.00	\$ 5,710.00	0.33	\$ 1,903.33	0.33	\$ 1,903.33	0.67	\$ 3,806.67	33%
			Subtotal:	\$ 34,250.00		\$ 1,903.33		\$ 19,027.33		\$ 15,222.67	56%
E&S CONTROLS											
Construction Entrance - Construct & Maintain	1	EA	\$ 4,120.00	\$ 4,120.00	-	\$ -	1.00	\$ 4,120.00	-	\$ -	100%
18" Silt Fence	400	LF	\$ 8.00	\$ 3,200.00	-	\$ -	400.00	\$ 3,200.00	-	\$ -	100%
12" Compost Filter Sock	1,615	LF	\$ 4.00	\$ 6,460.00	-	\$ -	1,615.00	\$ 6,460.00	-	\$ -	100%
24" Compost Filter Sock	995	LF	\$ 11.00	\$ 10,945.00	-	\$ -	995.00	\$ 10,945.00	-	\$ -	100%
Inlet Protection	13	EA	\$ 88.50	\$ 1,150.50	-	\$ -	13.00	\$ 1,150.50	-	\$ -	100%
Tree Protection	530	LF	\$ 2.00	\$ 1,060.00	530.00	\$ 1,060.00	530.00	\$ 1,060.00	-	\$ -	100%
Maintenance of E&S Controls - While on Site	1	LS	\$ 550.00	\$ 550.00	-	\$ -	-	\$ -	1.00	\$ 550.00	0%
Temporary Stabilization - Topsoil Stockpiles	1	LS	\$ 860.00	\$ 860.00	-	\$ -	1.00	\$ 860.00	-	\$ -	100%
Concrete Washout	1	EA	\$ 500.00	\$ 500.00	-	\$ -	1.00	\$ 500.00	-	\$ -	100%
Curb Inlet Filter	2	EA	\$ 100.00	\$ 200.00	-	\$ -	2.00	\$ 200.00	-	\$ -	100%
			Subtotal:	\$ 29,045.50		\$ 1,060.00		\$ 28,495.50		\$ 550.00	98%
CLEARING AND DEMOLITION											
Clear and grub	1	LS	\$ 24,600.00	\$ 24,600.00	-	\$ -	1.00	\$ 24,600.00	-	\$ -	100%
Asphalt Removal	598	SY	\$ 5.10	\$ 3,049.80	-	\$ -	598.00	\$ 3,049.80	-	\$ -	100%
Concrete Curb Removal	107	LF	\$ 9.25	\$ 989.75	-	\$ -	107.00	\$ 989.75	-	\$ -	100%
Concrete Sidewalk Removal	480	SF	\$ 2.25	\$ 1,080.00	-	\$ -	480.00	\$ 1,080.00	-	\$ -	100%
			Subtotal:	\$ 29,719.55		\$ -		\$ 29,719.55		\$ -	100%
EARTHWORK											
Strip topsoil	1,955	CY	\$ 3.10	\$ 6,060.50	-	\$ -	1,955.00	\$ 6,060.50	-	\$ -	100%
Cut & Fill	3,324	CY	\$ 3.10	\$ 10,304.40	(0.40)	\$ (1.24)	3,324.00	\$ 10,304.40	-	\$ -	100%
Compacted Fill from Spoils	1,720	CY	\$ 0.90	\$ 1,548.00	-	\$ -	1,720.00	\$ 1,548.00	-	\$ -	100%
Compacted Fill from Import	2,130	CY	\$ 2.60	\$ 5,538.00	-	\$ -	2,130.00	\$ 5,538.00	-	\$ -	100%
Imported Fill	2,130	CY	\$ 12.00	\$ 25,560.00	2,130.00	\$ 25,560.00	2,130.00	\$ 25,560.00	-	\$ -	100%
Box Asphalt	1,700	SY	\$ 1.25	\$ 2,125.00	-	\$ -	-	\$ -	1,700.00	\$ 2,125.00	0%
Amended Soils	16,440	SF	\$ 2.50	\$ 41,100.00	-	\$ -	5,425.00	\$ 13,562.50	11,015.00	\$ 27,537.50	33%
			Subtotal:	\$ 92,235.90		\$ 25,558.76		\$ 62,573.40		\$ 29,662.50	68%
SANITARY SEWER											
Tie into Existing	1	EA	\$ 4,695.00	\$ 4,695.00	-	\$ -	1.00	\$ 4,695.00	-	\$ -	100%
By-pass Pumping	1	LS	\$ 5,875.00	\$ 5,875.00	-	\$ -	1.00	\$ 5,875.00	-	\$ -	100%
8" DIP CL-52	182	LF	\$ 96.95	\$ 17,644.90	-	\$ -	182.00	\$ 17,644.90	-	\$ -	100%
6" DIP Lateral Connection	2	EA	\$ 1,605.00	\$ 3,210.00	-	\$ -	2.00	\$ 3,210.00	-	\$ -	100%
8"x6" DIP to Existing VCP Lateral Connection	4	EA	\$ 2,875.00	\$ 11,500.00	-	\$ -	4.00	\$ 11,500.00	-	\$ -	100%
4' Sanitary Manhole #1 (w/ Sewer Bypass)	1	EA	\$ 16,840.00	\$ 16,840.00	-	\$ -	1.00	\$ 16,840.00	-	\$ -	100%
4' Sanitary Manhole #2	1	EA	\$ 5,985.00	\$ 5,985.00	-	\$ -	1.00	\$ 5,985.00	-	\$ -	100%
Testing	1	LS	\$ 625.00	\$ 625.00	-	\$ -	-	\$ -	1.00	\$ 625.00	0%
Saw Cut Asphalt	80	LF	\$ 7.85	\$ 628.00	-	\$ -	80.00	\$ 628.00	-	\$ -	100%
Full Stone Backfill - ROW	250	TON	\$ 29.25	\$ 7,312.50	-	\$ -	250.00	\$ 7,312.50	-	\$ -	100%

LD-16-06 - 1235 Meinel Road SD & LD
 Abington Township, Montgomery County, Pennsylvania

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					QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	
LAYOUT											
2" Temporary Pavement	25	SY	\$ 36.40	\$ 910.00		\$ -	25.00	\$ 910.00	-	\$ -	100%
Permanent Pavement	1	LS	\$ 6,300.00	\$ 6,300.00	-	\$ -	-	\$ -	1.00	\$ 6,300.00	0%
Traffic Control	1	LS	\$ 1,340.00	\$ 1,340.00		\$ -	1.00	\$ 1,340.00	-	\$ -	100%
			Subtotal:	\$ 82,865.40		\$ -		\$ 75,940.40		\$ 6,925.00	92%
STORM SEWER											
Tie into Existing	1	EA	\$ 1,645.00	\$ 1,645.00		\$ -	1.00	\$ 1,645.00	-	\$ -	100%
15" HDPE	38	LF	\$ 63.50	\$ 2,413.00		\$ -	38.00	\$ 2,413.00	-	\$ -	100%
18" HDPE	644	LF	\$ 60.50	\$ 38,962.00		\$ -	644.00	\$ 38,962.00	-	\$ -	100%
24" HDPE	123	LF	\$ 70.00	\$ 8,610.00		\$ -	123.00	\$ 8,610.00	-	\$ -	100%
4' Type C Inlet	4	EA	\$ 3,288.00	\$ 13,152.00		\$ -	4.00	\$ 13,152.00	-	\$ -	100%
4' Type M Inlet	9	EA	\$ 3,156.00	\$ 28,404.00		\$ -	9.00	\$ 28,404.00	-	\$ -	100%
4' Storm Manhole	2	EA	\$ 3,250.00	\$ 6,500.00		\$ -	2.00	\$ 6,500.00	-	\$ -	100%
15" D-W Endwall	2	EA	\$ 1,835.00	\$ 3,670.00		\$ -	2.00	\$ 3,670.00	-	\$ -	100%
Rip-rap Apron R-3 12" Depth	2	EA	\$ 1,980.00	\$ 3,960.00		\$ -	2.00	\$ 3,960.00	-	\$ -	100%
48" Underground Detention Basin	1	LF	\$ 134,355.00	\$ 134,355.00		\$ -	1.00	\$ 134,355.00	-	\$ -	100%
			Subtotal:	\$ 241,671.00		\$ -		\$ 241,671.00		\$ -	100%
CONCRETE CURB											
Box and Backfill Curb	750	LF	\$ 2.50	\$ 1,875.00		\$ -	750.00	\$ 1,875.00	-	\$ -	100%
18" Curb	750	LF	\$ 35.00	\$ 26,250.00		\$ -	750.00	\$ 26,250.00	-	\$ -	100%
			Subtotal:	\$ 28,125.00		\$ -		\$ 28,125.00		\$ -	100%
CONCRETE SIDEWALK											
Sidewalk at Meinel Rd	241	SF	\$ 15.00	\$ 3,615.00	24.00	\$ 360.00	241.00	\$ 3,615.00	-	\$ -	100%
4' wide Sidewalk at Stonewell Manor Rd	2,500	SF	\$ 15.00	\$ 37,500.00	825.00	\$ 12,375.00	1,650.00	\$ 24,750.00	850.00	\$ 12,750.00	66%
Concrete Driveway Aprons	600	SF	\$ 20.00	\$ 12,000.00	100.00	\$ 2,000.00	300.00	\$ 6,000.00	300.00	\$ 6,000.00	50%
ADA Ramps	2	EA	\$ 1,500.00	\$ 3,000.00	1.00	\$ 1,500.00	2.00	\$ 3,000.00	-	\$ -	100%
			Subtotal:	\$ 56,115.00		\$ 16,235.00		\$ 37,365.00		\$ 18,750.00	67%
ASPHALT PAVING/SITE IMPROVEMENTS											
4' Retaining Wall	1	LF	\$ 17,000.00	\$ 17,000.00		\$ -	1.00	\$ 17,000.00	-	\$ -	100%
Fine Grade	1,700	SY	\$ 1.40	\$ 2,380.00	400.00	\$ 560.00	961.00	\$ 1,345.40	739.00	\$ 1,034.60	57%
6" 2A Stone Subbase	1,700	SY	\$ 11.50	\$ 19,550.00		\$ -	1,700.00	\$ 19,550.00	-	\$ -	100%
5-1/2" 19mm Base (Binder Course)	1,700	SY	\$ 30.75	\$ 52,275.00		\$ -	1,700.00	\$ 52,275.00	-	\$ -	100%
Sweep and Tack	1,700	EA	\$ 0.75	\$ 1,275.00		\$ -	-	\$ -	1,700.00	\$ 1,275.00	0%
1-1/2" 9.5mm (Wearing Course)	1,700	SF	\$ 9.10	\$ 15,470.00		\$ -	-	\$ -	1,700.00	\$ 15,470.00	0%
Seal Curb and Joints	800	SF	\$ 0.60	\$ 480.00		\$ -	-	\$ -	800.00	\$ 480.00	0%
			Subtotal:	\$ 108,430.00		\$ 560.00		\$ 90,170.40		\$ 18,259.60	83%
SIGNS AND STRIPING											

LD-16-06 - 1235 Meinel Road SD & LD
 Abington Township, Montgomery County, Pennsylvania

RELEASE NO.: 5.00
 REQUEST DATE: 6/2/2023
 REVISED DATE: 6/8/2023

CONSTRUCTION TOTAL: \$ 728,282.35
 10% CONTINGENCY: \$ 72,828.24
 ESCROW TOTAL: \$ 801,110.59

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE (INCL. CURRENT RELEASE)		ESCROW REMAINING		PERCENT COMPLETE
					QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	
LAYOUT											
Traffic Signage	1	LS	\$ 290.00	\$ 290.00	-	\$ -	-	\$ -	1.00	\$ 290.00	0%
			Subtotal:	\$ 290.00		\$ -		\$ -		\$ 290.00	0%
LANDSCAPING											
Street Trees	14	EA	\$ 375.00	\$ 5,250.00	-	\$ -	-	\$ -	14.00	\$ 5,250.00	0%
Arborvitae (6 FT)	12	EA	\$ 300.00	\$ 3,600.00	-	\$ -	-	\$ -	12.00	\$ 3,600.00	0%
Rain Garden Seeding	16,175	SF	\$ 0.20	\$ 3,235.00	5,391.67	\$ 1,078.33	5,391.67	\$ 1,078.33	10,783.33	\$ 2,156.67	33%
			Subtotal:	\$ 12,085.00		\$ 1,078.33		\$ 1,078.33		\$11,006.67	9%
MISCELLANEOUS											
Concrete Monuments	23	EA	\$ 150.00	\$ 3,450.00	-	\$ -	-	\$ -	23.00	\$ 3,450.00	0%
Street Lights	2	EA	\$ 5,000.00	\$ 10,000.00	-	\$ -	-	\$ -	2.00	\$ 10,000.00	0%
			Subtotal:	\$ 13,450.00		\$ -		\$ -		\$ 13,450.00	0%
SUBTOTAL:				\$ 728,282.35		\$ 46,395.42		\$ 614,165.91		\$ 114,116.44	84%
10% CONTINGENCY:				\$ 72,828.24		\$ 4,639.54		\$ 61,416.59		\$ 11,411.64	84%
GRAND TOTAL ESCROWED:				\$ 801,110.59		\$ 51,034.97		\$ 675,582.51		\$ 125,528.08	84%

SUBMITTED: _____ DEVELOPER/OWNER *[Signature]* DATE 06/8/23

RECOMMENDED FOR RELEASE: _____ PENNONI ASSOCIATES, INC. *[Signature]* DATE 6/8/23

[]

*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-02-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

LD-19-08 Galman Residential Escrow Release #5

EXECUTIVE SUMMARY:

The Land Development project work has been satisfactorily completed and the developer is requesting a reduction of escrow funds as stated in the attached letter.

PREVIOUS BOARD ACTIONS:

8-8-19 - Land Development application was approved by the Board of Commissioners.

9-8-22 - The Board of Commissioners released Escrow Request #1

11-10-22 - The Board of Commissioners released Escrow Request #2

1-12-23 - The Board of Commissioners released Escrow Request #3

RECOMMENDED BOARD ACTIONS:

Motion to approve the release of escrow #5 for LD-19-08, Galman Residential, in the amount of \$250,843.84.

June 9, 2023

ABINT1600.08

Mr. Richard J. Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001

**RE: LD-19-08 – Galman Residential
Escrow Release #5**

Dear Mr. Manfredi,

We have received an escrow release request dated May 22, 2023 last revised June 8, 2023 and received on June 8, 2023 for a reduction of escrow funds relating to the above referenced project. A fully executed copy of the land development agreement was received from the Township on October 5, 2022.

Under this Land Development application, the Applicant is proposing to construct a four (4) story 104 dwelling unit apartment building on an existing 3.65-acre lot. Along with this proposed land development, 147 parking spaces will be constructed as well as other improvements such as parking, lighting, landscaping, and storm sewers. This site is located within the BC Business Center Zoning District. Access to and from the site will be by way of four (4) new curb cuts along Spine Road.

Based on our field visit on May 23, 2023 completed and correspondences with the Applicant, we recommend the following release:

Original Construction Escrow Total	\$ 1,488,347.85
Construction Escrow Released Prior to this Request	\$ 1,063,154.64
Balance Prior to This Release	\$ 425,193.21
Recommended Amount This Release	\$ 250,843.84
Total Construction Escrow Balance Remaining After This Release	\$ 174,349.37

Enclosed, you will find the Summary of Construction Cost Breakdown. Please review and process for release. Should you have any questions, please feel free to contact me at (610) 422-2499.

Sincerely,

PENNONI



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO

CONSTRUCTION TOTAL: \$ 1,294,215.52
 10% CONTINGENCY: \$ 129,421.55
 5% INSPECTION AND ADMIN.: \$ 64,710.78
 ESCROW TOTAL: \$ 1,488,347.85

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST	CURRENT RELEASE		RELEASED TO DATE (INCL. CURRENT RELEASE)		ESCROW REMAINING		PERCENT COMPLETE
					QUANTITY	COST	QUANTITY	COST	QUANTITY	COST	
SITE CLEARING											
Tree Removal	16	EA	\$ 300.00	\$ 4,800.00		\$ -	16	\$ 4,800.00	-	\$ -	100%
				Subtotal: \$ 4,800.00		\$ -		\$ 4,800.00		\$ -	100%
SITE DEMOLITION											
Curb Removal	1,410	LF	\$ 5.00	\$ 7,050.00		\$ -	1,410	\$ 7,050.00	-	\$ -	100%
Pavement Removal	2,300	SY	\$ 4.00	\$ 9,200.00		\$ -	2,300	\$ 9,200.00	-	\$ -	100%
Area Light Removal	2	EA	\$ 500.00	\$ 1,000.00		\$ -	2	\$ 1,000.00	-	\$ -	100%
				Subtotal: \$ 17,250.00		\$ -		\$ 17,250.00		\$ -	100%
SOIL EROSION & SED. CONTROL											
Erosion Control Matting	2,180	SY	\$ 2.00	\$ 4,360.00		\$ -	2,180	\$ 4,360.00	-	\$ -	100%
Compost Filter Sock	920	LF	\$ 3.50	\$ 3,220.00		\$ -	920	\$ 3,220.00	-	\$ -	100%
Temporary seeding	47,700	SF	\$ 0.08	\$ 3,816.00		\$ -	47,700	\$ 3,816.00	-	\$ -	100%
Tree Protection Fence	580	LF	\$ 4.50	\$ 2,610.00		\$ -	580	\$ 2,610.00	-	\$ -	100%
Inlet Protection	20	EA	\$ 150.00	\$ 3,000.00		\$ -	20	\$ 3,000.00	-	\$ -	100%
Construction Entrance	2	EA	\$ 2,500.00	\$ 5,000.00		\$ -	2	\$ 5,000.00	-	\$ -	100%
				Subtotal: \$ 22,006.00		\$ -		\$ 22,006.00		\$ -	100%
				DEMOLITION AND SITE CLEARANCE TOTALS: \$ 44,056.00		\$ -		\$ 44,056.00		\$ -	100%
FINAL GRADING											
Grading @ Buildings & sidewalks	50,851	SF	\$ 0.12	\$ 6,102.12	7,627.65	\$ 915.32	50,851.00	\$ 6,102.12	-	\$ -	100%
Grading @ Pavement	60,455	SF	\$ 0.10	\$ 6,045.50	9,068.25	\$ 906.83	60,455.00	\$ 6,045.50	-	\$ -	100%
Grading @ Landscape areas	47,700	SF	\$ 0.10	\$ 4,770.00	4,770.00	\$ 477.00	42,930.00	\$ 4,293.00	4,770.00	\$ 477.00	90%
				Subtotal: \$ 16,917.62		\$ 2,299.14		\$ 16,440.62		\$ 477.00	97%
EARTHWORK											
Strip topsoil	700	CY	\$ 3.50	\$ 2,450.00		\$ -	700	\$ 2,450.00	-	\$ -	100%
Respread topsoil (with stockpiled topsoil)	700	CY	\$ 5.00	\$ 3,500.00		\$ -	700	\$ 3,500.00	-	\$ -	100%
Cut to fill (no rock) (0 - 5,000 CY)	8,000	CY	\$ 10.00	\$ 80,000.00		\$ -	8,000	\$ 80,000.00	-	\$ -	100%
Export fill	3,265	CY	\$ 20.00	\$ 65,300.00		\$ -	3,265	\$ 65,300.00	-	\$ -	100%
				Subtotal: \$ 151,250.00		\$ -		\$ 151,250.00		\$ -	100%
				CUT AND FILL TOTALS: \$ 168,167.62		\$ 2,299.14		\$ 167,690.62		\$ 477.00	100%
SITE WORK											
Concrete Curb (6" Reveal)	2,515	LF	\$ 18.00	\$ 45,270.00		\$ -	2,515	\$ 45,270.00	-	\$ -	100%
Standard Duty Asphalt	2,700	SY	\$ 32.00	\$ 86,400.00	1,350	\$ 43,200.00	2,700	\$ 86,400.00	-	\$ -	100%
Heavy Duty Asphalt	3,950	SY	\$ 36.00	\$ 142,200.00	1,975	\$ 71,100.00	3,950	\$ 142,200.00	-	\$ -	100%
Concrete Paving	2,275	SY	\$ 30.00	\$ 68,250.00	568.75	\$ 17,062.50	2,275.00	\$ 68,250.00	-	\$ -	100%
Concrete Bollards	7	EA	\$ 350.00	\$ 2,450.00	3	\$ 1,050.00	7	\$ 2,450.00	-	\$ -	100%
4" Concrete sidewalk	7,685	SF	\$ 15.00	\$ 115,275.00	384.25	\$ 5,763.75	7,685	\$ 115,275.00	-	\$ -	100%
Brick Paver Sidewalk (over stone)	2,520	SF	\$ 8.00	\$ 20,160.00		\$ -		\$ -	2,520	\$ 20,160.00	0%
4' High Galvanized Chainlink Fence	200	LF	\$ 32.00	\$ 6,400.00		\$ -		\$ -	200	\$ 6,400.00	0%
Bike Rack	2	EA	\$ 750.00	\$ 1,500.00	1	\$ 750.00	1	\$ 750.00	1	\$ 750.00	50%
				Subtotal: \$ 487,905.00		\$ 138,926.25		\$ 460,595.00		\$ 27,310.00	94%
				SITE WORK TOTAL: \$ 487,905.00		\$ 138,926.25		\$ 460,595.00		\$ 27,310.00	94%
STRIPING & SIGNAGE											
4" Wide Thermoplastic Striping	2,664	LF	\$ 0.85	\$ 2,264.40		\$ -		\$ -	2,664	\$ 2,264.40	0%

Painted Directional Arrows	16	EA	\$ 100.00	\$ 1,600.00	15.2	\$ 1,520.00	15	\$ 1,520.00	1	\$ 80.00	95%
Painted Stop Bars	3	EA	\$ 100.00	\$ 300.00		\$ -		\$ -	3	\$ 300.00	0%
Painted Handicap Symbols	6	EA	\$ 50.00	\$ 300.00	6	\$ 300.00	6	\$ 300.00		\$ -	100%
Handicap Parking Signs	6	EA	\$ 150.00	\$ 900.00	3	\$ 450.00	3	\$ 450.00	3	\$ 450.00	50%
Traffic Control Signs	24	EA	\$ 150.00	\$ 3,600.00	12	\$ 1,800.00	12	\$ 1,800.00	12	\$ 1,800.00	50%
			Subtotal:	\$ 8,964.40		\$ 4,070.00		\$ 4,070.00		\$ 4,894.40	45%
STRIPING & SIGNAGE:				\$ 8,964.40		\$ 4,070.00		\$ 4,070.00		\$ 4,894.40	45%
STORM DRAINAGE											
18" HDPE	1,592	LF	\$ 30.00	\$ 47,760.00		\$ -	1,592	\$ 47,760.00		\$ -	100%
Manholes	11	EA	\$ 3,500.00	\$ 38,500.00		\$ -	11	\$ 38,500.00		\$ -	100%
C Inlets	9	EA	\$ 2,000.00	\$ 18,000.00		\$ -	9	\$ 18,000.00		\$ -	100%
M Inlet	6	EA	\$ 2,000.00	\$ 12,000.00		\$ -	6	\$ 12,000.00		\$ -	100%
Trench drain (8" Concrete)	88	LF	\$ 170.00	\$ 14,960.00		\$ -	88	\$ 14,960.00		\$ -	100%
Cleanout	3	EA	\$ 300.00	\$ 900.00	1	\$ 300.00	3	\$ 900.00		\$ -	100%
Outlet structure w/ trash racks	2	EA	\$ 6,000.00	\$ 12,000.00		\$ -	1	\$ 6,000.00	1	\$ 6,000.00	50%
18" Concrete Headwall (includes walls & footing)	1	EA	\$ 2,400.00	\$ 2,400.00		\$ -	1	\$ 2,400.00		\$ -	100%
Rain Garden	1	EA	\$ 15,000.00	\$ 15,000.00	0.10	\$ 1,500.00	1	\$ 15,000.00		\$ -	100%
Underground Stormwater Detention Basin	1	EA	\$ 60,000.00	\$ 60,000.00		\$ -	1	\$ 60,000.00		\$ -	100%
Underground Stormwater Infiltration Basin	1	EA	\$ 75,000.00	\$ 75,000.00		\$ -	1	\$ 75,000.00		\$ -	100%
Jellyfish Structure	1	EA	\$ 25,000.00	\$ 25,000.00		\$ -	1	\$ 25,000.00		\$ -	100%
Connection to existing manhole/main	1	EA	\$ 4,000.00	\$ 4,000.00		\$ -	1	\$ 4,000.00		\$ -	100%
			Subtotal:	\$ 325,520.00		\$ 1,800.00		\$ 319,520.00		\$ 6,000.00	98%
STORMWATER MANAGEMENT TOTAL:				\$ 325,520.00		\$ 1,800.00		\$ 319,520.00		\$ 6,000.00	98%
SANITARY											
8" PVC (SDR 35) (0-8' deep)	932	LF	\$ 31.00	\$ 28,892.00		\$ -	932	\$ 28,892.00		\$ -	100%
4' Diameter Manhole (8'-12' deep)	5	EA	\$ 2,800.00	\$ 14,000.00		\$ -	5	\$ 14,000.00		\$ -	100%
Connection to existing manhole/main	1	EA	\$ 4,000.00	\$ 4,000.00		\$ -	1	\$ 4,000.00		\$ -	100%
			Subtotal:	\$ 46,892.00		\$ -		\$ 46,892.00		\$ -	100%
STANDARD (WATER, SANITARY) TOTAL:				\$ 46,892.00		\$ -		\$ 46,892.00		\$ -	100%
LANDSCAPING											
Shade Tree, (2 1/2" - 3" caliper)	48	EA	\$ 435.00	\$ 20,880.00	46	\$ 20,010.00	46	\$ 20,010.00	2	\$ 870.00	96%
Evergreen Tree, (6' - 7')	58	EA	\$ 400.00	\$ 23,200.00	5	\$ 2,000.00	55	\$ 22,000.00	3	\$ 1,200.00	95%
Ornamental Tree (2" - 2 1/2" caliper)	30	EA	\$ 300.00	\$ 9,000.00	29	\$ 8,700.00	29	\$ 8,700.00	1	\$ 300.00	97%
Evergreen Shrubs (24" - 30")	98	EA	\$ 60.00	\$ 5,880.00	93	\$ 5,580.00	93	\$ 5,580.00	5	\$ 300.00	95%
Evergreen Tree, (20')	24	EA	\$ 2,800.00	\$ 67,200.00		\$ -	24	\$ 67,200.00		\$ -	100%
Deciduous Shrubs (18" - 24")	80	EA	\$ 75.00	\$ 6,000.00	76	\$ 5,700.00	76	\$ 5,700.00	4	\$ 300.00	95%
Groundcover Shrubs (15" - 18" spread)	261	EA	\$ 75.00	\$ 19,575.00	248	\$ 18,600.00	248	\$ 18,600.00	13	\$ 975.00	95%
Perennials	24	GAL.	\$ 12.00	\$ 288.00	23	\$ 276.00	23	\$ 276.00	1	\$ 12.00	96%
Ornamental grasses	231	GAL.	\$ 12.50	\$ 2,887.50	219	\$ 2,737.50	219	\$ 2,737.50	12	\$ 150.00	95%
			Subtotal:	\$ 154,910.50		\$ 63,603.50		\$ 150,803.50		\$ 4,107.00	97%
LANDSCAPING TOTAL:				\$ 154,910.50		\$ 63,603.50		\$ 150,803.50		\$ 4,107.00	97%
LIGHTING											
Site Area Light	11	EA	\$ 5,000.00	\$ 55,000.00	5.5	\$ 27,500.00	11.0	\$ 55,000.00		\$ -	100%
Wall Mounted Light	4	EA	\$ 700.00	\$ 2,800.00	1	\$ 700.00	4.0	\$ 2,800.00		\$ -	100%
			Subtotal:	\$ 57,800.00		\$ 28,200.00		\$ 57,800.00		\$ -	100%
LIGHTING TOTAL:				\$ 57,800.00		\$ 28,200.00		\$ 57,800.00		\$ -	100%
SUBTOTAL:				\$ 1,294,215.52		\$ 238,898.89		\$ 1,251,427.12		\$ 42,788.40	97%
10% CONTINGENCY:				\$ 129,421.55				\$ -		\$ 129,421.55	0%
5% INSPECTION AND ADMINISTRATION:				\$ 64,710.78		\$ 11,944.94		\$ 62,571.36		\$ 2,139.42	97%
GRAND TOTAL ESCROWED:				\$ 1,488,347.85		\$ 250,843.84		\$ 1,313,998.48		\$ 174,349.37	88%



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-03-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Police</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

Traffic Safety Ordinance #XXXX

EXECUTIVE SUMMARY:

Over the last few months the Traffic Safety Unit has received the following requests:

- Install Stop signs on Lillian Avenue, Lamott Avenue and Gregory Road
- Install No Parking Here to Corner signs on Rockwell Road

PREVIOUS BOARD ACTIONS:

N/A

RECOMMENDED BOARD ACTIONS:

Motion to advertise a Traffic Safety Ordinance amending Chapter 156 "Vehicles and Traffic," Article II "Traffic Regulations" - Section 14 - "Stop Intersections" and Article III - "Parking Regulations" Section 25 - "Parking Prohibited at All Times; No Parking Between Signs; No Parking Here to Corner; Parking Prohibited Except Certain Hours; No Stopping or Standing; to add Stop signs Lillian Avenue, Eastbound at Osbourne Avenue, Lamott Avenue, Eastbound at Osbourne Avenue, Gregory Road, Northbound at

Pepper Road and No Parking Here to Corner on the North and South side of Rockwell Road 30 ft. from Hamilton Avenue.

**TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. XXXX

**AN ORDINANCE AMENDING
CHAPTER 156 – “VEHICLES AND TRAFFIC,”
ARTICLE II – TRAFFIC REGULATIONS”
SECTION 14 – “STOP INTERSECTIONS”; AND
SECTION 18 – “VEHICLE WEIGHT LIMITS ESTABLISHED”**

WHEREAS, the Township of Abington is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to section 1502.20 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.20, the Board of Commissioners has the authority to enact and amend provisions of the Abington Township Code (“Code”) at any time it deems necessary for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof; and

WHEREAS, pursuant to section 1502.6 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.6, the Board of Commissioners has the authority to take all needful means for securing the safety of persons or property within the Township; and

WHEREAS, pursuant to section 1502.49 of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. §56579.24, the Board of Commissioners has the authority to regulate traffic and parking; and

WHEREAS, the Board of Commissioners of the Township of Abington has determined that the Code of Ordinances of the Township of Abington shall be amended at Chapter 156 - “Vehicles and Traffic,” Article II – “Traffic Regulations,” at Section 14 – “Stop Intersections,”

Chapter 156 – “Vehicles and Traffic,” Article II – “Traffic Regulations,” and Section 18 – “Vehicle weight limits established,” should be amended for the health, safety, morals, general welfare, cleanliness, beauty, convenience and comfort of the Township and the inhabitants thereof.

NOW, THEREFORE, the Board of Commissioners of the Township of Abington does hereby **ENACT** and **ORDAIN** as follows:

1. The Code of the Township of Abington is amended at Chapter 156 - “Vehicles and Traffic,” Article II – “Traffic Regulations,” at Section 14 – “Stop Intersections,” to **add** the following restrictions:

Stop Sign On Lillian Avenue Lamott Avenue Gregory Road	Direction of Travel Eastbound Eastbound Northbound	At Intersection of Osbourne Avenue Osbourne Avenue Pepper Road
---	---	---

2. All other ordinances, portions of ordinances, or any section of the Code inconsistent with this Ordinance are hereby repealed. This Ordinance shall become effective five (5) days after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2023.

TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS

Attest:

Richard J. Manfredi,
Township Manager & Secretary

By: _____
Thomas Hecker, President

[]

*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-04-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

ASD Easement Agreement

EXECUTIVE SUMMARY:

The Township of Abington desires to acquire a permanent and perpetual channel improvement easement over a portion of the premises as described in Exhibit A. This easement gives Abington Township the right to construct, operate and maintain channel improvement works on, over and across the Channel Improvement Easement area as described in Exhibit A.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to approve the grant of permanent channel improvement easement Abington School District and the Township of Abington.

Prepared By and Return to:

Lauren A. Gallagher, Esq.
Rudolph Clarke, LLC
Seven Neshaminy Interplex
Suite 200
Trevose, PA 19053

CPN# : 30-00-48440-00-4

GRANT OF PERMANENT CHANNEL IMPROVEMENT EASEMENT

THIS GRANT OF CHANNEL IMPROVEMENT EASEMENT made this day of May 9, 2023, between ABINGTON SCHOOL DISTRICT, maintaining a business address of having an address of 970 Highland Avenue, Abington Pennsylvania 19001 (hereinafter referred to as "Grantor"), and TOWNSHIP OF ABINGTON (hereinafter "Grantee"), a First Class Township maintaining a business address of 1176 Old York Road, Abington, Pennsylvania 19001.

WITNESSETH:

WHEREAS, Grantor is the owner of record of a certain parcel of real property in the Township of Abington, Montgomery County, Pennsylvania, identified as Montgomery County tax map parcel number 30-00-48440-00-4 (hereinafter "Premises"); and

WHEREAS, Grantee desires to acquire a permanent and perpetual channel improvement easement over a portion of the Premises, measuring approximately 2,212.15 square feet or 0.0508 acres, more or less (hereinafter "Channel Improvement Easement Area"), as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, and

{01469736;v2}

on the plan attached hereto as Exhibit "B" attached hereto and incorporated herein by reference, for the purpose of constructing, operating and maintaining channel improvements to the Sandy Run Creek and appurtenances (hereinafter "Channel Improvements"); and

WHEREAS, Grantor has agreed to grant a permanent and perpetual easement to Grantee for channel improvement purposes as more fully described herein, in, over and under the Channel Improvement Easement Area in connection with Grantee's public stormwater system and appurtenances.

NOW, THEREFORE, the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States, the receipt and sufficiency of which are hereby acknowledged, intending to be legally bound hereby, by these presents does grant, bargain and sell, convey, release and confirm unto the Grantee, its successors and assigns, the following easement:

Channel Improvement Easement. A perpetual and assignable (only to other Governmental entities) right and easement to construct, operate and maintain channel improvement works on, over and across the Channel Improvement Easement Area, as more particularly described in Exhibit A, for the purposes as authorized by the Act of Congress identified as Section 566 of the Water Resources Development Act (WRDA) of 1996 (Public Law 104-303) as amended by Section 552 of WRDA 1999 (Public Law 106-53), including the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions from the Channel Improvement Easement Area, to excavate, dredge, cut away and remove any or all of said land and to place dredge or spoil material on the Channel Improvement Easement Area, and for such other purposes as may be required in connection with said work of improvement; reserving, however, to the Grantor, its successors and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines. such rights, rights-of-way, privileges, easements, and authority to be hereinafter referred to as the "Permanent Channel

Improvement Easement," together with all full right and title of Grantee's ownership of, in and to the Channel Improvements located within the Easement Area and proper appurtenances thereto.

Grantee shall be solely responsible for the installation, construction, reconstruction, maintenance, repair and replacement of the Channel Improvements and shall provide Grantor with reasonable notice of Grantee's and its agents, employees, or contractors, intention to enter upon the Channel Improvement Easement Area for any permitted purpose.

TO HAVE AND TO HOLD the said Easement over, upon and across the lots or pieces of ground described, with the Channel Improvement therewithin constructed, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behalf of the said Grantee, its successors and assigns, forever.


AND THE SAID GRANTOR, its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same, or any part thereof, by from or under it, shall and will WARRANT and forever DEFEND.

Grantee will maintain the Channel Improvements in good order and condition at all times. During the performance of any work in or about the Channel Improvement Easement Area, Grantee will exercise commercially reasonable efforts not to unreasonably disrupt Grantor's activities on the Premises, and Grantee will assure that reasonable pedestrian and vehicular access to the Premises is maintained at all times. Grantee will, at all times during the performance of any work on or about the Channel Improvement Easement Area, keep the Channel Improvement Easement Area in a neat, clean, orderly, and safe condition. Grantee will not leave any open trenches within the Channel Improvement Easement Area, except while work is actually being performed. Grantee shall not allow any unsafe conditions to exist on the

Premises in connection with its work, and when the work is completed, Grantee shall restore the Premises as closely as is reasonably possible to the condition in which it existed immediately prior to such work, subject to the installation of the ChannellImprovements. To the extent permitted by law, Grantee will indemnify, defend, and hold Grantor harmless from and against any costs, losses, liabilities, expenses, fines, claims, and or damages suffered as a result of any act or omission of Grantee, its agents, employees or contractors on or about the Premises.

IN WITNESS WHEREOF, Grantor has executed this Grant of Permanent Stormwater Easement the day and year first above written.

ATTEST:



A handwritten signature in black ink, appearing to be a stylized 'A' or similar character, written over a horizontal line.

ABINGTON SCHOOL DISTRICT

BY: Shameeka Browne

ACCEPTED for and on behalf of Township of Abington this ____ day of _____, 2023.

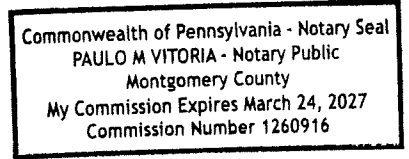
By: _____

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

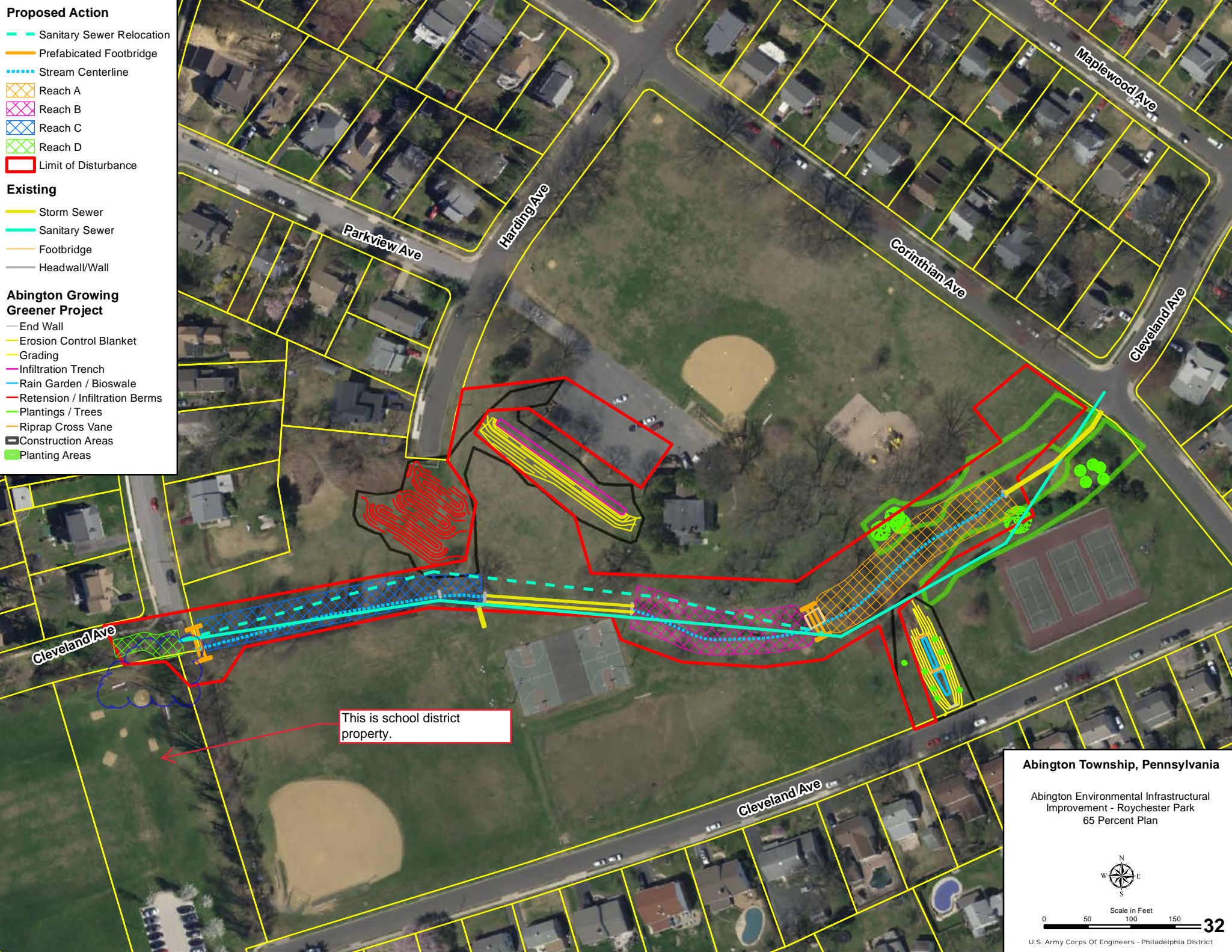
On this 23 day of May, 202³7, before me, a Notary Public duly commissioned by the Commonwealth of Pennsylvania, the undersigned officer, personally appeared Mrs. Shameka Browne, who acknowledged that s/he is President of the Abington School District Board of School Directors, and executed the foregoing instrument for the purposes therein contained and desired that the same be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

PCM.VO
Notary Public



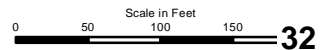
- Proposed Action**
- Sanitary Sewer Relocation
 - Prefabricated Footbridge
 - Stream Centerline
 - Reach A
 - Reach B
 - Reach C
 - Reach D
 - Limit of Disturbance
- Existing**
- Storm Sewer
 - Sanitary Sewer
 - Footbridge
 - Headwall/Wall
- Abington Growing Greener Project**
- End Wall
 - Erosion Control Blanket
 - Grading
 - Infiltration Trench
 - Rain Garden / Bioswale
 - Retention / Infiltration Berms
 - Plantings / Trees
 - Riprap Cross Vane
 - Construction Areas
 - Planting Areas



This is school district property.

Abington Township, Pennsylvania

Abington Environmental Infrastructural Improvement - Roychester Park
65 Percent Plan





Thomas Hecker, *Board President*
Matthew Vahey, *Board Vice President*
Richard J. Manfredi, *Township Manager*

TOWNSHIP OF ABINGTON

LETTER OF DONATION

Abington School District
970 Highland Avenue
Abington, PA 19001
Attn: Christopher A. Lionetti, Chief Financial Officer

Project: Abington Environmental Infrastructure Improvement Project
Property Identifier: Overlook Elementary School
Common Address: Parcel Nos. 30-00-48440-00-4; 30-00-27164-00-4


Dear Mr. Lionetti:

In order to construct the project referenced above, it is necessary to acquire the estates, interests detailed in Exhibit A as attached. In compliance with state and Federal requirements you have the right to receive just compensation for the property estates, interest to be acquired as determined by a complete appraisal.

This letter serves to inform you of that right to receive just compensation. Advised of this right you may donate such property or any part thereof, any interest therein or any compensation paid therefor to the Township of Abington. Doing so will reduce project costs.

Exhibit A, is a plot of your property that identifies the estates, interests required to construct and maintain the project improvements.

Best Regards,

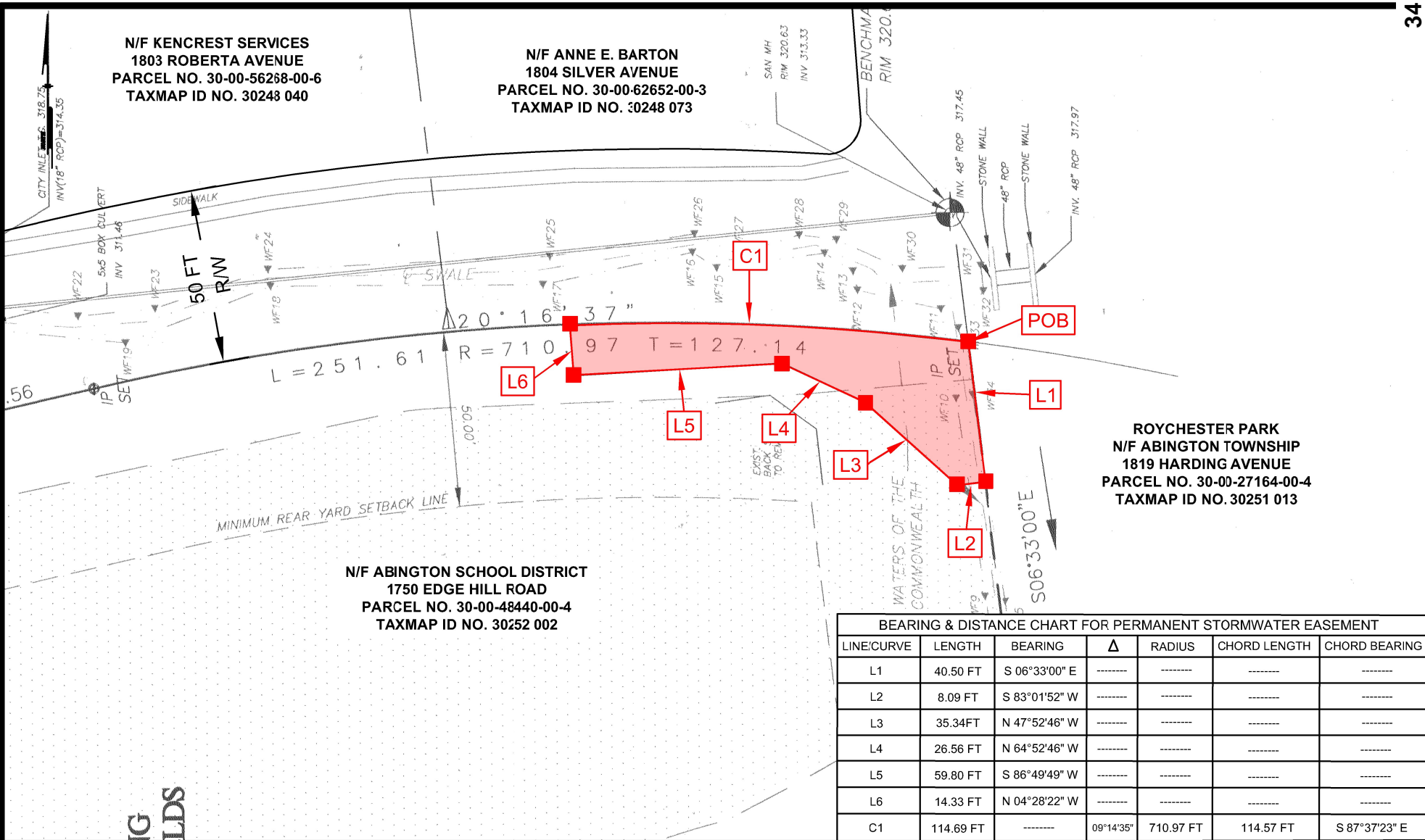

Richard J. Manfredi, Township Manager

(I/we) understand (my/our) right to an appraisal and to receive just compensation for the property described in Exhibit A. However, (I/we) hereby release the Township; of Abington from the obligation of obtaining an appraisal and agree to donate the property estates, interests needed to construct and maintain the project improvements.

ABINGTON SCHOOL DISTRICT

Witness

U:\ACCOUNTS\ABINT2003 - ABINGTON TOWNSHIP - TOWNSHIP ENGINEER\ADMIN\PHASE 1 - CONSULTATION\USACE ENVIRONMENTAL INFRASTRUCTURES\LEGAL DESCRIPTION\EXHIBIT OVERLOOK ELEMENT.DWG
 PLOTTED: 4/19/2022 4:18:28 PM BY: GREGORY KEAR



N/F ABINGTON SCHOOL DISTRICT
 1750 EDGE HILL ROAD
 PARCEL NO. 30-00-48440-00-4
 TAXMAP ID NO. 30252 002

ROYCHESTER PARK
 N/F ABINGTON TOWNSHIP
 1819 HARDING AVENUE
 PARCEL NO. 30-00-27164-00-4
 TAXMAP ID NO. 30251 013

BEARING & DISTANCE CHART FOR PERMANENT STORMWATER EASEMENT						
LINE/CURVE	LENGTH	BEARING	Δ	RADIUS	CHORD LENGTH	CHORD BEARING
L1	40.50 FT	S 06°33'00" E	-----	-----	-----	-----
L2	8.09 FT	S 83°01'52" W	-----	-----	-----	-----
L3	35.34 FT	N 47°52'46" W	-----	-----	-----	-----
L4	26.56 FT	N 64°52'46" W	-----	-----	-----	-----
L5	59.80 FT	S 86°49'49" W	-----	-----	-----	-----
L6	14.33 FT	N 04°28'22" W	-----	-----	-----	-----
C1	114.69 FT	-----	09°14'35"	710.97 FT	114.57 FT	S 87°37'23" E

REFERENCING A SET OF PLANS ENTITLED "NEW
 OVERLOOK ELEMENTARY SCHOOL 1750 EDGE HILL
 ROAD ABINGTON, PA 19001, FOR THE ABINGTON
 SCHOOL DISTRICT SHEET L2.01" PREPARED BY
 HAYES LARGE ARCHITECTS. DATED OCTOBER 6,
 2003..



PENNONI ASSOCIATES INC.
 3100 Horizon Drive, Suite 200
 King of Prussia, PA 19406
 T 610.277.2402 F 610.277.7449

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF
 THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER
 OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE
 WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC
 PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO
 PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES
 FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

**PERMANENT STORMWATER EASEMENT
 AT OVERLOOK ELEMENTARY SCHOOL
 ABINGTON, PENNSYLVANIA 19001**

ABINGTON TOWNSHIP
 1176 OLD YORK ROAD
 ABINGTON PENNSYLVANIA 19001

PROJECT	ABINT20003.01
DATE	2022-04-19
DRAWING SCALE	1"=40'
DRAWN BY	GDK
APPROVED BY	KRH

EASEMENT

SHEET 1 OF 1

April 19, 2022

Proposed Permanent Stormwater Easement at Overlook Elementary School
Abington Township, Montgomery County, PA
Parcel No. 30-00-48440-00-4

ALL THAT CERTAIN ground or piece of land known as Permanent Stormwater Easement at Overlook Elementary School, situated in Abington Township, Montgomery County, Commonwealth of Pennsylvania, as shown on a plan prepared by Pennoni Associates, entitled "Permanent Stormwater Easement for Overlook Elementary School", Project No. ABINT20003.01, dated April 19, 2022, and being more fully described as follows;

BEGINNING at a point at the intersection of the northern and eastern property lines of parcel 30-00-48440-00-4 and the western property line of parcel 30-00-27164-00-4, this point being the POINT OF BEGINNING, South 06 degrees 33 minutes 00 seconds East 40.50 feet along the eastern property line of parcel 30-00-48440-00-4 and the western property line of parcel 30-00-27164-00-4 to a point;

THENCE, from said point, South 83 degrees 01 minutes 52 seconds West 8.09 feet through the lands or parcel 30-00-48440-00-4 to a point;

THENCE, from said point, North 47 degrees 52 minutes 46 seconds West 35.34 feet through the lands of parcel 30-00-48440-00-4 to a point;

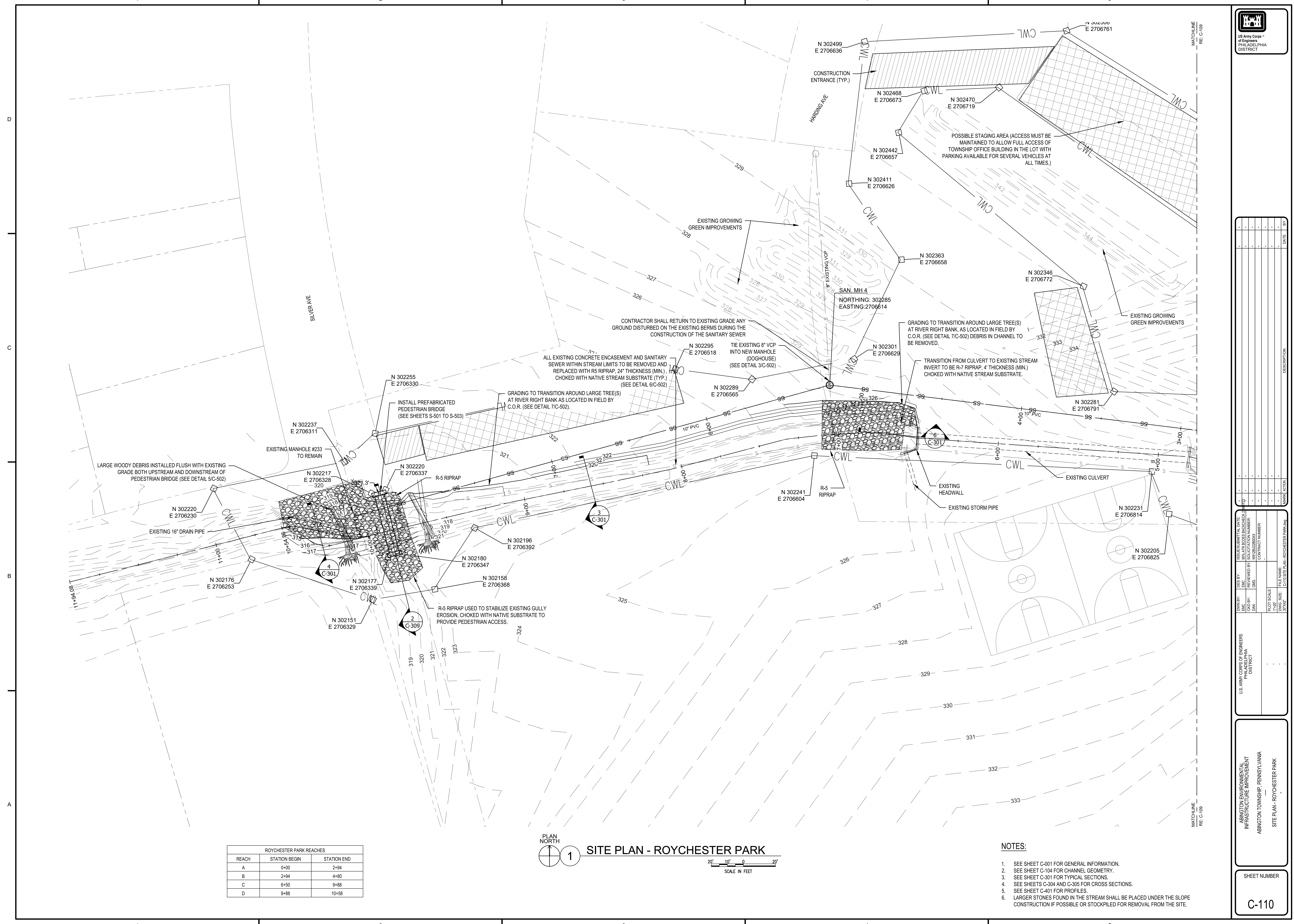
THENCE. From said point, North 64 degrees 52 minutes 46 seconds West 26.56 feet through the lands of parcel 30-00-48440-00-4 to a point;

THENCE, from said point, South 86 degrees 49 minutes 49 seconds West 59.80 feet through the lands of parcel 30-00-48440-00-4 to a point;

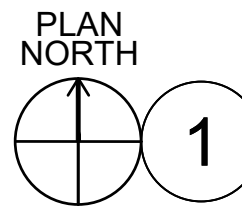
THENCE, from said point, North 04 degrees 28 minutes 22 seconds West 14.33 feet through the lands or parcel 30-00-48440-00-4 to a point on the northern property line of parcel 30-00-48440-00-4;

THENCE, from said point, a curve curving to the right having an arc length of 114.69 feet and a radius of 710.97 feet with a chord bearing South 87 degrees 37 minutes 23 seconds East with a chord length of 114.57 feet to a point at the intersection of the northern and eastern property lines of parcel 30-00-48440-00-4 and the western property line of parcel 30-00-27164-00-4, this point being the POINT OF BEGINNING.

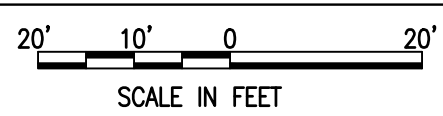
Containing 2,212.15 square feet or 0.0508 acres, more or less.



ROYCHESTER PARK REACHES		
REACH	STATION BEGIN	STATION END
A	0+00	2+94
B	2+94	4+80
C	6+50	9+88
D	9+88	10+58



SITE PLAN - ROYCHESTER PARK



NOTES:

- SEE SHEET C-001 FOR GENERAL INFORMATION.
- SEE SHEET C-104 FOR CHANNEL GEOMETRY.
- SEE SHEET C-301 FOR TYPICAL SECTIONS.
- SEE SHEETS C-304 AND C-305 FOR CROSS SECTIONS.
- SEE SHEET C-401 FOR PROFILES.
- LARGER STONES FOUND IN THE STREAM SHALL BE PLACED UNDER THE SLOPE CONSTRUCTION IF POSSIBLE OR STOCKPILED FOR REMOVAL FROM THE SITE.

[]

*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-05-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

APPOINTMENTS BCCC - 2023

EXECUTIVE SUMMARY:

The Township Board of Commissioners actively engages citizens to serve on our volunteer Boards, Commissions, Committees and Councils. After reviewing and considering citizens who expressed their interest to serve, the attached Exhibit A presents the slate of individuals to be considered for appointment to the various positions as listed.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to appoint Michael Melchiorre to the Environmental Advisory Council for a term ending on 12/31/25, Daniel Kaye, to a term ending 12/31/24, and to appoint Nancy Wright and Maurie Markman to a term ending 12/31/25 for the Library Board of Trustee as included in Exhibit A.

EXHIBIT A

2023 Boards, Commissions, Committees and Councils Slate				
Board, Commission, Committee or Council	First Name	Last Name	Appointed	Term Expires
Environmental Advisory Committee	Michael	Melchiorre	7/13/23	12/31/25
Library Board of Trustees	Maurie	Markman	7/13/23	12/31/25
Library Board of Trustees	Daniel	Kaye	7/13/23	12/31/24
Library Board of Trustees	Nancy	Wright	7/13/23	12/31/25

[]

*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-06-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

Adoption of the Final Draft Strategic Plan

EXECUTIVE SUMMARY:

Adoption of the Final Draft Strategic Plan.

PREVIOUS BOARD ACTIONS:

6/13/23 - Strategic Plan Committee recommended the adoption at the Regular Business Meeting in July.

RECOMMENDED BOARD ACTIONS:

Motion to adopt the Township's Strategic Plan.



TOWNSHIP OF ABINGTON
Montgomery County, Pennsylvania

Strategic Plan



Perspectives on the Strategic Plan



Bill Bole, Commissioner, Ward 13
Chair, Strategic Planning Committee

As a Township, we can only answer the question of “what we want to do” by first answering a more fundamental question: Who do we want to be? What are our values, and how—broadly and specifically—will we act on those values to drive Abington forward? These are the questions our strategic plan aspires to lay out. Culled from a series of conversations with township staff, elected leaders, and residents, the plan reflects a commitment to aligning our actions with our values, including continually working to make Abington an inclusive and welcoming community for everyone. Over the next few years, our strategic plan will inform our budget priorities and enhance how we measure success by making our progress more accessible and transparent.

In addition to serving as a public-facing tool for residents and business owners to understand how their tax revenue is being put to work, the staff who power our municipal services should see their work in the strategic plan. As costs increase and demand for services skyrockets, the strategic plan offers an organizing principle around which departments can plan their work.

Among the many lessons offered by the pandemic, we were reminded that the ground beneath us will shift in unpredictable, and sometimes momentous, ways.

We can brace for change—even if it is not a once-a-century global pandemic—by anchoring ourselves in our values and embracing a shared commitment to working together to actualize our vision.

Thank you to everyone whose input helped inform and shape our strategic plan. Let’s get to work!

Richard J. Manfredi,
Township Manager

In 2018, the Township implemented a more strategic approach by introducing prioritization for budgeting and results-driven service delivery. Since that time, we have worked to embed strategic planning within the daily operations of the Township through sound fiscal planning and budgeting, policy, and strategic governance.

In 2020, the Board of Commissioners approved engaging in a formal strategic planning process led by independent consultants. Through this process, the Township established clear operational and functional priorities based upon identified goals, objectives, and guiding principles for the Township Manager and Departments to execute the plan. In 2022, the Township developed a strategic governance model to increase public engagement and refine a systemic approach to governance and align the work of Township management with the legislative work of the Board of Commissioners, its Committees, and the various Boards, Commissions, Standing and Advisory Committees.

As we continue to evolve forward, this 2024 - 2027 Strategic Plan will serve as the basis for decision-making and capital planning efforts in Abington.

It will be refined annually to synchronize all planning efforts and deliver services that are reflective, relevant, and consistent with the vision of the Board of Commissioners and the community. The Strategic Planning process, as described above, has been and will continue to be a thoughtful and intentional approach to doing business.

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Community Profile	4
Project Overview	5
Community Input	6
Strategic Direction	7



Introduction

In June 2022, the Township of Abington expanded its strategic planning process to continue to guide the organization toward its vision.

The process included collaboration with the five-member Strategic Planning Committee of the Board of Commissioners, which provided input on the strategic planning process and content as it was developed. The resulting strategic plan builds on the work of previous planning efforts and continues the Township's focus on ensuring high quality of life and excellent service provision.

Community Profile

A first-ring suburb of Philadelphia known for its accessibility and affordability, along with a nationally recognized school district,

Abington is a popular destination for people of all ages and prides itself on providing an excellent quality of life for residents and visitors, focusing on a diverse and inclusive community. Abington has been honored by being voted a “Best Place to Live” four times by Money Magazine. One of the contributing factors that makes Abington a desirable place to live, work, and invest is the Township’s accessibility by car, train, and bus.



The Township is easily accessible by Interstate 276, PA 611, PA 309, PA 232, and SEPTA service. With six train stations, three regional rail lines, and several bus routes, residents and employees can quickly travel to and from the City of Philadelphia and surrounding municipalities. This immense accessibility has made the Township an ideal location for educational institutions, healthcare systems, and employers, with over 4,500 businesses choosing to locate here.

Residents and businesses alike are serviced by robust and nationally recognized public services. The Abington Township Police Department became the first police department in Pennsylvania to be accredited by the Pennsylvania Law Enforcement Accreditation Commission (PLEAC) and in 2004, the Department received International Accreditation from the Commission on Accreditation for Law Enforcement Agencies (CALEA). With a focus on community policing, the Abington Police Department is an integral community partner offering a plethora of programs to encourage dialogue amongst community members, seek public input and feedback on services, and provide needed support for residents and businesses.

The Abington Township Fire Department is the only full volunteer Fire Department in the United States to be accredited by the Commission on Fire Accreditation International (CFAI). Only 301 Fire Departments in the world have achieved such accreditation. The Fire Department is also known for its education and training of fire professionals, having one of the only fire training facilities in the region.

The Township's Public Works Department offers year-round services, including refuse collection, an award-winning recycling program, street paving program, street light and vehicle maintenance programs, and more. The Engineering Department's construction

services management team is responsible for the installation of a variety of projects, including pedestrian safety, roadway reconstruction and stormwater management improvements at a fraction of the cost to Township residents.

Abington has vibrant outdoor amenities and community spaces. With more than 25 public parks, 375 acres of open space, and an award winning Library, the Township prides itself on its commitment to create dynamic places for community engagement. It is also home to various community recreational opportunities including a nature center, walking/hiking trails, campgrounds, outdoor swimming pools, ball fields, playgrounds, summer camps, and special events. The Township is currently undergoing several initiatives that look to the future and development of community spaces, including a strategic plan for the Library and a Recreation, Parks, and Open Space (RPOS) Plan and the development of an Inclusive Park. The Abington Free Library, with two locations in the Township, offers year-round programming for all ages and interests, in-person and online services, and facility rentals. The Library is a PA Forward Star Program – Gold Level Library and has been recognized for its inclusivity and first of its kind programming.

The Township's largest asset is the people who comprise it. Over the past ten years, the Township's affordability has remained consistent, with nearly 80% of residents owning their home. The Township is fortunate to have strong volunteer, philanthropic, religious, art, and educational organizations made up of community members. With community neighborhoods, such as Willow Grove, Roslyn, Crestmont, Glenside, Rydal, North Hills, and Meadowbrook, Abington is comprised of tight-knit neighborhoods webbed together by a commonality-community.

Project Overview

The planning process was designed to reflect on the work accomplished in implementing the previous strategic plan, and to incorporate input from the community, employees and the Township Board. Major elements of the process included:

- Administration work on the organization's mission and values
- Strategic Planning Committee engagement around defining the vision and focus areas for the Township
- Community input to refine the vision and six identified focus areas
- Administration and key personnel implementation planning sessions to prioritize and resource key projects, programs, and initiatives
- Township Board of Commissioners adoption

Community Input

the VISION

- AVOID a GENERIC STATEMENT...
 - MORE SENSE of PLACE

"INCLUSIVE" is BETTER than WELCOMING

we PROVIDE REGIONAL CONNECTION

INCLUSIVE COMMUNITY

NOT JUST WORDS!

- IMPLEMENTATION is IMPORTANT
- MULTI-USE, AFFORDABLE HOUSING
- COMMUNITY CENTERS in NEIGHBORHOODS



ECONOMIC GROWTH



- ENSURE BUSINESSES are WELCOMING and CREATE a SENSE of PLACE

- ZONING MUST ALIGN to COMMUNITY VALUES

VIBRANT PUBLIC SPACES



- ENSURE GREEN SPACES are ACCESSIBLE

- EQUITABLE DEVELOPMENT WILL HELP with INCLUSIVITY

- CREATE a SENSE of PLACE

- PUBLIC ART can HELP with TRAFFIC CALMING and PUBLIC ENGAGEMENT



EXCELLENT PUBLIC SERVICES



- MORE TRANSPARENCY and EASE of ACCESS

- BETTER PUBLICIZE PUBLIC MEETINGS and PROGRAMS

- ENSURE PEOPLE are HEARD

- SHARE STRATEGIC PLAN PROGRESS

FISCAL SUSTAINABILITY



- NEED ACCESS and to LEARN/ UNDERSTAND the CONTENT IT'S HARD for the COMMUNITY to USE...

- MORE TRANSPARENCY

- SUPPORTS RESIDENTS to THRIVE



- BALANCE REVENUE with IMPACT CLARIFY the IMPACTS



SUSTAINABLE INFRASTRUCTURE



- COMP PLAN ALLOWS DENSE DEVELOPMENT MAKES IT HARD to IMPLEMENT "SUSTAINABLE"

- MORE GREENSPACE DON'T OVER DEVELOP

- SAFE and WALKABLE/ MORE BIKE LANES



Strategic Direction

Vision

The Township's vision, which describes its desired future state is:

Abington is a vibrant, inclusive and welcoming community, supported by engaged and informed residents, a diverse local economy, and regional connections that make the Township an attractive destination for all to thrive.

Mission

An organization's mission and values speak to its core purpose and culture. The mission captures why the organization exists – who it is, what it does, and why it does it. Abington's mission is:

Abington Township's dedicated team is committed to providing quality SERVICE to all within our community.

Values

The Township's values, which represent deeply held beliefs and name the principles upon which decisions should be based, include:

Sustainability
Excellence
Respect
Vision
Integrity
Commitment
Engagement

Focus Areas

The vision is supported by six focus areas, which represent the categories of things that must go well in order to reach the Township's desired future state. These focus areas ultimately guide activities and resource allocations, and include:



Fiscal Sustainability



Economic Growth



Vibrant Public Spaces



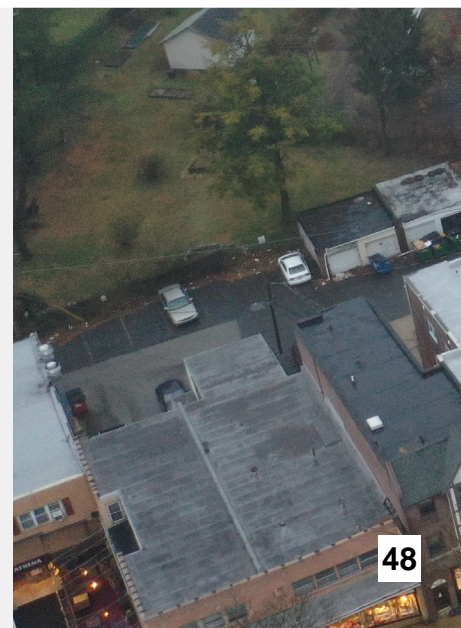
Excellent Public Services



Sustainable Infrastructure



Inclusive Community



This plan articulates the Township's vision, mission, values, and key focus areas. **Each element of the plan contributes to Abington successfully identifying where the Township should be in the future**, addressing current and anticipated challenges, and managing resources and assets.





Fiscal Sustainability

Abington achieves fiscal sustainability through emphasis on:

- Decision-making that balances short-term needs with long-term impacts
- Balanced revenue distribution
- Implementation of sound fiscal policies, budgeting practices, and financial reporting practices
- Financial planning to support current and future provision of Township services
- Meeting benchmarks for financial reporting requirements established by the Governmental Finance Officer Association (GFOA)

Strategies

1. Implement business process improvements to better understand and evaluate the short- and long-term costs of providing Township services.
2. Create and pursue avenues for public and private partnerships that maximize resources, address regional issues, and diversify the Township's revenue streams.
3. Evaluate and implement innovative technology initiatives that support increased engagement, customer convenience, and operational efficiency.
4. Regularly review the Township's financial policies and practices to ensure alignment with strategic priorities.



Economic Growth

Abington fosters economic growth through the pursuit of:

- Local economic diversity with a variety of business types and sizes
- Investment in community infrastructure, including services, corridors, and the built environment
- A reputation for being an easy and safe place to do business
- Partnerships with public, private, and governmental entities

Strategies

1. Utilize stakeholder input to develop a collaborative road map for strategic economic development, infrastructure, and budget planning.
2. Work in concert with other governmental entities to increase the overall tax base, create local jobs, and increase investment in the Township by implementing strategic economic development pursuits, including those that build demand for supporting businesses and new development.
3. Support and attract local Township businesses through ongoing engagement, convenient processes, and excellent customer service.





Sustainable Infrastructure

Abington's focus on sustainable infrastructure serves the Township today and tomorrow through:

- Neighborhoods, transportation systems, and technology and telecommunication infrastructure that allow people to connect
- Design, development, and maintenance of modern, resilient facilities
- Efficient resource use and mitigation of negative environmental impacts
- Financially responsible investment in adaptable assets and green infrastructure

Strategies

1. Establish proactive maintenance and asset management guidelines to support the efficiency and operability of existing infrastructure.
2. Utilize advanced technology to upgrade and modernize the Township's infrastructure and facilities.
3. Develop and implement plans, procedures, and policies to ensure operational continuity of the Township's infrastructure in the event of emergencies.
4. Continue intergovernmental and public utility integration and coordination.
5. Pursue environmental initiatives, including green infrastructure installation, waste reduction and diversion, and energy efficiency, to ensure a sustainable community.
6. Expand access to and implementation of non-vehicular modes of transportation including bicycle, pedestrian, bus and regional rail infrastructure



Inclusive Community

Abington's inclusive community is built on the Township's commitment to:

- Celebration of diversity in people, cultures, and ideas
- Responsive, community-focused public safety
- Access to a wide array of housing options, neighborhood resources, and accessible public spaces
- A welcoming atmosphere for residents, business owners, and visitors

Strategies

1. Support and build public and private partnerships to expand service delivery, enhance community programming, and promote resident access to healthy, active, and quality experiences.
2. Identify and implement innovative public safety programs that ensure a safe, equitable, and diverse community for all.
3. Partner with other organizations to create opportunities for renters and home buyers of all ages and backgrounds through programs that support access to safe and attainable housing.
4. Enhance resident and stakeholder connections with the Township through focused outreach and communication.
5. Develop and offer recreational programs and activities for all ages, backgrounds, and interests.





Vibrant Public Spaces

Abington's vibrant public spaces support a thriving community by ensuring:

- Equitable access to geographically diverse Township facilities
- State-of-the-art, multi-use spaces that encourage collaboration and foster civic engagement
- Desirable amenities that create a sense of place and make Abington a safe, accessible destination for residents and visitors

Strategies

1. Develop a Facilities Master Plan and update other existing plans related to the Township's public spaces, utilizing community input on desires and preferences.
2. Assess current and future Township facility needs, taking into consideration location, current use, and accessibility of business districts.
3. Evaluate and study traffic calming and traffic safety needs.
4. Build awareness of the Township's public spaces and how to access them to increase use.



Excellent Public Services

Abington's excellent public services are the result of its commitment to quality customer experiences and:

- Investment in the development of our valued, dedicated employees and volunteers
- Inclusive community outreach and engagement
- Effective collaboration and trusted partnerships
- Innovation, continuous improvement, and data-driven decision-making
- A values-driven organizational culture

Strategies

1. Serve internal and external customers in a timely manner that meets or exceeds set service level standards.
2. Ensure systems are in place to support employee development, succession planning, and organizational resiliency.
3. Provide appropriate professional training and resources to ensure that employees and volunteers are able to complete their work successfully and grow professionally.
4. Sustain the continuous improvement of a comprehensive and integrated approach to Township outreach and communication, internally and externally.
5. Continue to develop relationships with external stakeholders to expand or enhance





TOWNSHIP OF ABINGTON
Montgomery County, Pennsylvania

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*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-07-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
Fire		Yes <input type="checkbox"/> No <input type="checkbox"/>
<u>Fire</u>		
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

ATFD Strategic Plan Adoption

EXECUTIVE SUMMARY:

The community serviced by the Abington Township Fire Department (ATFD) receives high levels of professionalism and efficiency through the department’s proactive approach to emergency mitigation and risk reduction. Considering this, the ATFD contracted with the Center for Public Safety Excellence® (CPSE) to facilitate a community-driven strategic plan. The process utilized by CPSE aligns with the Commission on Fire Accreditation International’s® (CFAI) fire and emergency service accreditation model and considers all parameters prescribed by the authority having jurisdiction.

CPSE’s approach to community-driven strategic planning gathers feedback and input from community and agency stakeholders while focusing on future change beyond the status quo. Beliefs, concepts, current processes, and values were among the many pieces considered and questioned to bring this planning document to reality. The ATFD exhibited a commitment to implementing and executing this plan to become more efficient and effective in alignment with its community.

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to adopt the Abington Township Fire Department 2023-2028 Strategic Plan.

ABINGTON TOWNSHIP FIRE DEPARTMENT

2023-2028 STRATEGIC PLAN



Facilitated by



Center for
Public Safety
Excellence

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Introduction

The community serviced by the Abington Township Fire Department (ATFD) receives high levels of professionalism and efficiency through the department's proactive approach to emergency mitigation and risk reduction. Considering this, the ATFD contracted with the Center for Public Safety Excellence® (CPSE) to facilitate a community-driven strategic plan. The process utilized by CPSE aligns with the Commission on Fire Accreditation International's® (CFAI) fire and emergency service accreditation model and considers all parameters prescribed by the authority having jurisdiction.

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ABINGTON TOWNSHIP FIRE DEPARTMENT STRATEGIC PLAN

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Organizational Background

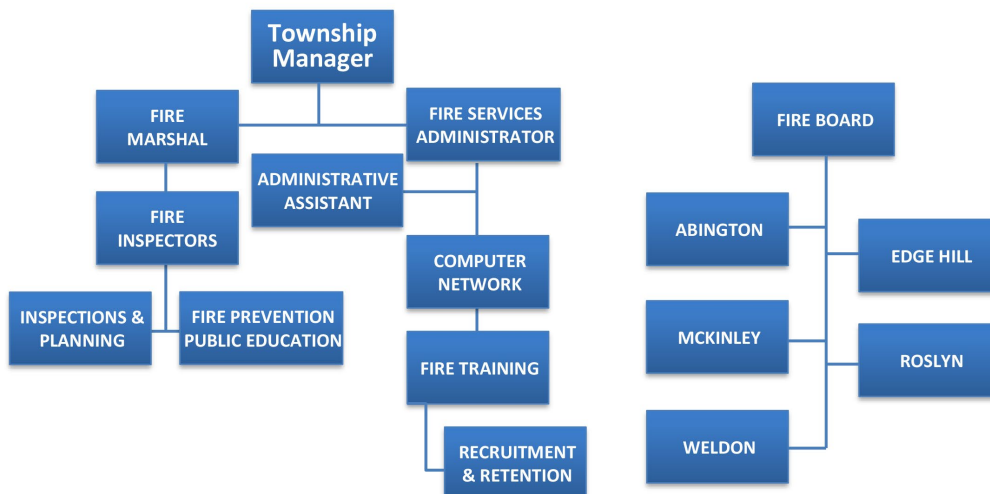
Abington Township has a long, rich history dating as far back as 1709. Located in southeastern Montgomery County, approximately 15 miles north of Philadelphia, Pennsylvania, and is the twelfth largest community/government in the Commonwealth of Pennsylvania. The township’s communities of Abington, Ardsley, Baederwood, Crestmont, Edge Hill, Elkins Park, Jenkintown, Glenside, Meadowbrook, McKinley, North Hills, Roslyn, Rydal, and Willow Grove are home to a residential population of 58,471 (U.S Census). The townships land use includes commercial, light industrial, parkland, and suburban properties containing numerous businesses, industries, and institutions, including the Willow Grove Park Regional Mall, SPS Technologies, Abington Memorial Hospital, Holy Redeemer Hospital, the Abington School District, Manor College, and the 40-acre campus of Penn State University – Abington.

The Abington Township Fire Department (ATFD) provides the approximately 15 square miles of Abington Township with fire suppression, emergency rescue, fire prevention, public education, and other special operations services. Comprised of Abington Fire, McKinley Fire, Weldon Fire, Edge Hill Fire, and Roslyn Fire companies, the ATFD operates five fire stations with an all-volunteer force of approximately 225 volunteer firefighters and officers. Administrative offices at the Abington Township Municipal Building are staffed by the Director of Fire & Emergency Management Services, Fire Marshal, Fire Prevention Specialist, and Administrative Secretary. The ATFD is governed by an elected Township Board of Commissioners and Township Manager.

Abington Township is bordered on the east by Rockledge Borough and the City of Philadelphia. To the north are Upper and Lower Moreland Townships, and Abington’s west border is with Upper Dublin Township. Abington Township also surrounds the Borough of Jenkintown in the central area.



Organizational Structure



Community-Driven Strategic Planning

Understanding what the customer desires is vital to the success of any organization. In this case, the customer is the community that the Abington Township Fire Department serves. Just because the agency is a governmental entity does not minimize the needed customer-based focus for strategic planning. Community-driven strategic planning ensures the community remains a focus of the organization's direction and community feedback is at the heart of all deliberations and development of this strategic plan.

The process of strategic planning and the plan itself represent the embrace of transition away from how an organization has always done things, seeking to find efficacies and outcomes based on change. The strategic plan provides a management roadmap built on a shared vision and is set up for measurable results. With the involvement of a diverse group of agency stakeholders, the Abington Township Fire Department's strategic plan encompasses all varieties of experiences, perceptions, and perspectives that can also work to build more internal organizational symbiosis. For the desired, measurable results to be realized, the process and the strategic plan must focus on substance, not form. Only then can the ATFD genuinely benefit from the process and realize its ultimate vision.

The Community-Driven Strategic Planning Process Outline

1. Define the programs provided to the community.
2. Establish the community's service program priorities and expectations of the organization.
3. Identify any concerns the community may have about the organization and aspects of the organization that the community views positively.
4. Revisit the mission statement, giving careful attention to the services and programs currently provided and which logically can be provided in the future.
5. Revisit the values of the organization's membership.
6. Identify the internal strengths and weaknesses of the organization.
7. Identify areas of opportunity or potential threats to the organization.
8. Identify the organization's critical issues and service gaps.
9. Determine strategic initiatives for organizational improvement.
10. Establish a realistic goals and objectives for each initiative.
11. Identify implementation tasks for the accomplishment of each objective.
12. Determine the vision of the future.
13. Develop organizational and community commitment to accomplishing the plan.

Process and Acknowledgements

The strategic planning process was conducted in November 2022 after extensive preparation work by the ATFD to ensure broad representation from its community and agency stakeholders. The Center for Public Safety Excellence commends all department members who assisted in the preparation and execution of the process, ensuring quality representation and a strategic plan that provides the future roadmap for improvement.

The CPSE also acknowledges those community stakeholders (as named below) and agency stakeholders (as named later) for their candor, involvement, and support of ATFD’s future improvement and success.

Abington Township Fire Department’s Community Stakeholders

Bobby Cardano	Tony Heiser	James Melchor	Terry Roman
Diane Cardano	Judith Herbst	Patrick Molloy	Earl Saurman
Cyndy Clarke	Steve Hochwind	Harry Myers	Grace Sekelewski
Romaine Crawford	William Hollin	Mike O’Neill	Lisa Steiert
Ken Davidson	Philip Klaski	Dr. Susan Packer-Rubin	Robert Stone
Joe Faust	John Livingood	Chuck Payne	Mindy Wawrzyniak
Brendan Gallagher	Richard Manfredi	Jamey Piggot	Tara Wehmeyer
Theresa Giardino	Ashley McIlvaine	Adam Reiff	Gary Wiley



Community Stakeholders Work Session



Community Group Findings

The Abington Township Fire Department exhibits a commitment to its community through a focus on satisfaction and the desire to know what the community thinks. A community stakeholder session was held to gather feedback from the respondents on the department and its various services delivered.

The information gathered and processed from the community stakeholder feedback provided understanding to the agency stakeholders of any misalignment with its organizational foundation and performance or values-based expectations or concerns from which new improvement strategies and processes may be created. The specific data and findings received by the community stakeholder respondents are provided in [Appendix 1](#) of this document.

Agency Stakeholder Group Findings

The agency stakeholder work sessions were conducted over five days. These sessions served to discuss the organization’s approach to community-driven strategic planning, focusing on the department’s mission, values, core programs, and support services. Attention was also given to the organization’s perceived strengths, weaknesses, opportunities, and threats. The work sessions involved participation by a stakeholder group representing a broad cross-section of the department, as named and pictured here.



Agency Stakeholders

Abington Township Fire Department’s Agency Stakeholders

Dylan Barnett	Shawn Blake	John Bothwell	Jim Dougherty
Bill Ernst III	Bill Ernst IV	Bud Gerhard	Jonathan Gerhard
Charles Gerhard III	Bob Green	Steve Hartman	Joe Hoffman
Mike Jones	Mike Jones, Jr.	Ed Lambert, Jr.	Keith Maslin
Tom McAneney	Jelani McCoy	Chris McLoone	Matt Orzechowski
Shawn Philipson	Chris Platz	Frank Ploszay	Steve Plum
Lorrie Praeger	Mike Ratka	Charles Rohrer	Mike Rubin
Frank Schuck	Larry Siefken	Bob Woodard	Ralph Yerkes

Mission

The mission provides an internal aspect of the existence of an organization and, to a degree, an empowering consideration for all department members. The purpose of the mission is to answer the questions:

- Who are we?
- Why do we exist?
- What do we do?
- Why do we do it?
- For whom?

A workgroup met to revisit the existing mission, and after ensuring it answered the questions, the following mission statement was created, discussed, and accepted by the entire group:

The Abington Township Fire Department is a unified team of five individual volunteer fire companies providing excellent fire services to protect the health, safety, and welfare of our community and members.



Agency Stakeholders Work Session

Values

Values embraced by all members of an organization are extremely important, as they recognize the features that make up the personality and culture of the organization. A workgroup met to revisit the existing values and proposed a revision that was discussed, enhanced further, and agreed upon by the entire group:

TEAMWORK

We are dedicated to providing professional services by five individual fire companies working together as a unified department.

RESPECT

We value respect for our fellow firefighters and the community by compassionately caring for their needs.

EXCELLENCE

We embrace excellence that demonstrates itself through consistent professionalism, pride, and a positive attitude.

SAFETY & HEALTH

We prioritize the safety and health of our firefighters and will provide policies, programs, training, and equipment to ensure their welfare.

COMMUNITY ENGAGEMENT

We are committed to outreach and service to our community through engagement in communication, events, and partnerships.

The mission and values are the foundation of this organization. Thus, every effort will be made to keep these current and meaningful so that the individuals who make up the Abington Township Fire Department are guided by them in accomplishing the goals, objectives, and day-to-day tasks.

Programs and Services

To ensure a deeper focus exists in determining issues and gaps within an organization, there must be a delineation between core programs and supporting services. Core programs are those core deliverables provided by the department. Supporting services are all the internal and external programs and services that help the ATFD deliver its core programs.

The importance of understanding the difference is that issues and gaps may exist in core programs or supporting services, and the department's strategic approach may bring forth different considerations for improvement. Additionally, supporting services may be internal or external to the organization and requires an understanding of how the difference impacts their location within the analysis of strengths, weaknesses, opportunities, and threats if identified. Finally, it is important that the agency stakeholders understand that many local, state, and national services support its delivery of the identified core programs.

Through a facilitated brainstorming session, the agency stakeholders agreed upon the core programs provided to the community and many of the supporting services that support the programs. This session provided the sought understanding of the differences and the key elements of the delineation.



Agency Stakeholders Work Session

SWOT Analysis

An organization candidly identifies its positive and negative attributes through a SWOT analysis (strengths, weaknesses, opportunities, and threats). The SWOT analysis also provides an opportunity for an organization to evaluate its operating environment for areas it can capitalize on and those that pose a danger. Agency stakeholders participated in recording ATFD's strengths and weaknesses and the possible opportunities and potential threats. Information gathered through this analysis guides the larger issues and gaps within the agency. The information gleaned will assist the agency in finding its broader critical issues and service gaps.

[Appendix 2](#) consists of the SWOT data and analysis collected by the agency stakeholders.

Critical Issues and Service Gaps

Following the identification and review of the department’s SWOT, two separate groups of agency stakeholders met to identify themes as primary critical issues and service gaps (found in [Appendix 3](#)). The critical issues and service gaps identified by the stakeholders provide further guidance toward identifying strategic initiatives, which ultimately lend direction for the development of goals, objectives, critical tasks, and timelines.

Strategic Initiatives

Based upon all previously captured information and the determination of critical issues and service gaps, the following strategic initiatives were identified as the foundation for developing goals and objectives.

Community Outreach	Recruitment and Retention	Staffing Engagement
Health and Safety	Physical Resources	Standardization

Goals and Objectives

To continuously achieve the mission of the Abington Township Fire Department, realistic goals and objectives with timelines for completion must be established. These will enhance strengths, address identified weaknesses, provide a clear direction, and address the community’s concerns. These should become a focus of the department’s efforts, as they will direct the organization to its desired future while reducing the obstacles and distractions along the way. Leadership-established work groups should meet and manage progress toward accomplishing these goals and objectives and adjust timelines as needs and the environment change. Regular reports of progress and changes should be shared with the ATFD’s leadership.

Goal 1 **Increase and improve the active firefighting force to ensure adequate staffing for all responses.**

Objective 1A **Gather and analyze data on the number and participation of department members to determine activity.**

Timeframe	1 month	Assigned to:
Critical Tasks	<ul style="list-style-type: none"> <input type="checkbox"/> Obtain rosters of company members and their classification. <input type="checkbox"/> Compile reports on member call responses, training attendance, and activity participation. <input type="checkbox"/> Develop department-wide benchmarks for incident, training, and participation based on national standards and industry best practices. <input type="checkbox"/> Identify deficiencies and opportunities for improvement to ensure Fire Department and community expectations are met. 	
Funding	Capital Costs:	Consumable Costs:
Estimate	Personnel Costs:	Contract Services Costs:

Objective 1B **Develop Action Plans and programs to increase involvement where gaps exist in department operations.**

Timeframe	3 months	Assigned to:
Critical Tasks	<ul style="list-style-type: none"> <input type="checkbox"/> Evaluate compiled deficiencies to create a prioritized list of objectives. <input type="checkbox"/> Research industry solutions that address objectives. <input type="checkbox"/> Develop a set of plans to address prioritized objectives through data-driven decision-making. 	
Funding	Capital Costs:	Consumable Costs:
Estimate	Personnel Costs:	Contract Services Costs:

Objective 1C **Develop an internal awareness and education program for developmental opportunities.**

Timeframe	3 months	Assigned to:
Critical Tasks	<ul style="list-style-type: none"> <input type="checkbox"/> Evaluate compiled deficiencies to create a prioritized list of objectives. <input type="checkbox"/> Research industry solutions that address objectives. <input type="checkbox"/> Develop a set of plans to address prioritized objectives through data-driven decision-making. 	
Funding	Capital Costs:	Consumable Costs:
Estimate	Personnel Costs:	Contract Services Costs:

Objective 1D Determine funding needs and opportunities for programs.

Timeframe	3 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Identify costs of proposed programs that address identified deficiencies. <input type="checkbox"/> Perform a cost-benefit analysis of the proposed program against stated objectives. <input type="checkbox"/> Research potential funding sources from local, state, federal, and other available resources. <input type="checkbox"/> Secure funding and prioritized programs based on cost-benefit analysis and acquired funds.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 1E Implement activity plans to strengthen member participation.

Timeframe	12 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Develop policies, criteria, training, and evaluation metrics to achieve program goals. <input type="checkbox"/> Create awareness of programs through internal and external outlets not limited to mailings, meetings, and media. <input type="checkbox"/> Educate participating members on the goals, policies, and expectations of programs. <input type="checkbox"/> Launch program with participating members, tracking participation against established benchmarks.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 1F Evaluate program impacts and explore potential improvements based on results.

Timeframe	6 months-ongoing	Assigned to:
Critical Tasks	<input type="checkbox"/> Gather data on participation for each implemented program. <input type="checkbox"/> Analyze data against program objectives and associated benchmarks to determine the effectiveness of each. <input type="checkbox"/> Report findings to relevant stakeholders. <input type="checkbox"/> Develop potential adjustments to the program to increase effectiveness.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Goal 2 Maintain and improve the current membership levels through an enhanced recruitment and retention process that ensures adequate personnel to accomplish our mission.

Objective 2A Identify and analyze existing recruitment and retention programs.

Timeframe	3 months	Assigned to:
Critical Tasks	<ul style="list-style-type: none"> <input type="checkbox"/> Create committees with representation from all five fire companies and department administration to identify and implement recruitment and retention programs. <input type="checkbox"/> Identify current recruitment programs utilized by the department. <input type="checkbox"/> Analyze recruitment trends over the last five years. <ul style="list-style-type: none"> o COVID and pre-COVID o Age demographics <input type="checkbox"/> Develop and implement a new member questionnaire to obtain data to establish recruitment metrics. <input type="checkbox"/> Evaluate participation in existing programs to determine effectiveness. <input type="checkbox"/> Implement and develop a survey of existing members to determine current and potential program interests. <input type="checkbox"/> Create a reporting system to track the collected data. 	
Funding	Capital Costs:	Consumable Costs:
Estimate	Personnel Costs:	Contract Services Costs:

Objective 2B Research and identify recruitment and retention program incentives to enhance membership.

Timeframe	6 months	Assigned to:
Critical Tasks	<ul style="list-style-type: none"> <input type="checkbox"/> Use data collected through the survey to identify additional program(s) and their respective incentives to help recruit and retain department members. <input type="checkbox"/> Research and compare potential incentives and programs to surrounding municipalities and fire departments of similar size. <input type="checkbox"/> Identify and prioritize potential program incentives based on feedback from membership surveys to conduct a feasibility study. 	
Funding	Capital Costs:	Consumable Costs:
Estimate	Personnel Costs:	Contract Services Costs:

Objective 2C Evaluate current membership and training requirements to expand membership.

Timeframe	6 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Identify current membership categories and requirements across all five fire companies. <input type="checkbox"/> Identify and create new membership categories that are standardized across the ATFD in order to increase recruitment results. <input type="checkbox"/> Standardize the training requirements for the newly created membership categories.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 2D Determine the potential effectiveness of the identified recruitment and incentive programs based on a cost-benefit analysis.

Timeframe	3 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Determine the cost of current recruitment programs and analyze the cost per new member. <input type="checkbox"/> Determine the cost of current incentive and retention programs and conduct a cost analysis per person. <input type="checkbox"/> Analyze the cost of identified new recruitment and retention programs. <input type="checkbox"/> Prioritize new and existing recruitment and retention programs based on an overall cost-benefit analysis.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 2E Develop and implement recruitment and incentive programs that support the department’s mission.

Timeframe	12 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Establish guidelines and criteria for selected programs. <input type="checkbox"/> Develop guidance for the committee’s work. <input type="checkbox"/> Identify funding streams for the established programs. <input type="checkbox"/> Secure funding and implement the programs.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 2F Evaluate the implemented program’s effectiveness and costs.

Timeframe	3 months-ongoing	Assigned to:
Critical Tasks	<input type="checkbox"/> Gather data on the participation and costs of implemented programs. <input type="checkbox"/> Compare and analyze new data in relation to established guidelines and prior years’ recruitment and retention program results. <input type="checkbox"/> Report findings and make program adjustments as necessary to close any performance gaps.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Goal 3 Enhance department-wide standardization to streamline administrative and operational processes to provide cohesive services to the community.

Objective 3A Conduct an inventory and analysis of current standardized processes utilized by the department.

Timeframe	3 months	Assigned to:
Critical Tasks	<ul style="list-style-type: none"> <input type="checkbox"/> Collect information on current SOGs, policies, processes, by-laws, disciplinary/human resource policies and procedures, benefits, and insurance in core programs and supporting services. <input type="checkbox"/> Determine which elements are effective, interpreted, and illustrate a consistent use by the companies. <input type="checkbox"/> Compile lists of those that need adjustment and those that meet standardization intent. <input type="checkbox"/> Document the findings of recommendations for changes and disseminate to associated companies. 	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 3B Based on conducted inventory and analysis, determine potential process areas that can and should be standardized.

Timeframe	9 months	Assigned to:
Critical Tasks	<ul style="list-style-type: none"> <input type="checkbox"/> At the company level, evaluate the recommended findings from the inventory analysis. <input type="checkbox"/> Based on evaluation analysis, select SOGs, policies, and processes that should be standardized. <input type="checkbox"/> Document any new processes or systems that need to be added to the inventory for standardization. 	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 3C Seek consensus from the five companies for the creation of new standardized guidance, policies, and processes from recommended list.

Timeframe	12 months	Assigned to:
Critical Tasks	<ul style="list-style-type: none"> <input type="checkbox"/> Propose recommended changes in standards through each of the company's and ATFD's processes. <input type="checkbox"/> Collect and review feedback from the companies on their specific recommendations. <input type="checkbox"/> Collate a list of changes and create overarching revisions to the standardization elements impacted. <input type="checkbox"/> Continue the cycle of review until completed. 	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 3D Institutionalize the standardized processes and any SOGs and policies tied to them.

Timeframe	3 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Complete an administrative review that includes the five companies’ chiefs using the agreed-upon processes. <input type="checkbox"/> Finalize any specific action plans to implement the standard processes to ensure a seamless application. <input type="checkbox"/> Based on those plans, implement the processes. <input type="checkbox"/> Review the results of that implementation to determine gaps that require training.	
Funding	Capital Costs:	Consumable Costs:
Estimate	Personnel Costs:	Contract Services Costs:

Objective 3E Build and deliver training curricula for the companies based on a review of the institutionalization actions taken.

Timeframe	6 to 12 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Develop training programs that are specific to the gaps identified in the administrative review. <input type="checkbox"/> Deliver the curriculum that meets the specific needs of each company. <input type="checkbox"/> Review results and collect feedback from end users to adjust training. <input type="checkbox"/> Redeliver to close any gaps in awareness and/or use by the companies.	
Funding	Capital Costs:	Consumable Costs:
Estimate	Personnel Costs:	Contract Services Costs:

Objective 3F Build an evaluation system to collect and report the department’s data from the instituted standardization processes.

Timeframe	6 months-ongoing	Assigned to:
Critical Tasks	<input type="checkbox"/> Determine the measurables needed for the evaluation and analysis. <input type="checkbox"/> Collect the identified measurables. <input type="checkbox"/> Evaluate and analyze the measures collected for installed standardized processes. <input type="checkbox"/> Determine any improvement opportunities and create a recommendation list for administration consideration. <input type="checkbox"/> Make adjustments approved through the administrative review and create a list of training needs if applicable. <input type="checkbox"/> Review annual program appraisals produced in compliance with CFAI’s core competency in Category 5 of the accreditation model to ensure impacted changes are recorded.	
Funding	Capital Costs:	Consumable Costs:
Estimate	Personnel Costs:	Contract Services Costs:

Goal 4 Create and implement a public outreach system to improve stakeholder participation and educate the community about the fire department activities and programs.

Objective 4A Identify and analyze existing community outreach programs and processes in the system.

Timeframe	3 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Gather data on existing community outreach programs and platforms being used. <input type="checkbox"/> Analyze participation in existing community outreach programs to determine effectiveness. <input type="checkbox"/> Analyze the various outreach platforms being used, such as social media contacts. <input type="checkbox"/> Identify the goals of the existing community outreach programs to determine if there are any gaps or missed opportunities.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 4B Research and identify potential new community outreach programs.

Timeframe	3 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Determine the goals of new potential outreach programs to either fill identified gaps or expand on existing programs. <input type="checkbox"/> Identify potential new programs being used by other organizations to determine if they would be adaptable to the ATFD. <input type="checkbox"/> Determine the cost of the proposed new programs. <input type="checkbox"/> Create a prioritized list based on costs for future budget development.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 4C Develop standardized policies for internal stakeholders' roles in the community outreach programs.

Timeframe	6 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Identify existing policies and platforms used by internal ATFD stakeholders for community outreach. <input type="checkbox"/> Identify additional platforms that will be effective in reaching the community to communicate awareness of the ATFD as well as the goals and objectives of the ATFD. <input type="checkbox"/> Draft a standardization policy for the platforms, the content that can/should be shared, and what should not be shared on ATFD and individual fire company platforms. <input type="checkbox"/> Develop and deliver any training that may be required based on policy changes.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

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Objective 4D **Develop and implement new outreach programs to improve external stakeholder participation and educate the community about the ATFD.**

Timeframe	6 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Develop goals, criteria, and procedures for implementing proposed new and/or continuing existing community outreach programs, including determining metrics for success. <input type="checkbox"/> Secure a source of funding for the new and/or continuing community outreach programs. <input type="checkbox"/> Implement new and/or continuing community outreach programs to achieve the goals of that particular program.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 4E **Create awareness in the community through a consistent, uniform message of the fire department’s programs and activities.**

Timeframe	3 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Create a consistent, uniform message for communication on all ATFD and individual fire company platforms to ensure the community knows the ATFD’s needs, programs, and activities. <input type="checkbox"/> Communicate the uniform message to the five fire companies to ensure that the message is consistently communicated across platforms. <input type="checkbox"/> Monitor feedback and participation using the metrics available inside each media platform. <input type="checkbox"/> Create a report of findings for use in the overall evaluation process.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 4F **Evaluate the effectiveness of the implemented programs by analyzing participation in community outreach programs.**

Timeframe	12 months-ongoing	Assigned to:
Critical Tasks	<input type="checkbox"/> Gather data on the participation in each implemented community outreach program. <input type="checkbox"/> Analyze the participation data based on the established metrics to determine the success of each program. <input type="checkbox"/> Report the effectiveness findings of each program and review the findings with each company based on the specific program deliveries. <input type="checkbox"/> Compile a list of recommended adjustments and complete any needed cost analysis for budget consideration. <input type="checkbox"/> Make adjustments to each program as warranted by the information.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Goal 5 Maintain, improve, and acquire physical resources to meet the objectives and expectations of the fire department and the community.

Objective 5A Evaluate current physical resources and technologies through a department and community needs assessment.

Timeframe	3 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Review the department’s standards of cover to analyze community attributes, needs, and expectations. <input type="checkbox"/> Complete a department-wide inventory of physical resources, technologies, and supporting infrastructure. <input type="checkbox"/> Compare current inventory to national standards and industry best practices.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 5B Review current programs to determine opportunities for improvement.

Timeframe	1 month	Assigned to:
Critical Tasks	<input type="checkbox"/> Collect program expenditure data from current Capital and Preventative Maintenance programs. <input type="checkbox"/> Perform detailed analysis of collected data. <input type="checkbox"/> Recommend improvement of existing programs and creation of new initiatives.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 5C Perform a cost analysis based on the completed needs assessment.

Timeframe	2 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Gather relevant historical expenditure data on current programs. <input type="checkbox"/> Collect estimated costs for proposed new initiatives. <input type="checkbox"/> Determine projected long-term increases for both current and new initiatives. <input type="checkbox"/> Compile a proposed budget outline.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 5D Ensure fiscal responsibility through the identification of additional funding sources.

Timeframe	2 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Identify available internal funding opportunities through reallocation of appropriations. <input type="checkbox"/> Research potential for funding sources outside municipal budget appropriations, such as grants and other fundraising opportunities. <input type="checkbox"/> Based on revenue achievement of supplemental funding, develop budget requests to cover deficits.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 5E Create a prioritized implementation program so identified needs are acquired, deployed, and maintained.

Timeframe	4 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Purchase assets and contract services as outlined in approved budget requests. <input type="checkbox"/> Record inventory of acquired assets. <input type="checkbox"/> Review contractual obligations to confirm compliance with established outcomes. <input type="checkbox"/> Develop maintenance and replacement schedules following applicable guidelines, standards, and/or manufacturers' recommendations. <input type="checkbox"/> Distribute assets based on needs assessment. <input type="checkbox"/> Develop and facilitate training programs per manufacturer recommendations or required certification in coordination with scheduled deployment. <input type="checkbox"/> Complete maintenance and replacement in compliance with developed schedules.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 5F Monitor program effectiveness to ensure program deliverables meet fire department and community expectations.

Timeframe	12 months-ongoing	Assigned to:
Critical Tasks	<input type="checkbox"/> Generate evaluation process to validate program effectiveness. <input type="checkbox"/> Collect feedback from relevant stakeholders. <input type="checkbox"/> Compile and evaluate data against the program's stated objectives. <input type="checkbox"/> Identify strengths, weaknesses, and needed improvements of programs. <input type="checkbox"/> Adjust program initiatives based on identified improvements. <input type="checkbox"/> Continue to evaluate programs in accordance with established timelines.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Goal 6 Develop a standardized health and safety program to mitigate occupational injury and illness among members.

Objective 6A Analyze the department’s existing health and safety programs to establish baseline information on deliverables and results.

Timeframe	6 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Establish a committee with representation from the department’s five companies. <input type="checkbox"/> Identify and collect all existing policies and review them for currency and applicability. <input type="checkbox"/> Conduct a needs assessment by researching contemporary trends and other industry best practices compared to the department’s current standing. <input type="checkbox"/> Compile a list of recommendations for the current policies for future consideration.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 6B Identify policy changes required to ensure consistency of results.

Timeframe	12 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Based on the policy review and assessment findings, create a new set of health and safety policies. <input type="checkbox"/> Review the new policies to ensure consistency across the companies is obtainable. <input type="checkbox"/> Make adjustments based on committee feedback from the review. <input type="checkbox"/> Obtain approval for the created policies utilizing the department’s current administrative process.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:

Objective 6C	Based on previous needs assessment, develop a comprehensive program that includes policies, procedures, and systems that ensure the desired consistency.	
Timeframe	6 months	Assigned to:
Critical Tasks	<input type="checkbox"/> Conduct additional research of identified overall needs that collects department-appropriate industry best practices and standards. <input type="checkbox"/> Develop a program from the collected information and review against applicable NFPA standards and industry best practices. <input type="checkbox"/> Finalize the program’s elements and create a needed training curriculum based on content. <input type="checkbox"/> Deliver training and obtain feedback to adjust for future training delivery.	
Funding Estimate	Capital Costs: Personnel Costs:	Consumable Costs: Contract Services Costs:
Objective 6D	Build a new procedure to evaluate the consistency and effectiveness of the health and safety programs.	
Timeframe	3 months-ongoing	Assigned to:
Critical Tasks	<input type="checkbox"/> Establish benchmarks based on minimum standards addressed in the policy and procedures of the program. <input type="checkbox"/> Determine data points needed to collect for analysis. <input type="checkbox"/> Ensure the department’s records management system can collect the needed data. <input type="checkbox"/> Establish frequency of evaluation of measures against benchmarks. <input type="checkbox"/> Make program adjustment recommendations based on the completed evaluation and reintroduce the program to the department.	

Vision

On the final day of the process, the CPSE presented a strategic plan vision of where the organization will be in the future if the strategic plan is accomplished. This is not to override the department's global vision but rather to confirm the futurity of the work designed by the agency stakeholders. This vision is intended as a target of excellence to strive toward and provides a basis for its goals and objectives.

Abington Township Fire Department's 2028 vision is to be known as an internationally accredited department committed to the continual pursuit of excellence. As a unified team of companies, we will provide a standardized, cohesive delivery system with an improved stakeholder engagement process that educates and protects the township's community and department members. Additionally, we will strengthen our physical resource acquisition and maintenance system through a collaborative approach that produces efficacies for those we serve.

In recognition of our greatest resource of human investment, we will make every effort to develop, support, and prepare our members to be the best they can be. We will achieve this through effective health and safety programs and staffing engagement processes supported by contemporary volunteer member recruitment and retention methods. We envision a future fire service-focused department that welcomes new, inventive members who embody organizational accountability to our mission and values while always striving to make this vision a reality.

Performance Measurement

To assess and ensure that an organization is delivering on the promises made in the strategic plan, its leaders must determine performance measures for which they are fully accountable. As output measurement can be challenging, the organization must focus on assessing progress toward achieving improved output. Organizations must further be prepared to revisit and revise their goals, objectives, and performance measures to keep up with accomplishments and environmental changes.

To establish that the district's strategic plan is achieving results, performance measurement data will be implemented and integrated as part of the plan. The integrated process of Managing for Results is based upon:

- The identification of strategic goals and objectives;
- The determination of resources necessary to achieve them;
- The analyzing and evaluation of performance data; and
- The use of that data to drive continuous improvement in the organization.

Measures typically utilized to indicate and measure performance includes:

- **Inputs** - Value of resource used to produce an output.
- **Outputs** - Quantifiable units produced which are activity-oriented and measurable.
- **Efficiency** - Inputs used per output (or outputs per input).
- **Service Quality** - The degree to which customers are satisfied with a program or how accurately or timely service is provided.
- **Outcome** - Qualitative consequences associated with a program/service, i.e., the ultimate benefit to the customer. Focused on the "why" of providing a service.

The Success of the Strategic Plan

The department has approached its desire to develop and implement a strategic plan by asking for and receiving input from the community and members of the organization during the development stage of the planning process. To assist in developing this plan, the department used professional guidance to conduct a community-driven strategic planning process. The success of this strategic plan will not depend upon the implementation of goals and related objectives but on support from the authority having jurisdiction, the members of the organization, and the community at large.

Provided the community-driven strategic planning process is kept dynamic and supported by effective leadership and active participation, it will be a considerable opportunity to unify agency and community stakeholders. This can be accomplished through a jointly developed understanding of organizational direction, focusing on all vested parties working to achieve the mission, goals, and vision. Further consideration must be made on how the organization will measure and be accountable for its progress and successes.

Glossary of Terms, Acronyms, and Initialisms

Accreditation	A process by which an association or agency evaluates and recognizes a program of study or an institution as meeting certain predetermined standards or qualifications. It applies only to institutions or agencies and their programs of study or their services. Accreditation ensures a basic level of quality in the services received from an agency.
CFAI	Commission on Fire Accreditation International
CPSE	Center for Public Safety Excellence
Customer(s)	The person or group who establishes the requirement of a process and receives or uses the outputs of that process; or the person or entity directly served by the department or agency.
Efficiency	A performance indication where inputs are measured per unit of output (or vice versa).
EMS	Emergency Medical Services
Environment	Circumstances and conditions that interact with and affect an organization. These can include economic, political, cultural, and physical conditions inside or outside the boundaries of the organization.
Input	A performance indication where the value of resources is used to produce an output.
Mission	An enduring statement of purpose; the organization's reason for existence. Describes what the organization does, for whom it does it, and how it does it.
NFPA	National Fire Protection Association
Outcome	A performance indication where qualitative consequences are associated with a program/service, i.e., the ultimate benefit to the customer.
Output	A performance indication where a quality or number of units produced is identified.
PPE	Personnel Protective Equipment
SCBA	Self-Contained Breathing Apparatus
SOG	Standard Operating Guideline
Stakeholder	Any person, group, or organization that can place a claim on, or influence the organization's resources or outputs, is affected by those outputs, or has an interest in or expectation of the organization.

Strategic Goal	A broad target that defines how the agency will carry out its mission over a specific period. An aim. The final result of an action. Something to accomplish in assisting the agency in moving forward.
Strategic Objective	A specific, measurable accomplishment required to realize the successful completion of a strategic goal.
Strategic Plan	A long-range planning document that defines the mission of the agency and broadly identifies how it will be accomplished, and that provides the framework for more detailed annual and operational plans.
Strategic Planning	The continuous and systematic process whereby guiding members of an organization make decisions about its future, develop procedures and operations to achieve that future, and determine how success is to be measured.
Strategy	A description of how a strategic objective will be achieved. A possibility. A plan or methodology for achieving a goal.
SWOT	Strengths, Weaknesses, Opportunities, and Threats
Vision	An idealized view of a desirable and potentially achievable future state - where or what an organization would like to be in the future.

Appendix 1 – Community Feedback

Understanding the community’s perspective allows the department to change or bolster processes and strategies to fulfill community needs. The following includes feedback from participating community stakeholders, collected and processed by CPSE on behalf of the Abington Township Fire Department.

Should Change

Respondents were asked to provide one thing the department should change. The data were processed thematically and listed with the number of responses that matched the theme, as represented by the number in the parentheses. The following are the responses related to what the department should change:

1. Think about paying firefighters. Some form of compensation for members-benefits at cost to taxpayer. Find a way to compensate volunteers. Consider paid PT/FT paid first out team. (5)
2. Do not keep their importance a secret. Communication with the public. Let the community know who and what you are. More active on social media channels. (4)
3. More community events. More community education in childcare centers. Provide more inspections/education. (3)
4. Dispatch, response use other fire companies not in the township. Handling of mutual aid agreements with neighboring departments. (2)
5. Modernize firehouse meeting rooms. (1)
6. Provinciality. (1)
7. Stop using the WW2 air raid siren. (1)
8. Staffing diversity. (1)
9. Additional educational opportunities. (1)

Should Not Change

Respondents were asked to provide one thing the department should *not* change. The data were processed thematically and listed with the number of responses that matched the theme, as represented by the number in the parentheses. The following are the responses related to what the department should change:

1. Level of service they provide. Dedication to service. Commitment to quality service. Continue responding quality to emergencies. Its response. Overall service to the community. (6)
2. Community involvement and participation. How community-driven they are. Partnership and communication with community. Citizen’s communications. Engagement with community. (5)
3. Dedication of their leadership. Leadership. Dedication of its members. (3)
4. The volunteer aspect of the jobs. Community/volunteer aspects. (2)
5. Commitment to excellence. Focus on excellence. (2)
6. Maintaining the best equipment and people. (1)
7. That they have come together. (1)
8. Become paid. (1)
9. Always courteous, helpful. (1)
10. Fast response to alarms. (1)
11. Keep stations in close proximity to township residents. (1)
12. Loyalty to safety of residents. (1)

Community Expectations

Respondents were asked to list, in priority order, up to three subjects relative to expectations for the Abington Township Fire Department. Responses were then analyzed for themes and weighted. The numbers in the parentheses are the cumulative weighted value that correlated with the theme identified. While the themes are listed in prioritized, weighted order, all responses were important in the planning process. The following are the expectation responses of the community stakeholders (in priority order):

1. Respond in a timely manner to emergencies. Faster response times by allowing neighboring departments to be first in. show up in a timely manner to put out fires. Show up fast. Fast response. Respond to a fire quickly. Timely response to emergency calls. Arrive in a timely manner. Able to respond rapidly and safely to all emergencies. Timely response. Quick response to fire situations. (105)
2. Have sufficient training/education to deal with complex situations. Education/training for both the community and FD. Training. All members receive required training to complete tasks. Trained members capable of handling incidents. They know what they are doing. Firefighting knowledge. Confident on how they attack. Sufficient, well-trained, and experienced first responders. (28)
3. Respond to our needs with sufficient appropriate equipment and personnel. Be properly equipped to respond to emergencies. Modern apparatus equipped with the best tools and equipment. Staying current with equipment. They are equipped and trained to handle the calls they respond to. Well-maintained, up-to-date equipment. Maintain the best available equipment. (24)
4. community / public relations and programs - participation in food drives, parades, carnivals, grand openings for new business, etc. provide a focal point for community pride. Provide community education. To educate the community about safe practices/habits. Provide community education, including children in childcare/school settings. Community relationship building. To attend events and teach children at a young age about the possibility of being a volunteer firefighter. Accessibility to Fire Marshal and Assistant Fire Marshal. (23)
5. Protect life safety. To resolve emergencies with minimal injury/loss. Emergency response-protect life. Life safety. Life safety - preserve life. (23)
6. Proper number of firefighters responding. 24/7 operations. Respond to fires/emergencies. Safe and effective fire response. Responsiveness. (17)
7. Volunteers. To hire men/women who are emotionally and physically able to assist in fire emergency. Maintain adequate staffing levels of volunteers. Recruit volunteers so each station is sufficiently staffed. (10)
8. Inspections and tours. Reasonable code compliance. Inspections are used to educate business owners in real-time and consistently. (7)
9. Protect property. Keep our homes and buildings safe. (6)
10. Safety. (5)
11. Service. (5)
12. information dissemination. Good communication. Letting the public know what happened. (5)
13. Coordination during an emergency situation. Fire and police on location. (4)
14. Excellence. (3)

15. Help dealing with serious car accidents. (3)
16. Integrity. Being nice - compassionate - care about victims. (2)
17. Know or be knowledgeable of who, what, when goes on in businesses, schools. Good communication skills. (2)
18. Have sufficient resources who understand our specific needs (mutual aid). (1)
19. Leadership emphasis on safe operations in the field. (1).

Areas of Community Concern

Respondents were asked to list, in priority order, up to three concerns they have about or for the department. Responses were then analyzed for themes and weighted. The numbers in the parentheses are the cumulative weighted value that correlated with the theme identified. While the themes are listed in prioritized, weighted order, all responses were important in the planning process. The following are the concerns of the community stakeholders prioritized and weighted accordingly (verbatim, in priority order):

1. Staffing shortage - not enough volunteers. Lack of volunteer members. Staffing issues, current talent, and future requirements. Not properly staffed. Staffing/sustainability. Maintaining appropriate staffing. They have enough personnel to do the job they are asked to do. The amount of volunteers today and the commitment needed to stay a volunteer department. Number of members. Enough volunteers. Future staffing / relying on volunteers. Need more staffing and support (paid) and resources for administration. (55)
2. Proper funding and staffing of FD. Funding - receive the needed funds for operations. Funding and effect on taxes. Funding issues for equipment resources, etc. That they can afford the money needed to keep/acquire top-notch equipment. Do you have enough funding? Funding. Future funding of five FDs, possible need to consolidate. (35)
3. They can keep it community-based. Provide more educational programs for children in childcare besides once a year for fire prevention week. Communication between FD and small private schools that do not have access to public school info/resources. Concerned that the community as a whole has no idea of the inner workings of a firehouse. Greater community outreach. Getting population to buy in. (25)
4. The ability to continuously recruit and retain sufficient volunteers. Is FD able to recruit enough volunteers to sustain its function? Hiring the right people to serve. Maintaining and retaining volunteers. Ability to recruit new volunteers. All volunteer department-is recruitment sufficient to maintain an adequately staffed response team? (22)
5. Not showing they are ready. Consistency of training. The amount of required training we require volunteers to dedicate to the fire service - all without compensation. (12)
6. Facilities and equipment are up to date. Not properly equipped. The necessity to keep their equipment up to date and the expenses involved. Facility age. (10)
7. not being asked to respond to our needs in a timely manner. They can maintain fast response times. Slow response in certain areas of the township. As a volunteer organization can they respond in time? (9)
8. Availability of members during business hours. Resources. Utilization/duplication of resources. (9)
9. Understanding/knowing state regulations that childcare centers must follow. Knowledge of community and its school systems. (8)
10. Collaboration of programs between fire and police departments. Coordination in emergency management drills. (6)
11. Life safety for firefighters. Overall safety of all volunteers, both physical and mental. Safety and health of volunteers who may not consistently train. Having healthy competent members. (6)

12. Rivalry between stations within department and who is in charge. Ego, cliques within companies. (6)
13. Can be confusing as to one fire department vs fire stations as a resident. (5)
14. Volunteerism. (5)
15. Life safety. (5)
16. Code enforcement. Is there enough code enforcement? (4)
17. not being able to respond to our needs with sufficient personnel and equipment. Sized properly should there be additional stations within the township. (4)
18. That they need to deal with some very unstable people/situations. (3)
19. Need more community appreciation (especially staff and volunteers. (3)
20. Willing leadership. (1)
21. I fear that our local fire department's profile within the community may diminish over time as the township's population grows. (1)
22. Continued self-reflection toward improvement. (1).

Positive Community Feedback

The CPSE promotes the belief that the community's view of the organization's strengths must be established for a strategic plan to be valid. Needless efforts are often put forth in over-developing areas that are already successful. However, proper utilization and promotion of the strengths may often help the organization overcome or offset some identified weaknesses. The following are the identified strengths recognized by the community stakeholders (verbatim, in no particular order):

- Community relations are excellent.
- They have awesome equipment.
- Firefighters are well-trained.
- Quick rapid response.
- Always at community (Santa, easter bunny) programs.
- Communication with community.
- Collaboration on safety issues and training – particularly schools,
- Courtesy.
- Availability of leadership.
- Very committed to serving our community.
- I feel safe.
- The volunteers – the people who show up because they care.
- Commitment to education and accreditation.
- Prioritizing the health of volunteers and limiting exposure.
- Good communication.
- Reasonable expectation of the community.
- They are part of the community consistently – local and visible.

- Incredibly responsive to questions asked, nothing is ever “too much.”
- Qualified and knowledgeable – able to guide us.
- Extremely dedicated and hard working.
- Quick response time emergency situations.
- Open houses – the community loves them!
- Engagement with the community, particularly presence at neighborhood and school district events.
- Responsive when called.
- Pride of members as a community-based (volunteer) organization.
- Professional – highest standards.
- Dedicated – all volunteers sacrifice so much for the community and seek nothing in return.
- Community-oriented – always willing to partner with community and other stakeholders to provide fire prevention education, and assistance, etc.
- Consistent fast response to fire alarms.
- Always accessible when contacted for assistance or needed information.
- Friendly, positive communicative skills both fire marshall and assistant.
- Feel safe that the firehouses are close by to assist in a fire emergency.
- Use of the firehouse for our Thanksgiving pie community program to give support.
- Give young kids a dream to be a firefighter and give them service and learn sacrifice for others at a young age.
- Responsiveness.
- Courtesy.
- Tom McAlhaney works fabulously with us.
- Extremely dedicated individuals who give freely of their time and talents.
- Very professional.
- Well supported by township.
- Great to work with.
- Very knowledge members.
- Work well with surrounding townships to accomplish the job.
- Their level of commitment to community service is awesome!
- Edge Hill fire volunteers know our building and what to expect when they show up for an alarm.
- Many volunteers either work for the township or attended our program so they personally know the building.
- They provided fire safety, emergency planning, and introduce training to our center at least yearly or wherever asked to.
- The training facility and its uses to keep everyone up to date with skills as they can be.
- Their outreach programs with the community and willingness to meet their goals is excellent.
- They present themselves as being completed and professional while maintaining a volunteer status. They are prideful.
- Because they are volunteers, they keep our taxes low.
- Commitment to community.

- Support of township/community members.
- Modernization/innovation of equipment.
- Several local departments in Abington.
- Easy to reach.
- Halls are available to the community.
- Incredible sense of purpose and calling.
- Envidable camaraderie.
- High profile during holidays.
- Community involvement by members who are residents and care about the community at large.
- Image of department with regards to how it is viewed by other departments and agencies.
- Excellent leadership.
- Well-trained to handle emergencies.
- Properly equipped with the needed tools to complete tasks.
- It's people.
- Their commitment.
- Public support.
- Excellence within the FD.
- Accredited FD.
- Loyalty from an all-volunteer agency.
- Very responsive, well trained.
- Available for questions/concerns.
- Well-networked with other emergency response agencies for mutual aid.
- Communications – the leadership at the fire marshal and Emergency Management always respond, assist, and make recommendations that enable us to resolve issues.
- Code compliance able to understand the specific need of our facility.
- Positive and professional approach to our needs.

Other Thoughts and Comments

The community was asked to share any other comments about the department or its services. The following written comments were received (verbatim, in no particular order):

- Well-funded/well-run.
- Must keep up with proper funding and bring in new volunteers.
- The public/community does not know the cost of what a single firefighter needs for gear.
- Interaction of companies, pretty much all companies go to a call – Edge Hill is at Abington who helps Weldon, who helps Roslyn, etc.
- Cooperation from neighboring townships, relationships? Good partnerships?

- Day-to-day uniforms feel dated and not approachable (white shirts and black pants). Appearance is impactful, could I see myself as approachable?
- Start/provide a community appreciation group via a volunteer group (across the township).
- Worry about future recruitment for volunteers with the generational shifts.
- Different fundraising strategy is needed for support (maybe a small fee to home/business owners where they can earn “badges” to display etc.
- I have lived and worked in six states and Abington Township. Fire Marshal and Assistant (Chris Platz) are far superior to all other experiences.
- The community does not know what the fire department could do for them, just the expectation of putting out a fire.
- Get more awareness of the fire department and enroll community in values and emotional strengths.
- ATFD is excellent! A professional organization.
- I noticed that the other departments are allowing “live in” arrangements for some firefighters. I like the idea of offering this to college student firefighters or others that can defer college costs – or as a service thing for young people.
- I do worry that not enough people in the community fully understand and respect the incredible sacrifices these men and women make for us all. I worry there will be shortages in our departments as future generations become less community oriented and more self-centered.
- Genuine concern for fire safety and training/enlightening residents (i.e., fire prevention month, etc.). Although I am distressed with the township government at this time, I still hold our public safety agencies (police/fire/EMS) in high regard.
- Are these plans/thoughts about sharing services with other local communities?

Community Priorities

Understanding how the community prioritizes the department’s programs and services allows the AFD to ensure its focus on resource allocation aligns. With that, prioritization feedback was garnered using an instrument that allowed for comparing all programs and services offered by the department. The results were as follows:

Programs	Ranking	Score
Fire Suppression	1	119
Basic and Advanced Technical Rescue	2	90
Emergency Management Planning	3	75
Code Enforcement / Fire Inspections	4	62
Hazardous Materials Mitigation	5	60
Community Fire Safety Education	6	40
Fire Investigation	7	37

Appendix 2 - SWOT

Strengths

It is important for any organization to identify its strengths to ensure that it can provide the services requested by the community and that its strengths are consistent with the issues facing the organization. Often, identifying organizational strengths leads to channeling efforts toward primary community needs that match those strengths. Programs that do not match organizational strengths, or the organization’s primary function, should be seriously reviewed to evaluate the rate of return on staff time and allocated funds.

Through a consensus process, the agency stakeholders identified the department’s strengths as follows:

Training facilities)local and capable	The variety and frontline apparatus
Dedication and experience of members	Operational planning (standards of cover)
Funding (dedicated fire tax)	Working relationships between all five companies
Group purchasing ability (PPE, SCBA, etc.)	Number/proximity of stations
Community-oriented	Low-cost volunteer fire service
Utilization of township workforce	Physical program (annual)
Existing partnerships with mutual aid agencies, utilities, public works, police, and EMS	Membership benefits, including medical, insurance, others, and length of service award program
Training facilities (local and capable)	Accreditation
Amount and maintenance of apparatus and equipment	Improvements made in preplanning through technology
Experienced personnel	Company identities (pride, community)
Diverse personnel skill sets	FF1 program conducted locally

Weaknesses

For any organization to either begin or continue to move progressively forward, it must be able to identify its strengths and those areas where it functions poorly or not at all. These areas of needed enhancements are not the same as threats but rather those day-to-day issues and concerns that may slow or inhibit progress. The agency stakeholders identified the following items as weaknesses:

Lack of standardization of SOGs, fire company policies, procedures, and processes, including by-laws, benefits, and human resources/disciplinary issues

Lack of data-driven decisions of who to recruit and retain	Lack of youth – interest/recruitment
Community awareness – fire department, not aware the department serves with volunteers	Age and funding of facilities
Full-scale exercise with supporting departments and agencies	Age of some of the apparatus
Standard operating procedures awareness and needed updates	Internal lack of understanding about accreditation
Lack of mentoring, succession planning, and officer development	Lack of inclusivity (new/all members)
Lack of social media content and its consistency without a specific public information officer	Time commitment and availability of members to companies' operations
No health and safety officer program in the department	80/20 rule
Lack of apparatus and equipment replacement schedule	Lack of a common training calendar
Lack of uniform fire prevention program and associated data	Training as a unified team
Increasing response times due to a variety of reasons (e.g., number of daytime calls)	Inconsistency between station SOGs – drivers, officer qualifications
Insufficient staffing in the fire marshal's office to supplement	Reduced availability of daytime staffing

Opportunities

The opportunities for an organization depend on identifying strengths and weaknesses and how they can be enhanced. The focus of opportunities is not solely on existing services but on expanding and developing new possibilities inside and beyond the traditional service area. The agency stakeholders identified the following potential opportunities:

Increased mutual aid	Increased teamwork and camaraderie
Better insurance – injuries/death (better coverage) – standardize a minimum amount of coverage across all ATFD fire companies	Citizens fire academy (experience)
	Grant applications for staffing, building, equipment, and training
Increased recruitment through community events, youth sporting events, and local colleges	Standardization of policies, processes, and systems across the companies
Increased length of the service award program	Inter-agency training
Mental health awareness	Group purchasing
Social media engagement to inform the public	Additional tax incentives
Standardize township employee response – day	Tech school recruitment

Threats

By recognizing possible threats, an organization can reduce the potential for loss. Fundamental to the success of any strategic plan is the understanding that threats are not entirely and/or directly controlled by the organization. Some of the current and potential threats identified by the agency stakeholders were as follows:

Funding – grant availability, cost outpacing funds, loss of tax revenue, tax increase hesitation	Radio interoperability with police department is limited due to encryption
Code/zoning – type V construction, zoning changes, outdated codes, increased demand	Unfunded mandates and misaligned focus from political climate change
Membership retention – time, training, external training, mandates	Economic environment – supply / increased costs and increased build times for apparatus
Technology (electric vehicles, composite frames, solar / battery backup)	New construction (lightweight – identification and tracking)
Increased population (proposed construction)	Decreased staffing (increased call volume)
Exposures – health and legal	Lack of public knowledge/understanding
Hoarding/mental illness	High cost of housing/affordability
Decreased relief funding	Increased training requirements for new recruits
Negative social media posts	Lack of transition of experience to younger members
Aging population and properties	

Appendix 3 – Critical Issues and Service Gaps

The following information is the raw data comprised from the deliberation of the two workgroups. The information in each table is linked to a strategic initiative that the overall group, by consensus, determined was something the department should pursue for change and continuous improvement.

Initiative Link	Group 1	Group 2
Community Outreach	Community Engagement <ul style="list-style-type: none"> ○ Broaden platforms ○ Content ○ Consistency ○ Organizational support 	Community Outreach <ul style="list-style-type: none"> ○ Awareness ○ Participation of members ○ Marketing ○ No strategy
Recruitment and Retention	N/A	Recruitment and Retention <ul style="list-style-type: none"> ○ Economy (housing, work, COL) ○ Availability (two jobs, kids, activities) ○ Awareness ○ Incentives ○ Training days ○ Data-driven recruitment and retention ○ Exterior/support options ○ Inclusivity (lack of) ○ Mentoring
Standardization	Standardization <ul style="list-style-type: none"> ○ Policy (administration) ○ Operational guidelines ○ Training ○ Planning ○ Benefits 	Training <ul style="list-style-type: none"> ○ Mixed expectations ○ Unified ○ Awareness ○ Lack of tracks/focus ○ External opportunities
Health and Safety	Health and Safety <ul style="list-style-type: none"> ○ Physicals ○ Coordination ○ Fire Code ○ Mental Health ○ Policy 	Health and Safety <ul style="list-style-type: none"> ○ Awareness ○ Lack of policies ○ Cancer (awareness and prevention) ○ Mental health ○ Equipment
Staffing Engagement	Personnel <ul style="list-style-type: none"> ○ Recruitment ○ Development ○ Retention ○ Participation 	Staffing <ul style="list-style-type: none"> ○ Duty crew ○ Daytime staffing ○ Stipends/Incentives ○ Overworked few
Physical Resources	Funding <ul style="list-style-type: none"> ○ Aging equipment ○ Apparatus ○ Equipment ○ Budgets 	Physical Resources <ul style="list-style-type: none"> ○ Aging facilities ○ Apparatus ○ Equipment ○ Benefits ○ Age/replacement ○ Distribution ○ New technology ○ Facility assessment



2023-2028 STRATEGIC PLAN



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-08-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

Accept the Economic Development Corporation Study

EXECUTIVE SUMMARY:

An Economic Development Corporation (EDC) is a quasi-governmental non-profit corporation, foundation or association whose mission is to provide economic development to a targeted geographical area. [An Economic Development Corporation can promote economic development within the Township by helping Abington:](#)

- Maintain existing business communities, community assets, occupancy levels and employment;
- Enhance downtown centers, vacant properties, multi-modal transportation and community facilities;
- Attract investment, revitalization, new employers, job growth; and
- Grow the economy, job market, quality of life of residents and community assets

Abington Township accepted qualifications for consulting services regarding the completion of a feasibility study regarding the potential for economic redevelopment in Abington Township, all proposals were due **on Friday, May 6, 2022.**

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to accept the Feasibility Study for potential Economic Development in Abington Township by Delta Development Group, Inc.

Feasibility Study for Potential Economic Development in Abington Township

Forging a Path for Economic Success



Delta Development Group, Inc.

225 Grandview Avenue - Suite 301
Camp Hill, PA 17011
717-441-9030
www.DeltaOne.com



DELTA | DEVELOPMENT | GROUP
I N C .

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ACKNOWLEDGEMENTS

Abington Township Board of Commissioners

- Thomas Hecker, President – Ward 1
- Kenneth N. Brodsky – Ward 2
- Drew Rothman – Ward 3
- Jimmy DiPlacido – Ward 4
- Julia Vaughn – Ward 5
- Mike Thompson – Ward 6
- Stuart Winegrad – Ward 7
- Lori Henry – Ward 8
- Dennis C. Zappone – Ward 9
- Jessica Carswell – Ward 10
- John L. Spiegelman – Ward 11
- Matt Vahey, Vice President – Ward 12
- Bill Bole – Ward 13
- Lori A. Schreiber – Ward 14
- Thomas Bowman – Ward 15

Abington Township Staff

- Richard J. Manfredi – Township Manager
- Tara Wehmeyer – Assistant Township Manager
- Ashley McIlvaine – Assistant Township Manager
- Theresa Castorina – Assistant to the Township Manager

Delta Development Group, Inc.

- Darren J. Asper, PP, AICP – Senior Vice President of Community Planning
- Dane Higbee – Senior Associate
- Brandyn Smith – Associate

EXECUTIVE SUMMARY

In the Spring of 2022, Abington Township (Township) solicited proposals for the creation of the *Feasibility Study for Potential Economic Development in Abington Township* (Study). The Study is intended to steer targeted economic development efforts in the Township to grow the economy and provide for a higher quality-of-life for residents. Following extensive demographic, socioeconomic, and market research, the Delta Development Group, Inc. (Delta) Project Team found that the Township possesses many positive attributes that create potential for economic development efforts. Key data themes and implications include the following:

- Based on the strong demographics of the community and proximity to Philadelphia, the Township is well-suited for mixed-use development.
- The presence of Penn State Abington both strengthens the local economy and provides opportunity for collaborative partnerships in economic development efforts.
- The availability of healthcare and social assistance services allows Township residents to “age-in-place”, although affordability could be an issue.
- The Township's median household income has remained constant due to proportionately large percentages of residents in lower and upper-income brackets.
- The Health Care and Social Assistance industry is both highly competitive (by Location Quotient) and growing by number of jobs.

These data points raised a number of important questions:

- What can the Township do to promote/recruit new industry that is stronger in Montgomery County and the Commonwealth of Pennsylvania (such as Finance & Insurance, Information, and Management of Companies and Enterprises)?
- What areas of the Township can accommodate the needs of expanding and growing businesses and industries?
- What legacy core communities are suitable for a mix of commercial and residential development consistent with buyer demand?
- What technical and financial assistance do Abington Township's communities need to advance economic development efforts, and how can this funding be provided?

To answer these questions, the Project Team examined sites throughout the Township with potential for economic development efforts that capitalize upon market trends, satisfy the needs of Abington Township's businesses and industries, and enhance the quality-of-life of Township residents. The Project Team identified, through quantitative and qualitative analysis, four (4) sites for future potential economic development efforts:

1. **Willow Grove Park Mall** - The largest assemblage of land in Abington Township; suitable for development that accommodates the Township's growing industries and business relocation.
2. **Roslyn** – A legacy core community with excellent multi-modal transportation access; suitable for downtown revitalization and business promotion/retention
3. **Keswick** – Charming legacy core community with many existing arts/culture, retail, and dining assets; would benefit from enhanced business promotion to ensure that existing businesses continue to thrive in Keswick.
4. **Old York Road Corridor/Noble** – Located centrally within the Township and serves as a vital concentration of retailers, transportation assets, and essential community facilities; suitable for development that utilizes the Old York Road Corridor's underutilized parcel.

Undertaking economic development efforts in these sites would take dedication, funding resources, an ability to coordinate and collaborate with businesses, and an ability to forge a community consensus on economic development priorities. For these reasons, the creation of an Economic Development Corporation is the most suitable way to achieve desired economic development goals and objectives. Communities with similar attributes to Abington Township, such as Collegeville (Montgomery), Phoenixville (Chester), and Lansdowne (Delaware), have all been able to advance small and large economic development projects through the creation of an Economic Development Corporation. These communities have enjoyed the flexibility of an Economic Development Corporation's ability to benefit community businesses and enhance resident quality-of-life through façade improvements, streetscaping, business assistance programs, rehabilitation of blighted buildings, reuse of underutilized properties, etc. To achieve desired economic development outcomes, creation of an Economic Development Corporation within Abington Township is an essential first step. Delta recommends the following action and implementation steps to advance economic development efforts in Abington Township:

1. Establish and Economic Development Corporation
2. Develop Operation & Capital Funding Strategy
3. Identify Economic Development Priorities in a 5-Year EDC Strategic Plan
4. Begin Implementing Economic Development Projects and Initiatives
5. Establish Public-Private Partnerships for the Improvement of Key Community Assets
6. Benchmark and Measure Impact

SECTION 1 - INTRODUCTION

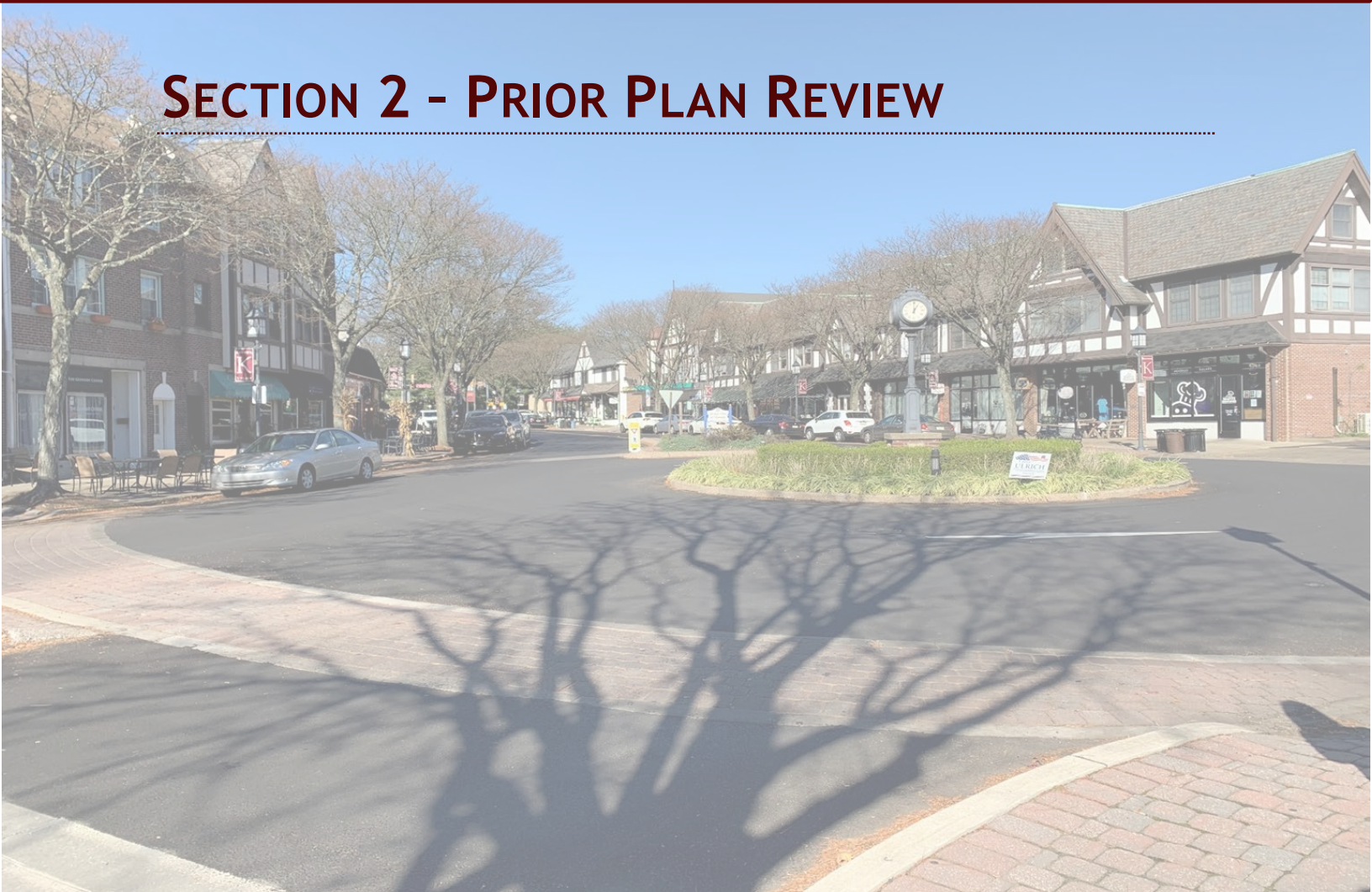


In the Spring of 2022, Abington Township (Township) solicited proposals for the creation of the Feasibility Study for Potential Economic Development in Abington Township (Study). The Study is intended to steer targeted economic development efforts in Abington Township to grow the economy and provide for a higher quality-of-life for residents. The Study has been developed to achieve four major goals, including:

- Identify demographic, socioeconomic, and market trends that will impact future economic development efforts in Abington Township.
- Select priority sites for future development, redevelopment, or rehabilitation.
- Assess how the identified sites advance Abington Township's economic development properties.
- Create an action and implementation strategy to advance proposed economic development efforts.

Delta Development Group, Inc., a Camp Hill, PA-based economic development consulting firm, was selected to prepare the Study. The deliverable is an actionable report designed to convey quantitative and qualitative data gathered, identify, and assess the selected sites for development, redevelopment, or rehabilitation, and identify economic development initiatives to support development at selected sites.

SECTION 2 - PRIOR PLAN REVIEW



For the past twelve years, Abington Township (Township) has been proactive in steering the development of planning deliverables to guide future land use, development, and transportation efforts. Although the planning deliverables varied in scope and content, all of them have resulted in tangible change in the Township. The *Feasibility Study for Potential Economic Development in Abington Township* (Feasibility Study) seeks to build upon prior planning deliverables and lay out a strategy for economic development that is complementary to prior efforts, feasible, and actionable. Delta has undertaken review of prior planning deliverables to determine what information is relevant to current efforts.

ROSLYN COMMUNITY REVITALIZATION PLAN (2010)

The *Roslyn Community Revitalization Plan*, adopted in 2010, was successor to the earlier *Roslyn Community Revitalization Plan* adopted in 2002. The selected consulting team performed a technical analysis of physical and economic conditions, made design recommendations, conducted public outreach, and worked closely with a Task Force to tackle revitalization in Roslyn. Land use analysis conducted by the consulting team found that the neighborhood's character has changed over time. Development pressures along Easton Road changed the corridor from primarily residential to a mix of residential and commercial properties (*some of which are converted residential properties*). The average lot depth in the neighborhood is about 150 feet, and lot width is 50 feet, which limits the potential commercial development along the corridor absent lot consolidation efforts.



SOURCE: *Roslyn Community Revitalization Plan*

OLD YORK ROAD CORRIDOR IMPROVEMENT STUDY (2010)

Adopted in 2010, the *Old York Road Corridor Improvement Study* examined attributes of the Old York Road (PA Route 611) Corridor (Corridor), which was defined as a 2.5-mile-long segment of roadway extending from Rydal Road to the north to Moreland Road in the south. The Study was viewed as an integral follow-up to Abington Township's 2007 *Comprehensive Plan Update*, which noted that the Corridor was an economic and multimodal asset to the community. In studying the Corridor, the consulting team found that there was a small amount of land available for development and transportation improvements, but the built-out nature of the Corridor made both future development and transportation improvements difficult to implement. However, infill development through greater intensification and mixing of land uses on vacant and underutilized parcels was a possibility. To achieve a "Main Street" look and feel, inclusive of on-street parking, generous-width sidewalks, and pedestrian amenities, the Township would have to remove lanes of traffic, which would be a major trade-off.

The Study conveyed a vision for four (4) segments of the Corridor due to their unique positive attributes:

- **INTERSECTION OF OLD YORK ROAD AND THE FAIRWAY:** Close to rail; larger parcels of vacant or underutilized land; existing retail activities; and ability to act as a southern “gateway” to the Township.
- **INTERSECTION OF OLD YORK ROAD AND SUSQUEHANNA ROAD:** Historic ambiance; existing locally oriented businesses; nearby schools and assisted living facilities; available vacant or underutilized land.
- **KEITH ROAD TO EDGEHILL ROAD:** Underutilized land; existing retail activities; proximity to institutions (such as Abington Memorial Hospital and Penn State Abington).
- **CHESTER AVENUE AND OLD WELSH ROAD:** Linear extent of existing small businesses; Crestmont train station; underutilized land.

KESWICK VILLAGE REVITALIZATION PLAN PHASE II (2012)



SOURCE: www.EventUp.com

The *Keswick Village Revitalization Plan Phase II* (Plan), adopted in 2012, is a supplement to a prior planning effort (*New Visions: Abington Commercial Districts, Keswick Avenue*) that resulted in initial enhancements to Keswick. The 2012 effort developed recommendations in three areas: Streetscape enhancements, business and economic development, and parking improvements. The Plan describes the Keswick neighborhood as a “regional destination

because of the Keswick Theatre”. Participants in the planning process noted a desire for more restaurants to further cement Keswick’s nature as a regional destination. Further findings included a need for additional home furnishing and improvements stores, businesses assistance to expand operations, promotion of the business façade improvement program, and investigation of loan programs for expansion and development.

ABINGTON NOBLE TRANSIT-ORIENTED DEVELOPMENT PLAN (2012)

The 2012 *Abington Noble Transit-Oriented Development Plan* was built upon concepts and recommendations of the 2010 Old York Road Corridor Improvement Study. The Plan notes that the convergence of Old York Road (PA Route 611), SEPTA’s Noble Station, and other multimodal transportation assets makes the Plan’s study area an ideal candidate for Transit Oriented Development (TOD) and future economic growth. The consulting team, although recognizing development interests and market realities, sought to be proactive rather than reactive by engaging stakeholders and developing a shared vision

for the area. The consulting team found that limited acreage is the largest constraint to development in the Noble Station area. However, one mixed- use building could be constructed if structured parking was incorporated to replace existing surface parking at the SEPTA Station and Noble Plaza. Build economics, the Plan notes, favors wood-frame construction that would limit supportable new development to five (5) stories. Market analysis within the Plan identifies potential for 100-200 dwelling units and a 100-to 150-room hotel. The Plan found that the market has an excess supply of office space and would therefore not be an ideal inclusion within any TOD development surrounding the SEPTA Station.

WALK, PARK, TRAIN ABINGTON (2017)

Adopted in 2017, *Walk, Park, Train Abington* sought to “maximize the potential of Abington’s transportation infrastructure toward reduced traffic congestion, increased energy savings, and smart and sustainable growth toward an enhanced quality-of-life for residents”. Two objectives of *Walk, Park, Train Abington* include (1.) Assessing the feasibility of five SEPTA Train stations areas (*North Hills, Ardsley, Roslyn, Rydal, and Meadowbrook*) for new surface parking lots or garages; and (2.) Assess existing Township zoning within ¼ miles of all seven Township stations and recommending changes to zoning that promote TOD growth and higher density. Of the seven Township SEPTA Stations, it became apparent that three were most suitable for ancillary development due to existing zoning and land uses: Crestmont, Noble, and North Hills.

VISION2035, ABINGTON’S COMPREHENSIVE PLAN UPDATE (2019 - PRESENT)

Vision2035, Abington’s Comprehensive Plan Update is Abington Township’s ongoing effort to update its Comprehensive Plan. According to Chapter 2 – Vision, “Abington’s vision for 2035 is one in which all the members of the community – residents, employees, and visitors, experience a high, even enhanced, quality of life. This vision celebrates the township’s unique sense of place and emphasizes the cherished characteristics described below”. Chapter 4 – Existing Land Use provides statistics that impact potential economic development efforts and explain development trends to-date, including:

- Residential land uses are the largest land use category in the Township, comprising 62% of land area.
- Institutional uses (*schools, municipal facilities, hospitals, colleges, etc.*) account for 15% of the Township’s land area.
- Commercial uses account for 3.9% of the Township’s land area (*with retail account for 3.2% and office account for 0.7% of land area, respectively*).
- Only 0.7% of the Township’s land area is dedicated to industrial uses, with the most significant industrial area of the Township at SPS Technologies in Glenside.

- A total of 558,000 S.F. of non-residential development has been approved in the Township since 2010, with a majority of this growth being from institutional (*educational and medical*) and medical office uses.

PLANNING IMPLICATIONS

As demonstrated by the review of prior plans, economic development efforts in Abington Township can take place in three types of settings: Legacy core communities surrounded by residential neighborhoods (*i.e., Keswick, North Hills, etc.*), major suburban transportation corridors (*i.e., Old York Road, Noble, etc.*), or legacy communities sitting along secondary arterial corridors (*i.e., Roslyn*). The suburban transportation corridors and legacy communities along secondary arterial corridors, in particular, contain underutilized parcels and properties for potential rehabilitation or redevelopment. Economic development efforts in these settings require unique approaches and a lead agency to spearhead the initiative. Coordination on land acquisition, forging public-private partnerships for project funding, and communications with community stakeholders must all be considered as part of the Township's economic development efforts.

SECTION 3 - DEMOGRAPHIC, SOCIOECONOMIC, AND MARKET ANALYSIS



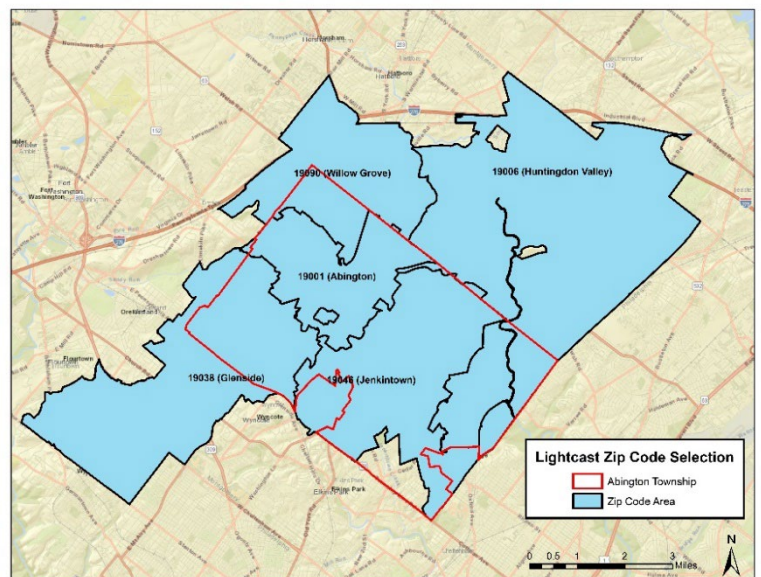
Demographic, socioeconomic, and market analysis was performed to identify trends with a potential bearing on economic development efforts. The analysis also provides a baseline to measure the impact of economic development efforts in future years. Analysis was performed at four geographic levels: Local (*Abington Township or Abington Township area*), regional (*Montgomery County*), state (*Commonwealth of Pennsylvania*), and multi-state (*Philadelphia-Reading-Camden CSA*). Comparison of statistics across these geographies is used to isolate unique trends in Abington Township relative to larger trends that may be occurring in Montgomery County, the Commonwealth of Pennsylvania, or the Philadelphia-Reading-Camden CSA.

Abington Township is comprised of 15.5 sq. mi. of land area in eastern Montgomery County. Abington Township borders the City of Philadelphia to the east. It is located adjacent to the Boroughs of Jenkintown and Rockledge and Townships of Cheltenham, Lower Moreland, Springfield, Upper Dublin, and Upper Moreland.

Data through Lightcast, a leading aggregator of economic and market data, is pulled at the ZIP code level. Abington Township is comprised of multiple ZIP code areas that traverse its municipal boundaries. Therefore, data pulled and designated as the “Abington Township area” is comprised of five zip codes that capture areas of Abington Township with notable commercial and institutional activity. ZIP codes that were included as part of the “Abington Township area” include 19001 (*Abington*), 19006 (*Huntingdon Valley*), 19038 (*Glenside*), 19046 (*Jenkintown*), and 19090 (*Willow Grove*).

Montgomery County, the third-most populous county in the Commonwealth of Pennsylvania, is comprised of 487 sq. mi. in total area. It is bordered by the Counties of Berks, Bucks, Chester, Delaware, Lehigh, and Philadelphia. Montgomery County is part of the Philadelphia-Reading-Camden CSA.

The Philadelphia-Reading-Camden Combined Statistical Area (CSA), also known colloquially as the “Delaware Valley”, is a region comprised of counties in four states (Delaware, Maryland, New Jersey, and Pennsylvania). Counties within the CSA are linked both economically and culturally, with the City of Philadelphia serving as the CSA's hub of commerce and culture.

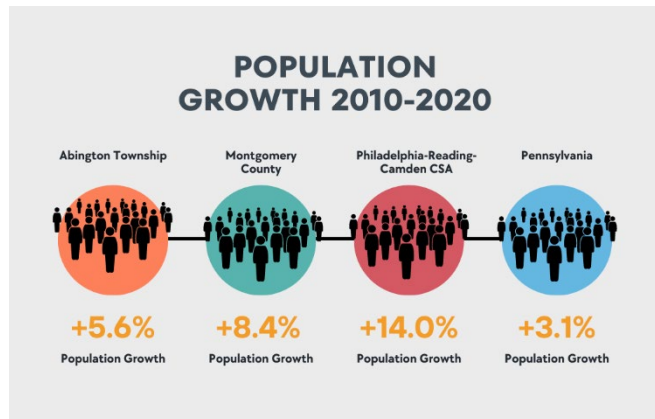


SOURCE: Delta Development Group, Inc.

SECTION 3.1: POPULATION, FAMILIES, AND HOUSEHOLDS

POPULATION

Because of Abington Township's largely built-out character, its overall population has increased. According to U.S. Census Bureau American Community Survey (ACS) 5-Year Estimates and the 2020 Decennial Census, the Township's population grew from 55,419 residents in 2010 to 58,502 residents by 2020, an increase of 5.6%.

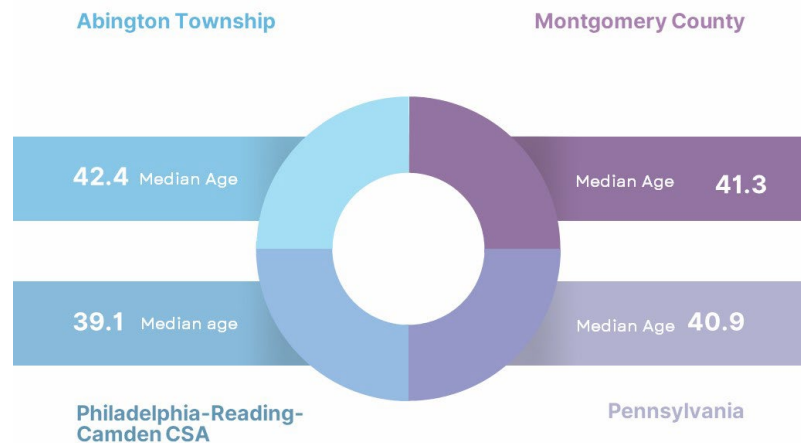


Montgomery County (County) and the Philadelphia-Reading-Camden CSA (CSA) experienced higher rates of growth between 2010 and 2020. Population growth at the County and CSA stood at 8.4% and 14.0%, respectively. Pennsylvania's population grew 3.1% during the same period.

AGE

Throughout the past decade, the Township's median age has remained consistent, standing at 42.3 in 2010, 42.6 in 2015, and 42.4 in 2020. However, the Township's median age is comparatively higher than the County, CSA, and Commonwealth. In 2020, the County's median age was 41.3, the CSA's was 39.1, and the Commonwealth's was 40.9.

As compared with the County, CSA, and Commonwealth, the Township has a slightly higher, albeit consistent, percentage of primary and secondary school-age population. As of 2020, 16.2% of the Township's population are between the ages of 5 and 17 (8,987 total), as compared to 16.1% in the County, 16.0% in the CSA, and 15.2% in the Commonwealth. The percentage of school-age population stood at 16.7% in 2010 and 15.5% in 2015, which represents a fluctuation throughout the decade.



Source: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates

The largest growth in the Township has been among residents 60 years and older. Between 2010 and 2020, the number of Township residents aged 60 or older has increased by 14.9%. However, it should be noted that the increase of residents aged 60 or older was much higher in the County (27.8%), CSA (39.7%), and Commonwealth (23.4%) through the decade.

The largest decrease in population by age was experienced in the 15-to-17-year range, which experienced a decline of 11.8% in the decade between 2010 and 2020. The County, CSA, and Commonwealth also experienced decreases in this age bracket (at 5.8%, 4.5%, and 11.9%, respectively).

As the Township's population has grown, and median age has remained consistent, the distribution of age is skewing to higher, and lower, age ranges.

FAMILIES

According to the U.S. Census Bureau, a family is defined as a group of two people or more (one of whom is the householder) that are related by birth, marriage, or adoption and residing together. The number of families in the Township stood at 14,797 in 2010 and 15,071 in 2020, which represents an increase of 1.9%. The rate of growth in families was higher in the County (4.3%) and CSA (11.4%) over the same decade. In the Commonwealth, the increase was smaller (0.7%).

HOUSEHOLDS

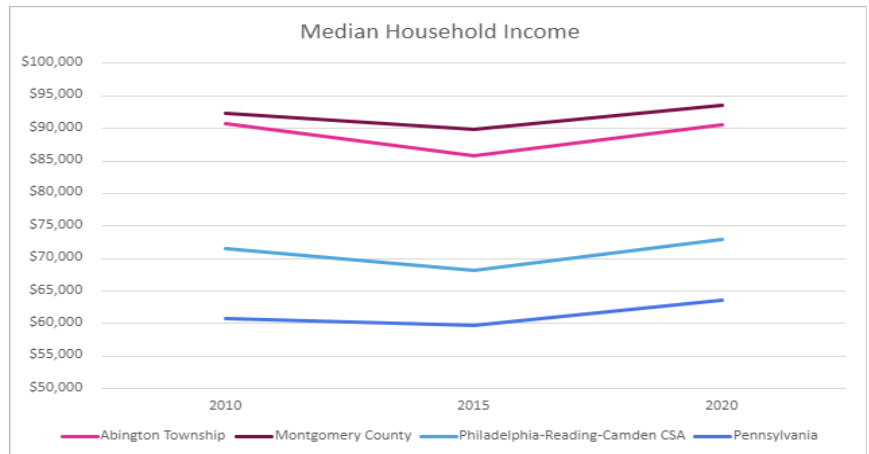
Between 2010 and 2020, the number of households, defined by the U.S. Census Bureau as individuals residing in a dwelling unit, has declined slightly in the Township over the past decade. The number of households stood at 21,367 in 2010 and 21,305 in 2020; a decrease of 0.3%. The County, CSA, and Commonwealth experienced increase of 3.9%, 12.7%, and 3.4% during the same period.



HOUSEHOLD INCOME

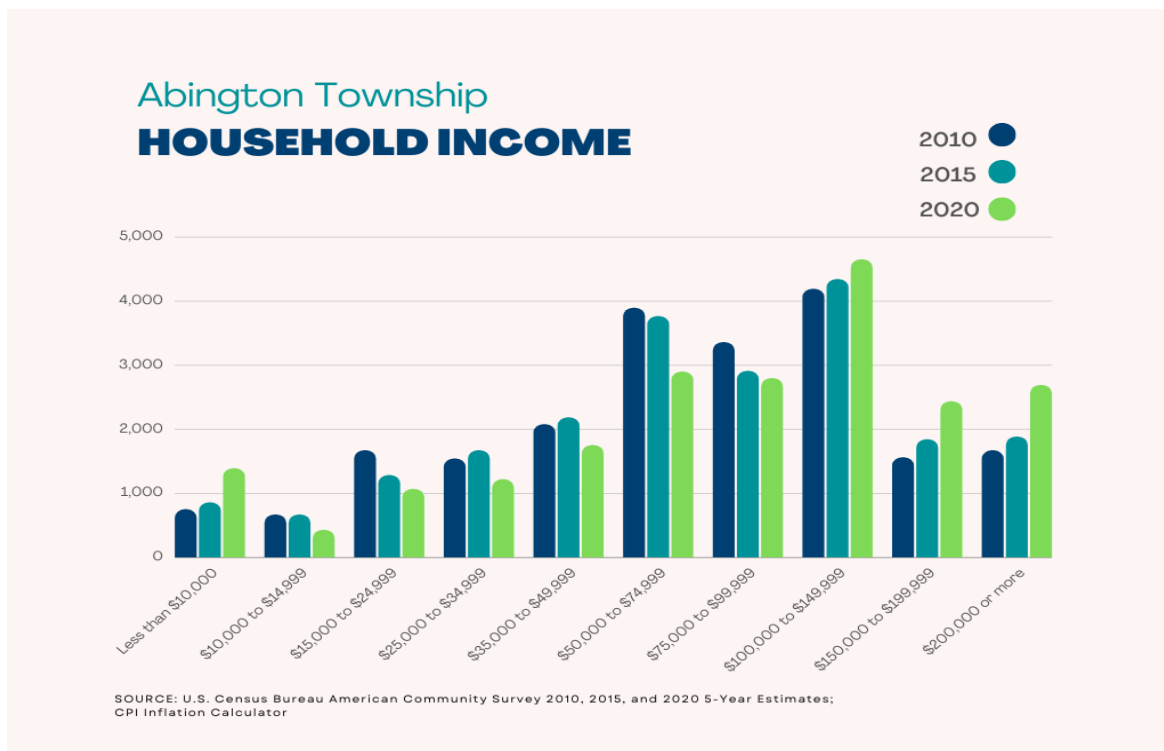
The Township's median household income has remained remarkably steady when adjusting for inflationary pressures. Using the CPI Inflation Calculator to adjust the income to 2020 U.S. dollars, the Township's median household income was approximately \$90,777 in 2010 and \$90,506 in 2020, which represents a minor decrease.

In 2020, the median household incomes of the County, CSA, and Commonwealth were \$93,518, \$72,875, and \$63,627, respectively. Whereas the Township experienced a slight decrease in median household income, the County, CSA, and Commonwealth all experienced slight increases between 2010 and 2020.



The slight decrease in the Township's median household income can be attributed to the growth in households earning less than \$10,000. The Township had 748 households earning less than \$10,000 in 2010, as compared to 1,385 households earning less than \$10,000 in 2020. This is an 85.2% increase over the decade. At the same time, the Township experienced substantial growth in the number of households earning between \$100,000 and \$149,999 (+10.9%), \$150,000 and \$199,999 (+55.7%), and \$200,000 and more (+61.7%). Median household income categories spanning \$10,000 and \$99,999 all experienced decreases.

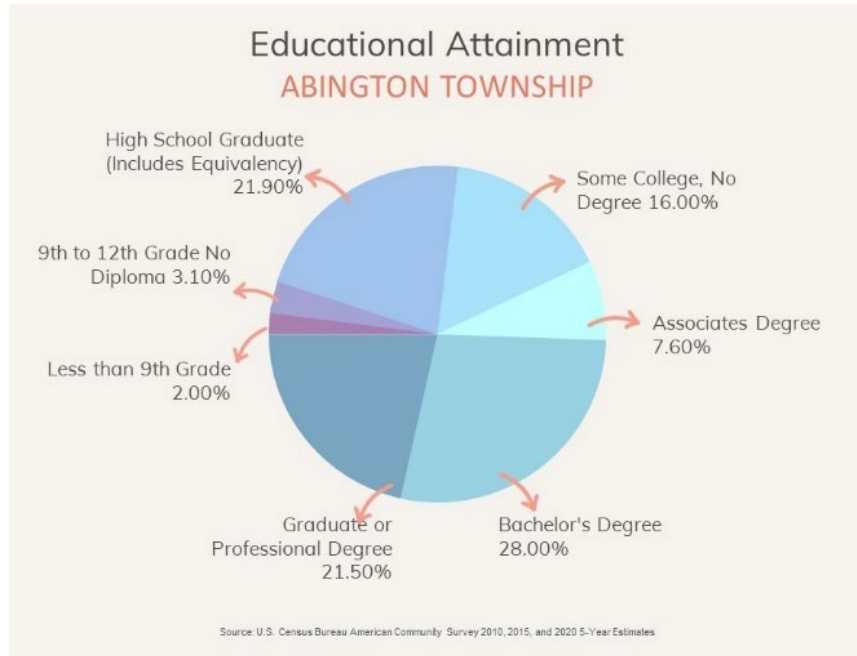
SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates; CPI Inflation Calculator



SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates; CPI Inflation Calculator

EDUCATIONAL ATTAINMENT

Much like the County, the Township's population is proportionately well-educated as compared to the CSA and Commonwealth. In 2020, 49.4% of the Township's population earned a Bachelor's Degree or higher. This was only slightly lower than the County's percentage of residents earning a Bachelor's degree or higher (49.6%), but much higher than that of the CSA (36.7%) and Commonwealth (32.3%). Both the Township and County also have a higher percentage of population with Graduate or Professional Degrees, at 21.5% each. This is far higher proportion than that of the CSA (14.8%) and Commonwealth (12.8%).



The County's high level of educational attainment has continued to increase over time. The percentage of residents earning a Bachelor's Degree or higher rose from 42.1% in 2010 to 49.4% in 2020. The percentage of residents earning a Graduate or Professional Degree rose from 17.7% in 2010 to 21.5% in 2020.

SECTION 3.2: HOUSING

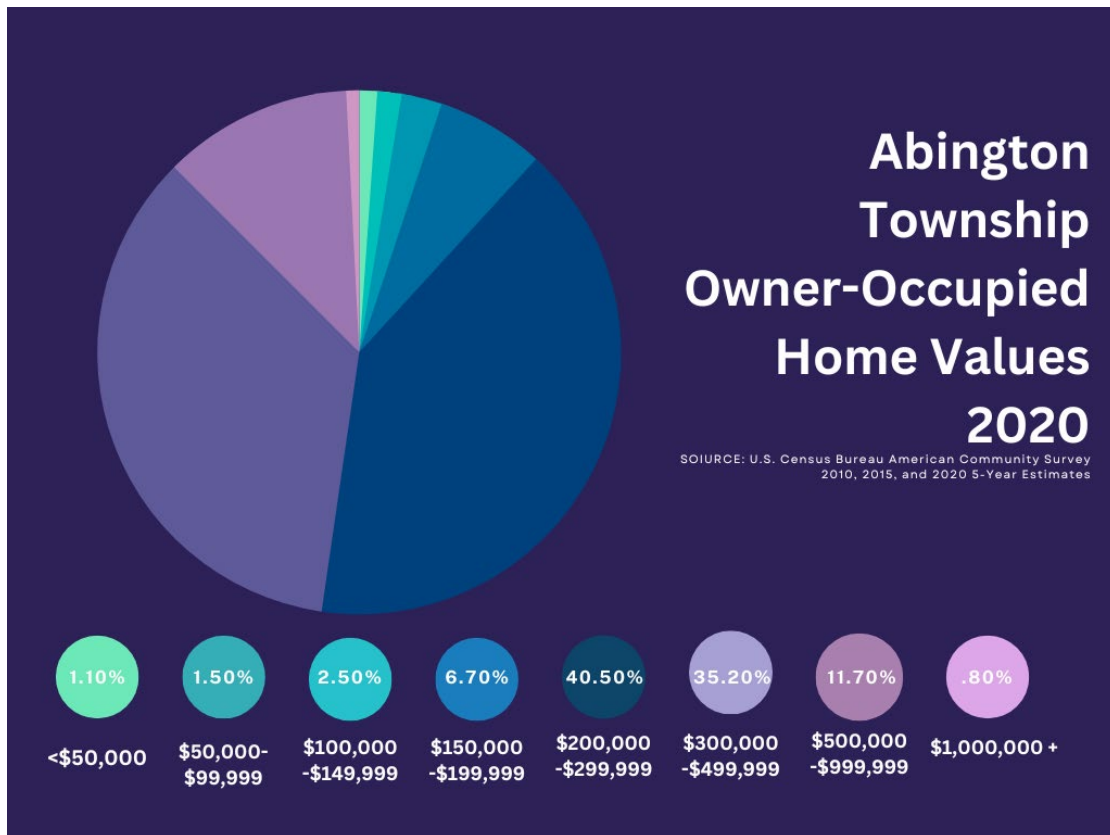
HOUSING TENURE

As compared to the selected reference geographies, the Township has a comparatively high rate of homeownership. In 2020, 78.6% of housing units in the Township were owner-occupied (21.4% were renter occupied). The percentage of owner-occupied housing units were lower in the County (71.9%), CSA (67.6%), and the Commonwealth (69.0%).

VALUE

When adjusted for inflation to 2020 U.S. dollars, the median value of homes in Abington Township has declined over the past decade. The inflation-adjusted median value of homes stood at \$322,637 in 2010 but declined to \$294,500 by 2020. By 2020, median home values in the County, CSA, and Commonwealth stood at \$326,200, \$249,200, and \$187,500, respectively. All three reference geographies also experienced inflation-adjusted decreases in median home value during the same period.

In 2020, the plurality of owner-occupied housing units in the Township (40.5%) were valued between \$200,000 and \$299,999, with 35.2% of units having a value of \$300,000 and \$499,999, and 11.7% of units having a value of \$500,000 to \$999,999. Housing values in the Township are comparatively concentrated within the \$200,000 to \$499,999 range, accounting for 87.4% of all owner-occupied units in the Township. The County, CSA, and Commonwealth have a less concentrated spread of owner-occupied housing values.



The post-COVID-19 housing boom has drastically increased the value of real estate across the nation. The Abington Township area, too, has experienced a significant increase in residential property values. According to the Zillow Home Value Index (ZHVI), a seasonally adjusted measure of typical home value in a selected reference geography, the typical home value in the Abington Township area stood at \$433,187 (Jan. 1, 2022 – Sept. 30, 2022 average). In Montgomery County, the average home value was slightly lower at \$424,302 during the same period. Demonstrating the strength of the residential property market in the area, both the Abington Township area and Montgomery County had far higher average home values than the Commonwealth, which stands at \$262,422. Typical homes values are significantly higher in all geographies than during the same period in 2021.

Table 1 – Typical Home Value: 2021 & 2022

TYPICAL HOME VALUE: 2021 & 2022		
TOTAL HOUSEHOLDS:	2021	2022 (Jan. - Sept.)
Abington Township Area	\$393,944	\$433,187
Montgomery County	\$384,703	\$424,302
Pennsylvania	\$236,448	\$262,422

SOURCE: Zillow Research (2022)

SECTION 3.3: EMPLOYMENT AND OCCUPATIONS

INFLOW OUTFLOW

The U.S. Census Bureau's OnTheMap provides detailed statistics on the inflow/outflow patterns of U.S. workers. As of 2019, more individuals commute outside of the Township for work than individuals who work inside of the Township for work. A total of 26,696 individuals live in the Township and are employed outside, 21,568 live outside of the Township and are employed inside, and 3,055 individuals both live and work inside the Township.

Of the individuals that work outside of the Township, a plurality (29.7%) work in the City of Philadelphia. The next highest work destinations (proportionately), are Horsham Township (3.4%), Upper Dublin Township (3.3%), Upper Moreland Township (2.8%), and Cheltenham Township (2.3%).



SOURCE: U.S. Census Bureau OnTheMap

EMPLOYMENT PROFILES

According to ESRI Business Analyst, an aggregator of primary and secondary economic and market data, the Township has a total of 1,920 businesses and 30,152 employees as of 2022. The employee to residential population ratio (per 100 residents) is 52, which indicates a higher proportion of residential population than workers in the Township. A score of 100 would mean an equal proportion of workers to residents. The County has a greater employee to residential population ratio at 60. The Commonwealth's employee to residential population ratio is 48.

Of the Township's 1,920 businesses, 16.5% are classified under the Retail Trade 2-Digit NAICS code. This amounts to 317 Retail Trade businesses in total. The Retail Trade is followed by Health Care & Social Assistance (14.7%), Other Services – Except Public Administration (14.0%).

Of the Township's 30,152 employees, 42.6% are employed in the Healthcare & Social Assistance Sector (12,849 in total). The next highest proportion of total employees were employed in the Retail Trade (16.3%), and Accommodation & Food Services (5.8%) sectors. Although the Healthcare & Social Assistance and Retail Trade sectors also share a proportionately higher proportion of the workforce in the County and Commonwealth, employment in the Township is much more concentrated within these NAICS sectors.

To determine a relative concentration of employment, the percentages of businesses and employees can be compared. For instance, only 14.7% of the Township's businesses are in the Health Care & Social Assistance industry, but 42.6% of the Township's employees work in the industry. This indicates a high concentration of employment at a handful of major employers in the industry. The Township is home to both Jefferson Abington Hospital, Holy Redeemer Hospital, and supporting health care operations, which explains the relative concentration of employment. The County and Commonwealth also show a concentration of employment in this industry, albeit at a lesser extent.

COLOR SCALE KEY	
High	Green
Medium	Yellow
Low	Orange

Table 2 – Employment Profile Comparison

EMPLOYMENT PROFILE COMPARISON						
Data for all businesses in area	Abington Township		Montgomery County		Pennsylvania	
Total Businesses:	1,920		35,751		457,737	
Total Employees:	30,152		517,803		6,211,078	
Total Residential Population:	58,502		856,553		13,002,700	
Employee/Residential Population Ratio (per 100 residents)	52		60		48	
	Businesses	Employees	Businesses	Employees	Businesses	Employees
by 2-Digit NAICS Codes						
Agriculture, Forestry, Fishing & Hunting	0.1%	0.0%	0.1%	0.1%	0.6%	0.3%
Mining	0.0%	0.0%	0.1%	0.0%	0.2%	0.2%
Utilities	0.0%	0.0%	0.1%	0.4%	0.2%	0.3%
Construction	7.4%	2.7%	7.6%	5.4%	7.5%	4.6%
Manufacturing	1.7%	4.0%	3.9%	7.9%	3.9%	8.7%
Wholesale Trade	2.3%	0.9%	3.5%	3.6%	3.4%	3.9%
Retail Trade	16.5%	16.3%	13.2%	12.5%	14.7%	12.5%
Transportation & Warehousing	0.8%	0.6%	1.1%	1.4%	1.9%	2.7%
Information	2.2%	1.6%	2.6%	4.0%	2.0%	2.4%
Finance & Insurance	5.6%	3.0%	6.4%	6.8%	4.9%	4.1%
Real Estate, Rental & Leasing	3.8%	1.7%	4.9%	2.9%	4.3%	2.3%
Professional, Scientific & Tech Services	9.4%	3.7%	11.4%	9.4%	8.7%	7.1%
Management of Companies & Enterprises	0.2%	0.0%	0.2%	0.4%	0.1%	0.3%
Administrative & Support & Waste Management & Remediation	3.5%	1.1%	4.3%	3.9%	3.4%	2.3%
Educational Services	3.2%	5.4%	2.7%	6.8%	2.6%	7.6%
Health Care & Social Assistance	14.7%	42.6%	10.5%	17.4%	9.8%	18.0%
Arts, Entertainment & Recreation	2.1%	1.5%	2.0%	1.9%	2.0%	2.1%
Accommodation & Food Services	6.6%	5.8%	6.2%	6.7%	7.5%	8.0%
Other Services (except Public Administration)	14.0%	5.5%	11.9%	5.5%	14.6%	6.6%
Public Administration	1.1%	3.3%	1.9%	2.9%	3.4%	5.2%
Unclassified Establishments	4.7%	0.3%	5.4%	0.4%	4.3%	0.6%

SOURCE : ESRI Business Analyst (2022); 2020 Decennial Census

TOP OCCUPATIONS

To examine employment and occupation trends in greater detail, Delta used Lightcast to show trends in occupational employment by Standard Occupational Classification (SOC) code. An occupation identified by a SOC code may span multiple NAICS industry sectors. In the Abington Township area, the three largest SOC codes, by number of jobs in 2020, were Office and Administrative Support Occupations (8,295 jobs), Healthcare Support Occupations (6,542 jobs), and Sales and Related Occupations (5,518 jobs). Of the Abington Township area's top occupations, Healthcare Support Occupations (+114%), Management Occupations (+31%), and Healthcare Practitioners and Technical Occupations (+14%) experienced the highest rate of growth.

Table 3 – Top Occupations in the Abington Township Area (2020)

TOP OCCUPATIONS IN THE ABINGTON TOWNSHIP AREA (2020)				
OCCUPATION	2010 Jobs	2020 Jobs	Change in Jobs	% Change in Jobs
Office and Administrative Support Occupations (43)	9,353	8,295	(1,057)	-11%
Healthcare Support Occupations (31)	3,053	6,542	3,489	114%
Sales and Related Occupations (41)	7,336	5,889	(1,447)	-20%
Healthcare Practitioners and Technical Occupations (29)	4,825	5,518	693	14%
Transportation and Material Moving Occupations (53)	4,216	4,709	493	12%
Educational Instruction and Library Occupations (25)	4,039	4,218	179	4%
Food Preparation and Serving Related Occupations (35)	4,062	3,830	(232)	-6%
Construction and Extraction Occupations (47)	3,153	3,505	352	11%
Management Occupations (11)	2,607	3,426	819	31%
Business and Financial Operations Occupations (13)	3,262	3,412	150	5%

SOURCE: Lightcast (formerly EMSI)

TOP JOB POSTINGS

By aggregating search results from leading job posting websites, Lightcast builds detailed job posting analytic profiles to determine what job titles are most in-demand within the selected geography. By examining job posting data from the Abington Township area between 2010 and 2022, it was determined that Registered Nurses (194 postings), Emergency/Trauma Registered Nurses (178 postings), and Data Entry Clerks (176 postings) were the most in-demand job titles. Of the 20 top job titles, 12 were specific to the Healthcare & Social Assistance industry.

Table 4 – Top 20 Job Titles in Job Postings: 2010 – 2020

TOP 20 JOB TITLES IN JOB POSTINGS: 2010-2020	
JOB TITLE	Unique Postings (Jan. 2010 - Sep. 2022)
Registered Nurses	194
Emergency/Trauma Registered Nurses	178
Data Entry Clerks	176
Pharmacy Technicians	169
Clinical Associates	167
Outpatient Registrars	157
Medical Surgical Registered Nurses	153
Administrative Associates	143
Labor and Delivery Registered Nurses	135
Nutrition Services Associates	132
Restaurant Team Members	130
Phlebotomists	119
Environmental Services Associates	112
Certified Nursing Assistants	111
Licensed Practical Nurses	104
Receptionists	99
Assistant Store Managers	96
Associate Quality Managers	90
CDL-A Truck Drivers	89
Customer Service Representatives	87

SOURCE: Lightcast (formerly EMSI)

TOP SPECIALIZED SKILLS

In addition to examining the job titles within job postings, Lightcast also analyzes the postings for key words relating to requested skills. In the Abington Township area, between 2010 and 2022, the top specialized requested skills were Nursing (16.5%), Cardiopulmonary Resuscitation (CPR) (10.0%), and Medical Terminology (7.9%). Of the top 20 specialized skills, nine (9) were specific to the Healthcare & Social Assistance industry.

Table 5 – Top Specialized Titles in Job Postings: 2010 – 2020

TOP 20 JOB TITLES IN JOB POSTINGS: 2010-2020	
JOB TITLE	Unique Postings (Jan. 2010 - Sep. 2022)
Registered Nurses	194
Emergency/Trauma Registered Nurses	178
Data Entry Clerks	176
Pharmacy Technicians	169
Clinical Associates	167
Outpatient Registrars	157
Medical Surgical Registered Nurses	153
Administrative Associates	143
Labor and Delivery Registered Nurses	135
Nutrition Services Associates	132
Restaurant Team Members	130
Phlebotomists	119
Environmental Services Associates	112
Certified Nursing Assistants	111
Licensed Practical Nurses	104
Receptionists	99
Assistant Store Managers	96
Associate Quality Managers	90
CDL-A Truck Drivers	89
Customer Service Representatives	87
SOURCE: Lightcast (formerly EMSI)	

SECTION 3.4: LOCATION QUOTIENTS

ABINGTON TOWNSHIP AREA AND COMPARATIVE LOCATION QUOTIENTS

A location quotient (LQ) is a measure used to quantify how concentrated an industry is in a region compared to a reference economy (typically the state or nation). The LQ mathematically quantifies which industries make an economy unique. A LQ below 1.0 indicates that industry employment is **less** concentrated in the study area than in the reference economy. A LQ above 1.0 indicates that the industry is more concentrated in the study area than in the reference economy. According to Economic Base Theory, industries with an employment share that exceeds the reference economy's employment share (LQ of 1.0+) have excess production that serves export markets. Because export activity injects new money into the local economy, these basic industries are considered key drivers of economic growth. The Abington Township area has eight (8) LQs that exceed 1.0, and are therefore deemed basic industries:

- NAICS Sector 61 – Educational Services: 1.96
- NAICS Sector 62 – Health Care & Social Assistance: 1.86
- NAICS Sector 56 – Administrative and Support and Waste Management/Remediation Services: 1.55
- NAICS Sector 23 – Construction: 1.34
- NAICS Sector 81 – Other Services (Except Public Administration): 1.11
- NAICS Sector 71 – Arts, Entertainment, and Recreation: 1.04
- NAICS Sector 42 – Wholesale Trade: 1.01
- NAICS Sector 54 – Professional, Scientific, and Technical Services. 1.00

As compared to the County and the Commonwealth, the Abington Township area has a proportionately higher LQ in the Health Care and Social Assistance, Educational Services, Construction, and Administrative and Support and Waste Management/Remediation Services sectors. It notably lags behind the County and Commonwealth in the Utilities, Manufacturing, Finance & Insurance, and Management of Companies & Enterprises industries. The negligible LQ of Management of Companies & Enterprises means that very few corporate headquarters are located within the Abington Township area.

Table 6 – Location Quotient by 2-Digit NAICs Industry Sector – 2022

LOCATION QUOTIENT BY 2-DIGIT NAICs INDUSTRY SECTOR - 2022						
NAICS	Description	Abington Township Area	Montgomery County	Pennsylvania	Abington Area & County Comparison	Abington Area & PA Comparison
11	Agriculture, Forestry, Fishing and Hunting	0.03	0.16	0.66	-0.1	-0.64
21	Mining, Quarrying, and Oil and Gas Extraction	0.25	0.16	1.06	0.1	-0.81
22	Utilities	0.97	1.36	1.06	-0.4	-0.09
23	Construction	1.34	0.94	0.89	0.4	0.45
31	Manufacturing	0.47	1.06	1.14	-0.6	-0.67
42	Wholesale Trade	1.01	1.14	0.93	-0.1	0.07
44	Retail Trade	0.96	0.95	0.99	0.0	-0.03
48	Transportation and Warehousing	0.73	0.59	1.16	0.1	-0.43
51	Information	0.49	0.99	0.78	-0.5	-0.28
52	Finance and Insurance	0.97	1.64	1.09	-0.7	-0.11
53	Real Estate and Rental and Leasing	0.57	1.01	0.73	-0.4	-0.16
54	Professional, Scientific, and Technical Services	1.00	1.63	0.95	-0.6	0.05
55	Management of Companies and Enterprises	0.01	2.05	1.53	-2.0	-1.53
56	Administrative and Support and Waste Management and Remediation Services	1.55	1.09	0.82	0.5	0.72
61	Educational Services	1.96	1.35	1.78	0.6	0.18
62	Health Care and Social Assistance	1.86	1.24	1.28	0.6	0.58
71	Arts, Entertainment, and Recreation	1.04	0.94	0.99	0.1	0.05
72	Accommodation and Food Services	0.70	0.67	0.83	0.0	-0.13
81	Other Services (except Public Administration)	1.11	1.05	0.99	0.1	0.12
90	Government	0.52	0.45	0.76	0.1	-0.24
99	Unclassified Industry	0.00	0.00	0.00	0.0	0.00

SOURCE: Lightcast (formerly EMSI)

ABINGTON TOWNSHIP AREA CHANGE IN LOCATION QUOTIENT

Between 2010 and 2022, there have been notable shifts in 2-Digit NAICS LQs in the Abington Township area. Educational Services, the top LQ in the Abington Township area, declined from 2.25 in 2010 to 1.96 in 2022. Health Care and Social Assistance, the second highest LQ, grew from 1.49 in 2010 to 1.86 in 2022. The Finance and Insurance, Information, and Manufacturing industries experienced sizable decreases in LQ during the same period.

Table 7 – Abington Township Area Change in Location Quotient: 2010 – 2022

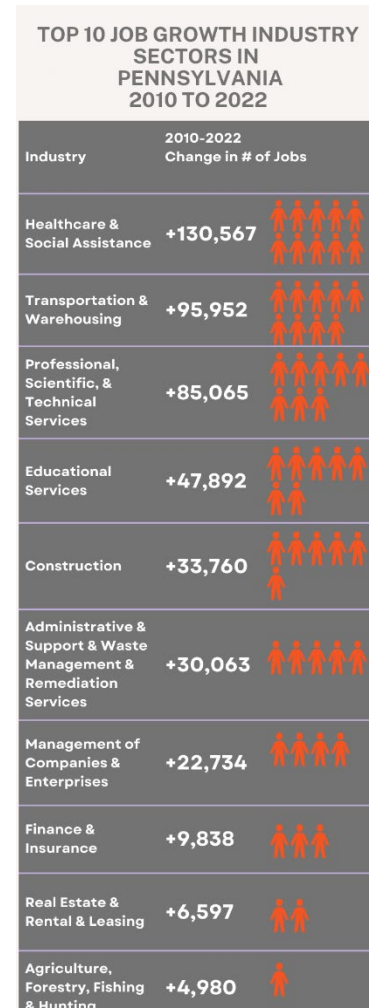
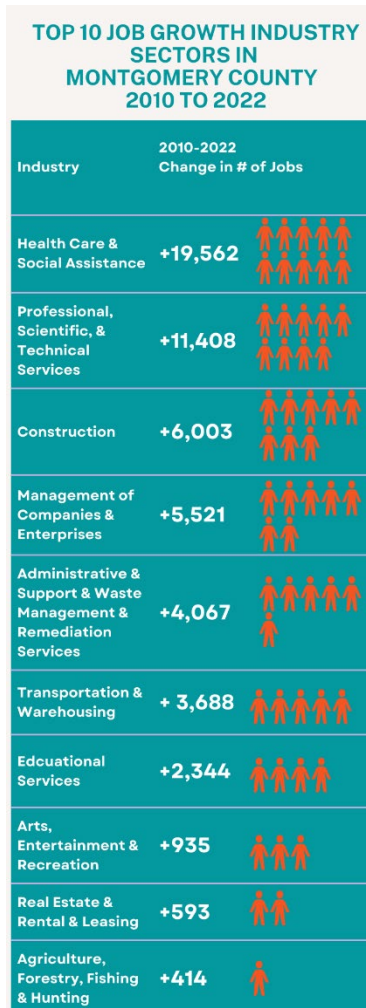
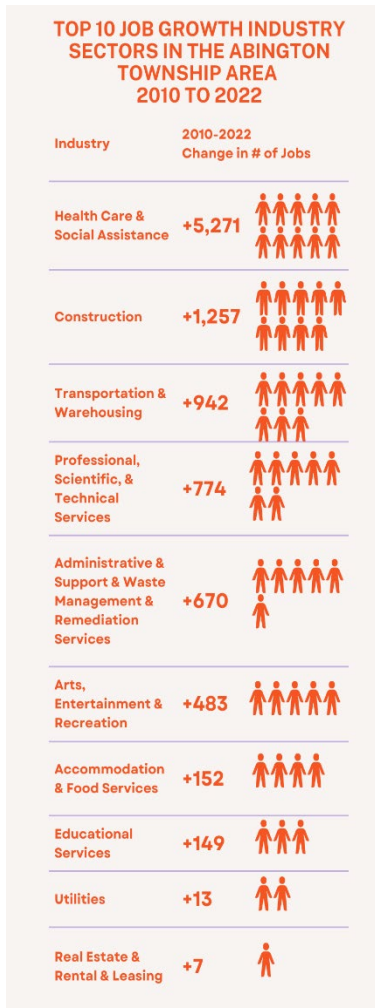
ABINGTON TOWNSHIP AREA CHANGE IN LOCATION QUOTIENT: 2010 - 2022				
NAICS	Description	2010	2015	2022
11	Agriculture, Forestry, Fishing and Hunting	0.01	0.00	0.03
21	Mining, Quarrying, and Oil and Gas Extraction	0.08	0.08	0.25
22	Utilities	0.87	0.93	0.97
23	Construction	1.32	1.31	1.34
31	Manufacturing	0.61	0.62	0.47
42	Wholesale Trade	1.02	1.01	1.01
44	Retail Trade	1.10	1.09	0.96
48	Transportation and Warehousing	0.63	0.57	0.73
51	Information	0.78	0.62	0.49
52	Finance and Insurance	1.45	1.23	0.97
53	Real Estate and Rental and Leasing	0.63	0.58	0.57
54	Professional, Scientific, and Technical Services	1.17	1.03	1.00
55	Management of Companies and Enterprises	0.01	0.00	0.01
56	Administrative and Support and Waste Management and Remediation Services	1.57	1.67	1.55
61	Educational Services	2.25	2.28	1.96
62	Health Care and Social Assistance	1.49	1.56	1.86
71	Arts, Entertainment, and Recreation	0.97	0.98	1.04
72	Accommodation and Food Services	0.71	0.72	0.70
81	Other Services (except Public Administration)	1.12	1.15	1.11
90	Government	0.55	0.53	0.52
99	Unclassified Industry	0.00	0.00	0.00

SOURCE: Lightcast (formerly EMSI)

JOB GROWTH BY INDUSTRY SECTOR

Using the same geographies, Lightcast was used to determine positive job growth between 2010 and 2022 for select 2-digit NAICS industry sectors. The Abington Township area experienced the largest job growth in the Health Care and Social Assistance industry (+5,271), followed by Construction (+1,257), and Transportation and Warehousing (+942). For the Health Care and Social Assistance industry, this represents a 46% increase in the number of jobs between 2010 and 2022.

The County experienced its largest job growth in the Health Care and Social Assistance (+19,562), Professional, Scientific, and Technical Services (+11,408), and Construction (+6,003) industries. The Commonwealth experienced its largest job increases in the Health Care and Social Assistance (+130,567), Transportation and Warehousing (+95,952), and Professional, Scientific, and Technical Services (+85,065) industry sectors.



SECTION 3.5: INDUSTRY CLUSTER

ABINGTON TOWNSHIP AREA TOP INDUSTRY CLUSTER

Industry cluster identification is a function of Lightcast that measures industry cluster performance. Measures that are taken into consideration for industry cluster analysis include earnings, job growth, regional competitiveness, regional specialization, and gross regional product (GRP). By combining and weighing these measures, Lightcast identifies synergistic NAICS industries that comprise the industry cluster. Lightcast also assigns an industry score (from 0 to 100) based upon how much a specific industry contributes to the identified industry cluster. The “Local Community & Civic Organizations” industry cluster score 100 out of a total of 100 points among the Abington Township area’s industry clusters. This industry cluster is anchored within the Health Care & Social Assistance field. The presence of numerous nursing homes, assisted living facilities, and supporting industries in the Abington Township area create a synergistic relationship that form the industry cluster.

Table 8 – Abington Township Area “Local Community & Civic Organizations’ Industry Cluster

ABINGTON TOWNSHIP AREA "LOCAL COMMUNITY & CIVIC ORGANIZATIONS' INDUSTRY CLUSTER			
NAICS	Industry	Jobs	Score
624120	Services for the Elderly and Persons with Disabilities	4,951	100
813211	Grantmaking Foundations	79	15
813910	Business Associations	19	12
813110	Religious Organizations	919	8
624110	Child and Youth Services	100	7
813930	Labor Unions and Similar Labor Organizations	21	7
624190	Other Individual and Family Services	101	6
624229	Other Community Housing Services	15	5
813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	31	4
813410	Civic and Social Organizations	102	1

SOURCE: Emsi 2022 Data

INDUSTRY CLUSTER PURCHASES

In addition to identifying the industry cluster, Lightcast identifies the upstream and downstream industries that support the industry cluster, including how much of the industry cluster purchases take place regionally. An upstream industry is an industry that provides inputs to a product or service (e.g. mining, plastic manufacturing, etc.). A downstream industry is an industry that supports the delivery of a product or service to the end-user (e.g. logistics, warehousing, retail stores, etc.). As shown in the below table, comprised of 6-digit NAICS sector industries, the industry cluster makes the largest in-region purchase (i.e., purchased within the Abington Township area) from the “General Medical and Surgical Hospitals” industry sector, with an in-region purchase amount of nearly \$446.0 million annually. A full 99.8% of purchases from this industry sector are completed in-region. The second and third highest in-region purchases are made in the “Local Government, Excluding Education and Hospitals” and “Offices of Physicians, except Mental Health Specialists”, at \$409.1 million and \$240.6 million, respectively.

Table 9 – Local Community & Civic Organizations’ Industry Cluster Purchases

LOCAL COMMUNITY & CIVIC ORGANIZATIONS’ INDUSTRY CLUSTER PURCHASES						
NAICS	Purchase Industry	In-region Purchases	% In-region Purchases	Imported Purchases	% Imported Purchases	Total Purchases
622110	General Medical and Surgical Hospitals	\$445,969,383	99.8%	\$783,529	0.2%	\$446,752,912
903999	Local Government, Excluding Education and Hospitals	\$409,132,902	69.7%	\$178,252,130	30.3%	\$587,385,032
621111	Offices of Physicians (except Mental Health Specialists)	\$240,628,092	97.7%	\$5,779,376	2.3%	\$246,407,469
541110	Offices of Lawyers	\$152,949,768	83.8%	\$29,537,010	16.2%	\$182,486,778
524210	Insurance Agencies and Brokerages	\$139,456,915	50.6%	\$136,296,471	49.4%	\$275,753,386
561320	Temporary Help Services	\$135,767,599	86.6%	\$21,089,568	13.4%	\$156,857,168
531110	Lessors of Residential Buildings and Dwellings	\$129,928,247	80.1%	\$32,228,025	19.9%	\$162,156,272
517311	Wired Telecommunications Carriers	\$112,050,148	65.6%	\$58,654,970	34.4%	\$170,705,118
722511	Full-Service Restaurants	\$104,257,299	56.5%	\$80,417,743	43.5%	\$184,675,042
611310	Colleges, Universities, and Professional Schools	\$92,766,533	98.6%	\$1,332,262	1.4%	\$94,098,795

SOURCE: Emsi 2022 Data

SECTION 3.6: KEY DATA THEMES AND IMPLICATIONS

As shown in the data above, the Township possesses positive demographic, socioeconomic, and market attributes that create potential for new economic development efforts. Below are key data themes and implications that will guide economic development efforts:

- The Township's population has remained steady, but it is anticipated to grow slightly over the next few decades.
- The Township's population is "aging in place", with many long-time residents opting to continue living in the Township throughout all stages of their lives.
- The Township's median household income has remained constant due to proportionately larger percentages of residents in lower- and upper-income brackets.
- The Township is well-educated compared to both the CSA and Commonwealth, which creates abundant opportunity for growth in high-paying industry sectors.
- The Health Care and Social Assistance industry is both highly competitive (by LQ) and growing by number of jobs.
- The Abington Township area has a negligible LQ in the Management of Companies & Enterprises sector, which indicates few companies and corporations maintain headquarters within the area.
- The Health Care & Social Assistance industry anchors a strong industry cluster comprised of nursing facilities, assisted living facilities, and other health care and social services.

These themes and implications will guide future considerations examined throughout this Study. To accelerate positive trends that will influence economic development, the Township must consider the following:

- What the Township can do to accommodate the growth of the Health Care & Social Assistance industry.
- What the Township can do to promote/recruit new industry that is stronger in the County and Commonwealth, such as Finance & Insurance, Information, and Management of Companies and Enterprises.
- Why there are only a few corporate/company headquarters are located in the Township.
- What areas of the Township can accommodate the spatial needs of expanding and growing industries.
- What technical and financial assistance these industries need from the Township and how it can provide it.

SECTION 4 - SITES FOR ECONOMIC DEVELOPMENT IMPLEMENTATION



SECTION 4.1: FOCUS AREA EVALUATION

As part of the Study, the Delta team was tasked with identifying specific geographic areas that are most suitable for future economic development efforts. As noted in Section 2, Abington Township contains a variety of community types (legacy core communities surrounded by residential neighborhoods, major suburban transportation corridors, and legacy communities sitting along secondary arterial corridors), all of which were evaluated for potential economic development efforts. In November 2022, the Delta team undertook site visits at 10 sites to assess and evaluate their land uses, transportation connectivity, existing number of businesses, etc. These observations, as well as market data, were combined within a site evaluation matrix to quantitatively score suitability of the sites for future economic development efforts. Of the sites evaluated, four (4) stood out as being most suitable for future economic development efforts.

SITE EVALUATION MATRIX

Table 10 – Project Site Selection Scoring

PROJECT SITE SELECTION SCORING								
Site Name	Market Viability	Motorized Transportation Access (i.e. roads, bus stops, light-rail, etc.)	Non-Motorized Transportation Access (i.e. sidewalks, crosswalks, pedestrian signals, bike lanes, etc.)	Commercial Property Availability	Amount of Available Acreage/Lots	Connectivity to Township Assets and Residents	Viability of EDC Participation	Total
Willow Grove Park Mall	5	4	4	1	5	4	5	28
Roslyn	5	4	3	4	3	4	5	28
Keswick	5	4	4	3	1	4	5	26
Old York Road/Noble	5	5	4	2	2	5	2	25
Ardsley	3	3	4	4	1	3	3	21
Crestmont	3	3	2	3	3	4	3	21
North Hills	3	4	2	4	2	2	4	21
Glenside	3	5	3	1	1	3	2	18
Huntingdon Valley Shopping Center/Hollywood/McKinley	4	3	3	1	1	2	2	16
Rydal/Meadowbrook	1	4	1	0	0	3	1	10

SOURCE: Delta Development Group

The potential sites were scored using the below scale, which weighed a number of quantitative and qualitative attributes to determine the feasibility for economic development efforts.

A further explanation of the scoring rationale can be found in Appendix 2.

Table 11 – Project Site Selection Scoring Categories

PROJECT SITE SELECTION SCORING CATEGORIES						
Market Viability	Motorized Transportation Access (i.e. roads, bus stops, light-rail, etc.)	Non-Motorized Transportation Access (i.e. sidewalks, crosswalks, pedestrian signals, bike lanes, etc.)	Commercial Property Availability	Amount of Available Acreage/Lots	Connectivity to Township Assets and Residents	Viability of EDC Participation
5 - Site is incredibly visible, located along high traffic corridors, and conducive to commercial activity.	5 - Site has all three motorized assets and are well-integrated.	5 - Site has all four non-motorized assets and are well-integrated.	5 - The area is devoid of businesses and many commercial properties are available.	5 - Abundant amount of assembled acreage/lots available.	5 - Centrally located to all Township residents and easily accessible.	5 - EDC could have a large role in economic development.
4 - Site is visible, located along well-travelled corridors, and is mostly conducive to commercial activity.	4 - Site has at least two motorized assets and are well-integrated.	4 - Site has at least three non-motorized assets and are well-integrated.	4 - The area has some businesses, but many commercial properties are available.	4 - Abundant amount of acreage/lots available, but fragmented.	4 - Centrally located for some residents and easily accessible.	4 - EDC could have a large role in economic development with some limitations.
3 - Site is mostly visible, located along well-travelled corridors, and is somewhat conducive to commercial activity.	3 - Site has at least two motorized assets but are not well-integrated.	3 - Site has at least three non-motorized assets but are not well-integrated.	3 - The area has many businesses, yet some commercial properties are available.	3 - Many acres/lots available, some of which are assembled.	3 - Not centrally located but easily accessible.	3 - EDC could have a moderate role in economic development.
2 - Site is mostly not visible, located along low-traffic corridors, and is somewhat conducive to commercial activity.	2 - Site has at least one motorized asset that is well-integrated.	2 - Site has at least two non-motorized assets.	2 - The area has many businesses, so few commercial properties are available.	2 - Many acres/lots available, most of which are fragmented.	2 - Not centrally located and has some accessibility challenges.	2 - EDC could have a moderate role in economic development with many notable limitations.
1 - Site is only somewhat conducive to commercial activity.	1 - Site has at least one motorized asset.	1 - Site has at least one non-motorized asset.	1 - The area has so many businesses that very few commercial properties are available.	1 - Few acres/lots available.	1 - Not centrally located and has significant accessibility challenges.	1 - EDC could only have a small role in economic development.
0 - Site is totally unconducive to commercial activity.	0 - Site has no motorized assets.	0 - Site has no non-motorized assets.	0 - There are no commercial properties available or incredibly limited availability for commercial properties.	0 - No acreage/lots available.	0 - Completely inaccessible.	0 - EDC has no role in economic development.

SOURCE: Delta Development Group

SECTION 4.2: IDENTIFIED FOCUS AREAS

WILLOW GROVE PARK MALL SITE



Source: Delta Development Group, Inc.

Site Description and Existing Conditions:

The Willow Grove Park Mall (Mall) site is located at the northwest corner of Abington Township. The Mall site is adjacent to the heavily traveled intersection of Moreland Road and Easton Road. Prior to the Mall's construction, the site was originally home to Willow Grove Park, a popular amusement park that existed from the

late 1800s through the mid-1970s. According to the Pennsylvania Real Estate Investment Trust (PREIT), the Mall boasts 1.1 million square feet of retail floor space. Current retail tenants include a variety of nationally recognized retailers, including Apple, Bloomingdale's, Primark, Macy's, Nordstrom Rack, etc. Outside of retail tenants, the Mall also has a handful of franchised full-service restaurants – including The Cheesecake Factory, Yard House, and TGI Fridays. In recent years, though partly exacerbated by the COVID-19 Pandemic, the Mall has lost many retail tenants, most notably former anchors JCPenney and Sears. In July 2017, the Mall lost JCPenney after only five years of operation¹. In 2022, the Mall lost Sears after three decades of operation².



Source: Delta Development Group, Inc.

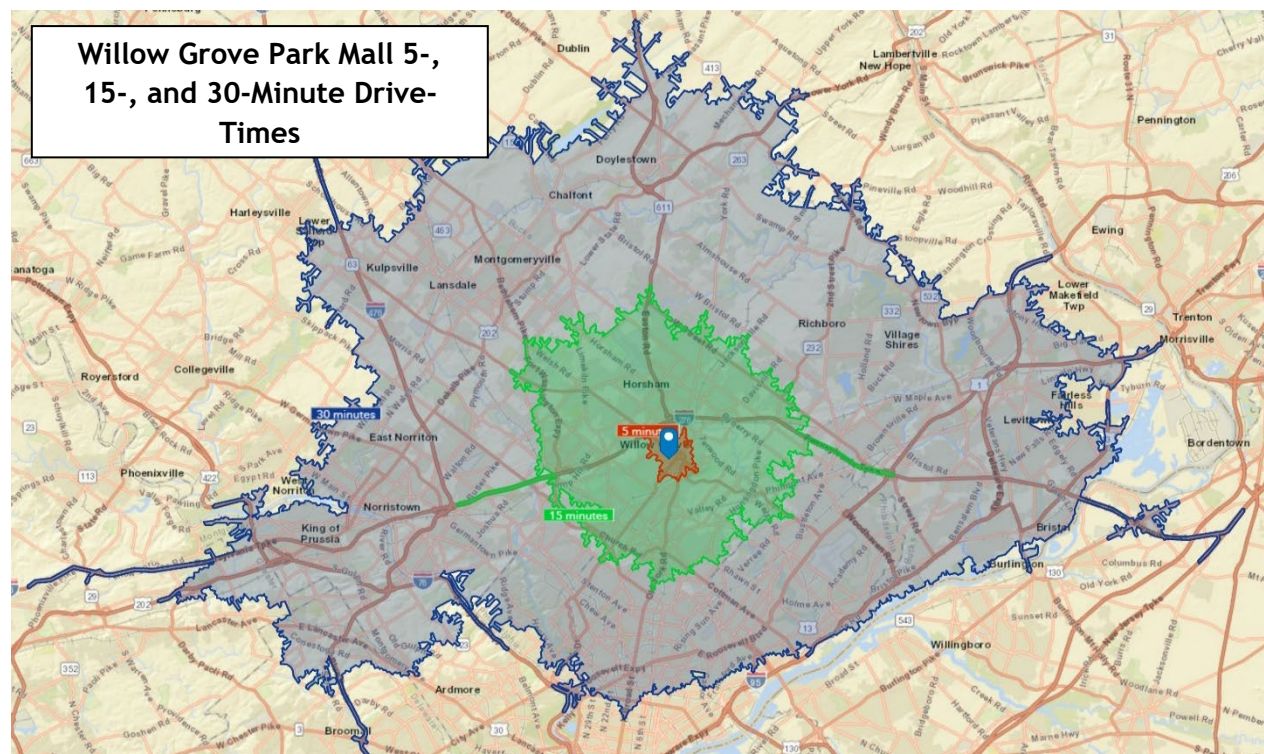
The Willow Grove Park Mall site is approximately 100 acres in size and is surrounded by retail shopping plazas on its north/northeast sides, including a stand-alone At-Home store to the north of the site. To the northeast is The Shops at Willow Grove Park, which is home to Dick's Sporting Goods and Old Navy retail stores. The Mall, which is currently enclosed,

¹ <https://www.inquirer.com/philly/business/retail/end-of-the-line-for-3-philly-area-j-c-penneys-on-monday-20170728.html>

² <https://www.phillyvoice.com/sears-willow-grove-mall-closing-last-pennsylvania-store/>

has four (4) anchor spaces and an attached four-level parking garage connected to its northeast corner. The remaining acreage of Mall site is covered by impervious parking lots. Circulation is provided by a privately owned and maintained “ring-road” that has two points of ingress/egress along Old Welsh Road, and one point of ingress/egress along Easton Road. Crestmont Park and Crestmont Pool are located across Old Welsh Road on the Mall's site southwest corner.

The Mall site benefits from excellent public transportation access, including five (5) SEPTA transportation stops within the Mall site or surrounding it (along Moreland Road and Easton Road). The current bus lines that operate at these stops are the 22, 55, 95, 310, and 311. Between the 22, 55, and 95 bus lines, there were approximately 2,998,960 annual users as reported by SETPA in their annual Route Performance Evaluation Report for 2019³. PennDOT also reports that approximately 60,000 vehicles drive past Willow Grove Park along Moreland Road and Easton Road⁴. The Annual Average Daily Traffic (AADT) count demonstrates the visibility of this site to Abington Township residents who travel along the Easton Road corridor. These numbers suggest that the Mall site is a highly visible and accessible destination within the Township. As such, the Mall site holds substantial promise to advance the Township's economic development efforts.



Source: ESRI Business Analyst

³ <https://planning.septa.org/wp-content/uploads/2021/02/FY2019-Route-Evaluation-Report-29JULY2020-RV.pdf>

⁴ https://gis.penndot.gov/BPR_PDF_FILES/MAPS/Traffic/Traffic_Volume/County_Maps/Montgomery_tv.pdf

Opportunities:

As the retail landscape continues to change, mall sites are increasingly being redeveloped to meet market demand for other uses. With the increase of e-commerce, enclosed malls have struggled to adapt in an increasingly digital age. During 2020 more than 8,300 retail stores closed while navigating the COVID-19 Pandemic⁵. This was followed by another 3,000 closures in 2021⁶. In 2022 Swiss bank UBS projected that between 40,000 and 50,000 retail stores in the U.S. will close over the next five years. Within the same report, it was noted that traditional shopping malls remain at higher risk for closures than neighborhood strip centers⁷. Furthermore, the decline in brick-and-mortar retail stores was predicted well before the COVID-19 pandemic. In 2017 Credit Suisse projected that 25% of U.S. malls would be closed by 2022⁸. These trends can be attributed to long-standing consumer shifts towards e-commerce, although they have been exacerbated by the COVID-19 Pandemic.

According to a December 2022 Philadelphia Retail Market Overview, CBRE Group, the world's largest commercial real estate services and investment firm, reports that there are retail space supply constraints within the Philadelphia region which leverages best-in-class assets⁹ with desirable locations (such as the Mall site). Although the rise of e-commerce has caused enclosed malls to struggle with



Source: Delta Development Group, Inc.

tenant retention, the Philadelphia Market still requires new retail space that can accommodate retailers and restaurants looking for modern space. CBRE's Market Overview notes that "With supply at historic lows and forecasted to continue along this trend, best-in-class assets will continue to perform well and attract new retailers as there are very few options for expansion locations within the Philadelphia market". A "best-in-class" asset, such as the Mall site, can potentially satisfy this demand.

⁵ <https://www.businessinsider.com/stores-closing-in-2020-list-2020-1>

⁶ <https://www.businessinsider.com/stores-closing-in-2021-list-2021-3>

⁷ <https://www.cnbc.com/2022/04/13/ubs-50000-retail-store-closures-in-us-by-2026-after-pandemic-pause.html>

⁸ <https://fortune.com/2017/05/31/malls-retail-stores-closing/>

⁹ <https://cbre.com/insights/reports/philadelphia-retail-overview-december-2022>

Furthermore, Newmark Group, a commercial real estate advisory and services firm, reported that the suburban Philadelphia office market continues to experience healthy leasing velocity compared to the downtown Philadelphia market for Q4 2022.¹⁰ The report also states that office tenants are looking to move to smaller footprints in higher quality spaces due to attractive concessions currently offered by landlords. They have found that tenants are moving from Class B and C spaces to Class A space, thereby expanding the demand for new or newly redeveloped office space in suburban Philadelphia.

Avison Young, a global commercial real estate services firm, reports that demand for office space in the greater Philadelphia region has been increasing since 2020. They also reported that visitor volume for office space increased 28.2% year-over-year between December 2021 to December 2022. Visitor volume within office space is an important factor when determining how strong and active office spaces are.¹¹ Considering the business environment is adapting to post-Pandemic changes, the rate of continued positive trends in demand for office space in suburban Philadelphia is encouraging.

To address these shifting market conditions, the Mall site should evolve to meet market demand. A majority of the Mall site's acreage is devoted to impervious surface parking spaces. Rather than maintaining the vast amount of impervious surface parking, strategically placed, smaller-sized buildings constructed in the surface parking areas could address market demand for different uses (such as commercial office, multi-family residential, smaller retail centers, educational/institutional uses, etc.). As shown in Section 3, Abington Township lacks the commercial office space that benefits neighboring municipalities (a potential use for the impervious surface parking areas). A redevelopment strategy that blends market-based commercial space with greenspace, terraces, and walkways would be ideal to promote foot traffic from the surrounding residential communities. Because of the public pool and an elementary school adjacent to the Mall site, mixed-use development that implements a housing strategy may also provide considerable benefit.

This Delta team envisions a reimagination of the Mall site that also integrates an outdoor, walkable terrace with a number of smaller, strategically placed storefronts. This reimagination of the Mall site allow for a multitude of uses (consistent with market trends), including public greenspace (reminiscent of the former Willow Grove Park on which the Mall was constructed). A site redevelopment proposal could also encompassed entertainment-based uses – a desire of many community members (i.e. golf driving range, movie theater, arcades, mini-golf, etc.).

¹⁰ <https://nrmk.com/insights/market-report/philadelphia-market-reports>

¹¹ <https://avisonyoung.us/web/philadelphia/office-market-report>

Challenges:

Due to the Mall site's size, any reimagination of the Mall site will face the following challenges:

1. **Capital-Intensive:** Any effort to reimagine the Mall site will be capital-intensive. Costs will include design/engineering fees, permitting, mobilization, construction costs, etc.
2. **Planning/Land Development Consistency:** Reimagining the Mall site will require developing a concept consistent with the Ordinances and regulations of Abington Township, including zoning, subdivision & land development, stormwater control, etc. The concept would also have to be consistent with previous community planning efforts, including *Vision2035 – Abington's Comprehensive Plan Update*.
3. **Coordination with PennDOT:** Changes to traffic patterns on state roadways will require coordination with and input from PennDOT, including a potential need for traffic impact studies.

Next-Steps:

- **Coordination with Property Owner:** Once established, Abington Township EDC staff and the Board of Directors should meet with PREIT to better-understand their future plans for the Mall site.
- **Promotion of the Mall Site:** Using procured printed and virtual media, promote the Mall site.
- **Enhancing/Reconstructing Greenspace:** If the property owner shows interest, allow the Abington Township EDC to spearhead the reconstruction of greenspace at the Mall site.
- **Utilizing Impervious Parking Areas:** Where appropriate, assist (either directly or in-partnership with the property owner) with the acquisition of public funding resources to construct new buildings (*i.e., commercial office, multi-family residential, smaller retail centers, educational/institutional uses, etc.*) where impervious parking areas currently exist.

ROSLYN



Source: Delta Development Group, Inc.

Site Description and Existing Conditions:

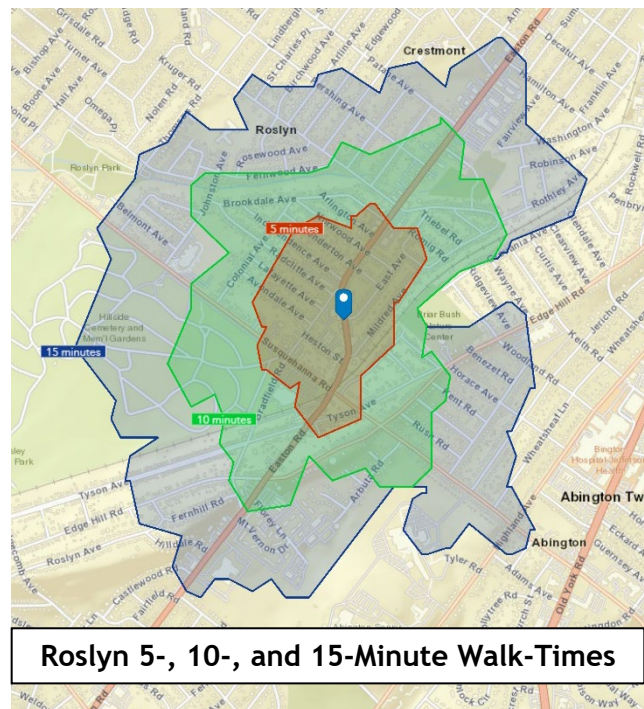
Roslyn is an unincorporated legacy core community at the interchange of Easton Road and Susquehanna Road in northcentral Abington Township. Roslyn is approximately 1.0 mile south of the Willow Grove Park Mall site and connected via Easton Road. According to ESRI Business Analyst data, Roslyn has a population of approximately 9,359 residents. ESRI Business Analyst data also notes that the population

is notably well-educated, with approximately 69% of residents having attended some college or obtained either an associates, bachelor's, or graduate degree. In terms of age, approximately 59.9% of the population is between the ages of 18 and 64. Many residents of Roslyn own their homes (88.5% of households reside in an owner-occupied home). The median household income in Roslyn is nearly \$91,443.

The community contains a variety of community assets that range from schools, parks, places of worship, access to transportation, and an abundance of retail and other services within close proximity. Roslyn's downtown core is centered along a commercialized portion of Easton Road and contains a variety of one and two-story, street-facing commercial properties, some of which are converted to former single-family residential homes.

Public transportation access is a notable strength of Roslyn. Roslyn Station is a SEPTA light rail stop with ample parking. There are also numerous SEPTA bus stops within a one mile walk of Roslyn's downtown core along Easton Road. SETPA's 22 bus line runs along Easton Road and has an annual passenger count of approximately 1,267,800 as reported on their Route Performance Evaluation Report for 2019. The report also states that the 22-bus line has approximately 28.9 passengers on a per hour basis¹². PennDOT also reported an annual average daily traffic count (AADT) of approximately 17,850 within direct proximity of the downtown core of Roslyn. Given its location and connection to transportation amenities, Roslyn is well-positioned to benefit from redevelopment activities that promote new retail and dining options.

Housing within the Roslyn community is also more affordable than the Township at large. The highest percentage share of owner-occupied housing units within Roslyn falls between \$200,000 and \$249,999 (39.5%) as compared with Abington Township, where the largest share falls between \$300,000 and \$399,999 (28.1%). With 1,164 total homes in the \$200,000 - \$249,999 value range, Roslyn accounts for over one-third of all



Source: Delta Development Group, Inc.

¹² <https://planning.septa.org/wp-content/uploads/2021/02/FY2019-Route-Evaluation-Report-29JULY2020-RV.pdf>

owner-occupied homes within Abington Township with the same value. Additionally, more than half of all owner-occupied homes in Abington Township are valued greater than \$300,000, while nearly 80% of homes in Roslyn are valued less than \$300,000.

Table 12 – Roslyn Owner Occupied Housing Units by Value

ROSLYN OWNER OCCUPIED HOUSING UNITS BY VALUE				
	Roslyn		Abington Township	
	Number	Percent	Number	Percent
Total	2,948	100.00%	17,160	100.00%
<\$50,000	28	0.90%	122	0.70%
\$50,000-\$99,999	15	0.50%	48	0.30%
\$100,000-\$149,999	23	0.80%	128	0.70%
\$150,000-\$199,999	269	9.10%	749	4.40%
\$200,000-\$249,999	1,164	39.50%	3,274	19.10%
\$250,000-\$299,999	806	27.30%	3,290	19.20%
\$300,000-\$399,999	463	15.70%	4,827	28.10%
\$400,000-\$499,999	99	3.40%	2,302	13.40%
\$500,000-\$749,999	54	1.80%	1,745	10.20%
\$750,000-\$999,999	11	0.40%	484	2.80%
\$1,000,000-\$1,499,999	5	0.20%	119	0.70%
\$1,500,000-\$1,999,999	2	0.10%	36	0.20%
\$2,000,000+	9	0.30%	36	0.20%
Median Value	\$248,926		\$320,075	
SOURCE: ESRI Business Analyst 2022 Housing Profile Report Estimates				

Renter-occupied housing units are also more affordable in Roslyn than the Township at large. Approximately 51.6% of renters in Roslyn spend less than \$1,000 in rent, while approximately 55.5% of all Abington Township renters spend between \$1,000 and \$1,999. Additionally, the median contract rent in Roslyn is approximately \$965 while median rent for the Township at large is approximately \$1,163.

Table 13 – Roslyn Renter Occupied Housing Units by Rent

ROSLYN RENTER OCCUPIED HOUSING UNITS BY RENT				
Monthly Rent	Roslyn		Abington Township	
	Number	Percent	Number	Percent
Total	424	100.00%	4,563	100.00%
Less than \$100	0	0.00%	36	0.80%
\$100-\$149	0	0.00%	202	4.40%
\$150-\$199	0	0.00%	24	0.50%
\$200-\$259	0	0.00%	20	0.40%
\$250-\$299	0	0.00%	48	1.10%
\$300-\$349	0	0.00%	45	1.00%
\$350-\$399	1	0.20%	36	0.80%
\$400-\$449	0	0.00%	0	0.00%
\$450-\$499	0	0.00%	8	0.20%
\$500-\$549	6	1.40%	40	0.90%
\$550-\$599	0	0.00%	7	0.20%
\$600-\$649	76	17.90%	156	3.40%
\$650-\$699	4	0.90%	30	0.70%
\$700-\$749	2	0.50%	62	1.40%
\$750-\$799	28	6.60%	172	3.80%
\$800-\$899	36	8.50%	318	7.00%
\$900-\$999	66	15.60%	416	9.10%
\$1,000-\$1,249	83	19.60%	884	19.40%
\$1,250-\$1,499	39	9.20%	818	17.90%
\$1,500-\$1,999	34	8.00%	829	18.20%
\$2,000-\$2,499	16	3.80%	103	2.30%
\$2,500-\$2,999	1	0.20%	33	0.70%
\$3,000-\$3,499	0	0.00%	79	1.70%
\$3,500 or more	0	0.00%	26	0.60%
Median Rent	\$965		1,163	

SOURCE: ESRI Business Analyst 2020 ACS Housing Summary Report Estimates

The affordability of Roslyn as a place to live, coupled with its superior transportation access, makes it attractive to a wide swath of individuals and families. For this reason, with additional investment in the downtown core, Roslyn has excellent potential for future economic development efforts. ESRI Business Analyst data also shows that Roslyn has strong local (*i.e.*, 5-minute walk-time) demand for certain dining establishment types (*despite only a few existing dining options being available*). For instance, 64.7% of residents within a 5-minute walk-time went to a restaurant within the past six months, which amounted to a Market Potential Index (MPI) of 97. This percentage grows in the 10-minute (65.5%; MPI

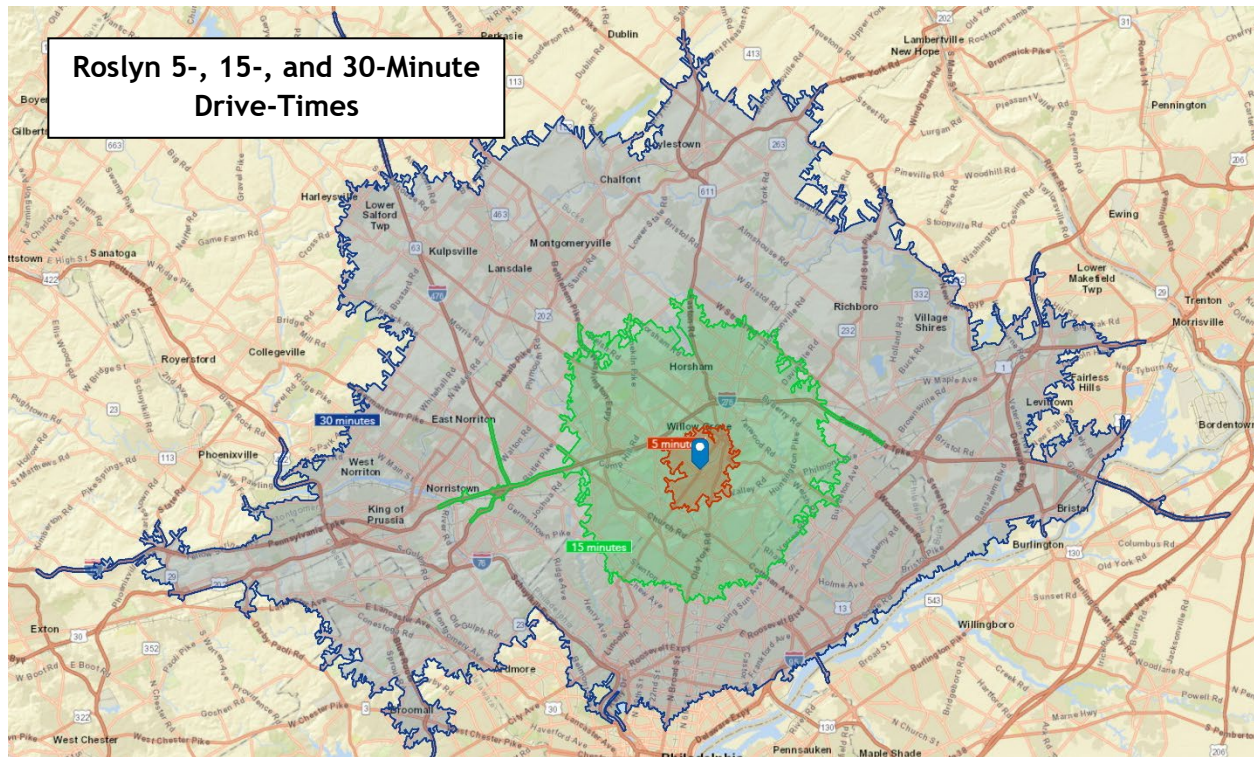
– 98) and 15-minute (66.0%; MPI -99) walk-times. A Market Potential Index is a ratio of spending relative to the nation as a whole. An MPI of 100 is on-par with consumer spending compared to the nation as a whole. MPI scores below 100 indicate less market potential relative to the nation, and MPI scores over 100 indicate increased market potential. MPI scores of 97, 98, and 99 are remarkably close to the MPI of the nation as a whole, which is promising for an area with a lesser number of dining establishments.

In addition, Roslyn also has promising spending demand. For instance, despite Roslyn not having clothing retailers, the Spending Potential Index (SPI) score for Apparel and Services in 98 out of 100. Because these retail establishments do not currently exist, Roslyn is missing out on an average of \$2,351 in spending on Apparel and Services per resident. This is just one example of lost market potential due to underutilized storefronts and properties in Roslyn.

Opportunities:

As noted above, Roslyn is an affordable community with many desirable attributes, including an existing legacy core/downtown and excellent access to public transportation. Therefore, it makes an excellent candidate for a variety of economic development project types. For existing businesses, Roslyn would benefit from enhanced promotion and marketing, which could be achieved through the creation of a Township-wide Economic Development Corporation. An Economic Development Corporation, in conjunction with the existing Roslyn Valley Business Association, would have greater reach and resources to host community promotional events, publish business promotional materials, and market via web and social media sites. An Economic Development Corporation would also be able to serve as a conduit for programs and services that benefit a business's operations and facilities, such as a façade improvement program.

An Economic Development Corporation could also work to enhance Roslyn's streetscape. The condition of Roslyn's sidewalks vary greatly by property owner. Roslyn also lacks raised crosswalks, street planters, and other streetscaping amenities that enhance commerce and encourage visits. An Economic Development Corporation is an ideal conduit for such a streetscaping effort.



Source: ESRI Business Analyst

In addition, an Economic Development Corporation could undertake capital improvement projects to enhance the appearance of and promote commerce within Roslyn. Roslyn has a handful of underdeveloped and otherwise underutilized sites (including at prominent corners) where an Economic Development Corporation could steward develop of mixed-use, street-facing buildings (with a similar mass and scale to existing properties) or rehabilitation of existing buildings. This could be achieved either through direct acquisition by the EDC, or through a public-private partnership stemming from a competitive developer Request for Proposals (RFP). For residents, this translates into a more pedestrian and bike friendly experience as their needs are accessible through non-motorized transportation methods. Mixed-use buildings also allow for a better mix of housing types on a small scale while enhancing traditional town character and Roslyn's unique identity. Development in this manner will promote a sense of community and place.

Next-Steps:

- **Business Promotion and Retention:** Utilize funding streams to host community events, publish business promotional materials, and promote via web and social media to a larger audience.
- **Façade Improvement Program:** Use the organizational structure of the EDC to serve as an administrator of façade improvement grant funds for small businesses.

- **Streetscape Enhancements:** Utilize public funds to enhance the streetscape in Roslyn, thereby promoting pedestrian/bike safety and the appearance of Roslyn.
- **Anchor Building Construction/Rehabilitation:** Steward construction or rehabilitation of a mixed-use community anchor building to serve as a catalyst for future private sector investments in Roslyn.

KESWICK



Source: Delta Development

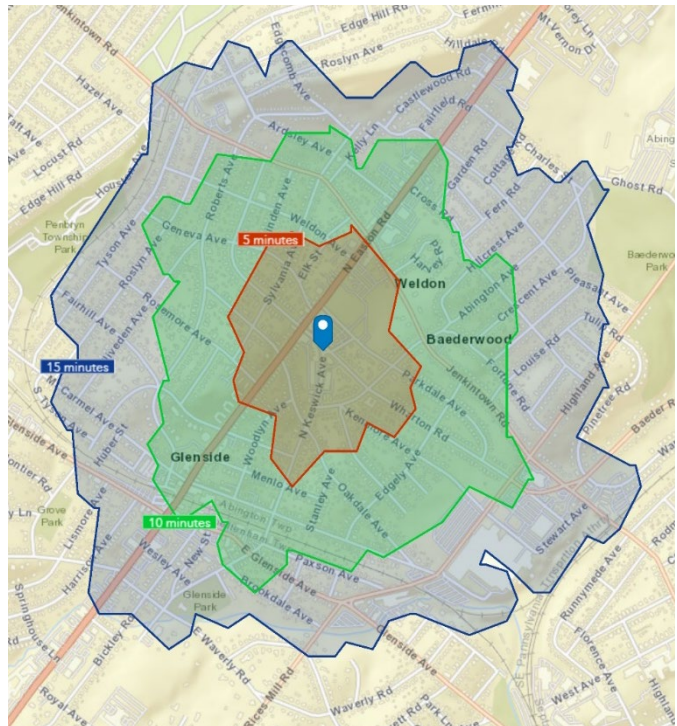
Site Description and Existing Conditions:

Keswick is a village located in western Abington Township. Keswick is a hub of small businesses originally developed at the turn of the century as a get-away for the wealthy residents of Philadelphia. Today, it remains a vibrant community with most of its buildings having matched English Tudor style architecture.

Keswick is also home to the historic Keswick Theater, a longtime venue that first opened in 1928 and completely restored in 1988. Retail stores and restaurants line the streets with outdoor seating areas and on-street parking. The overall atmosphere encourages non-motorized transportation, such as walking, biking, etc.

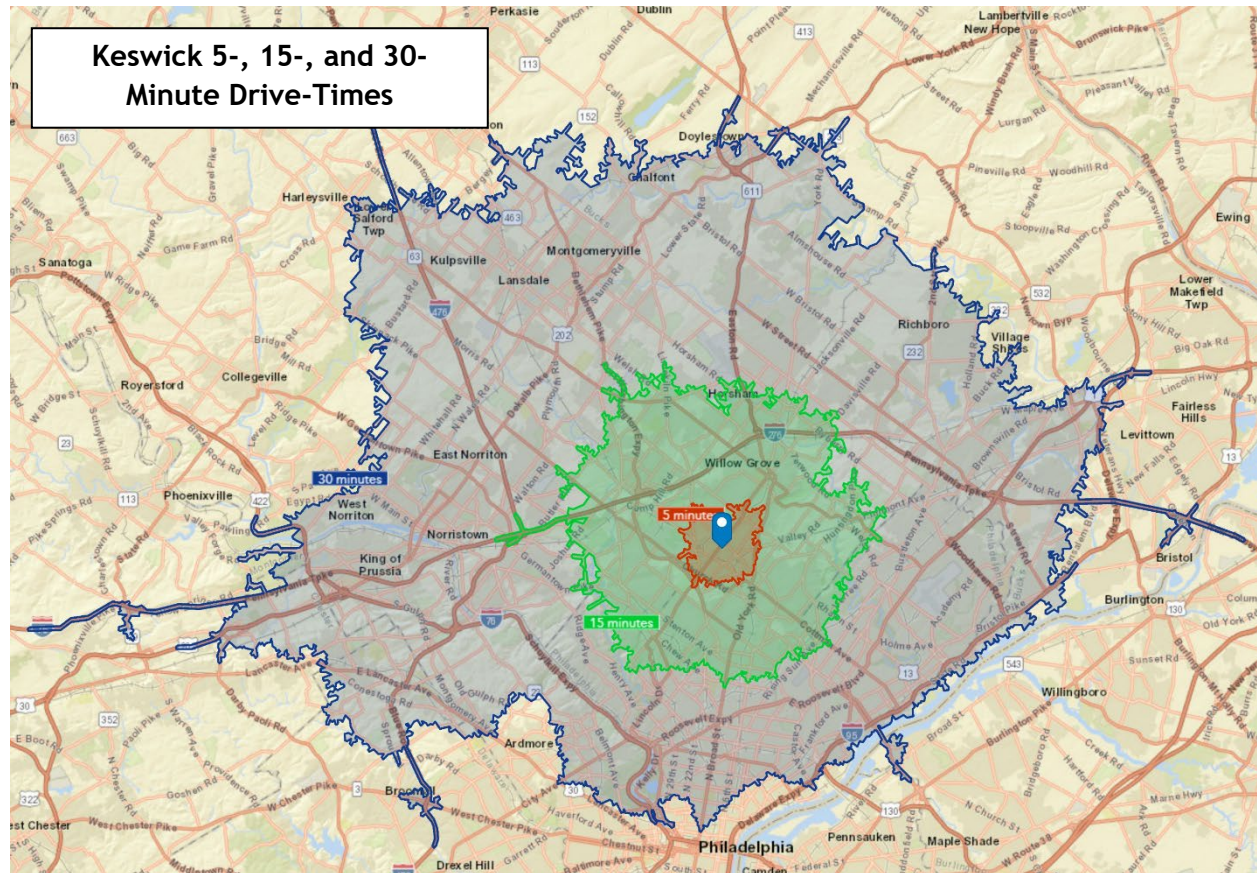
Keswick's quaint downtown contains a number of architecturally pleasing buildings and anchor restaurants, retailers, and the Keswick Theater. A roundabout sits at the heart of Keswick and serves as a vibrant centerpiece. Keswick also contains greenspace, including a sizable park located behind the Keswick Theater, including four baseball fields and a playground.

PennDOT's Traffic Information Repository data shows that that upward of 20,000 vehicles pass by Keswick along Easton Road. Additionally, Jenkintown Road, Highland Avenue, Mt. Carmel Avenue and East Glenside Avenue all receive upward of 10,000 AADT counts per day. With this vehicular access in-mind,



Source: ESRI Business Analyst

Keswick has the potential to attract 60,000 travelers per day.¹³ Furthermore, Keswick has public transportation access via SEPTA's 22 bus line, which makes a stop at the corner of Easton Road and Keswick Avenue.



Source: ESRI Business Analyst

Opportunities:

Past preservation and community development efforts in Keswick have been successful, hence its continued success as an arts and culture, retail, and dining destination. It has also benefitted from concerted efforts to maintain its unique English Tudor appearance. Despite this success, discussions with local residents revealed that some businesses have not been successful in Keswick. Creation of a Township-wide Economic Development Corporation, in partnership with the existing Keswick Village Business Association, would benefit existing businesses through greater reach and resources to host community promotional events, publish business promotional materials, and market via web and social media sites. An Economic Development Corporation would also be able to

¹³ <https://gis.penndot.gov/tire>

spearhead small infrastructure projects that would help to draw and retain customers, such as the installation of EV charging infrastructure.

Analysis of consumer spending patterns in Keswick reveals encouraging trends and potential opportunities. According to ESRI Business Analyst 2027 projections, within a 5-minute drive-time of Keswick, consumer spending is anticipated to grow by:

1. \$4.7 million for Apparel & Services
2. \$7.2 million for Entertainment & Recreation
3. \$20.4 million on Food (*both restaurant and grocery purchases*)

In addition, ESRI Business Analyst data shows that Apparel & Services, Entertainment & Recreation, and Food (both restaurant and grocer purchases) have particularly high spending potential indexes (SPI) within a 5-minute drive time of Keswick and remain above the industry standard within the 15-minute and 30-minute drive-times. Restaurant market Spending Potential Index (SPI) counts are particularly high for fine-dining and upscale fast-casual dining options within the 5-, 15-, and 30-minute drive-times.

Challenges:

For any capital projects that take place within Keswick, the Abington Township EDC must be conscious and respectful of the existing aesthetic character that has made Keswick a retail, dining, and entertainment hub. It may also be more difficult for the Abington Township EDC to directly purchase and rehabilitate existing buildings due to the area's high resale values. Discussions with community members have also revealed that some businesses, including both retailers and restaurants, were not open long in Keswick, which could be indicative of a need for enhanced business promotion and retention efforts or business assistance needs.

Next-Steps:

- **Aesthetic Preservation:** Utilize funding streams available to the Abington Township EDC to preserve and enhance the aesthetic appearance of Keswick, including streetscaping efforts, façade improvement programs, installation of pedestrian and bike amenities, installation of EV charging infrastructure, etc.
- **Business Promotion and Retention:** Utilize funding streams available to the Abington Township EDC to host community events, publish business promotional materials, and promote via web and social media (in partnership with the Keswick Village Business Association) to a larger audience.
- **Business Assistance Programs:** Establish business assistance programs, administered by the Abington Township EDC, including small business loan and grant programs for equipment upgrades, façade improvements, promotions, etc.

OLD YORK ROAD CORRIDOR/NOBLE



Source: Delta Development Group, Inc.

Site Description and Existing Conditions:

The Old York Road Corridor (Corridor) is a part of Pennsylvania 611 that serves as the primary north/south route through the Township. The Corridor spans approximately 2.5 miles between Moreland Road to the North and Rydal Road to the South. Along Old

York Road are a variety of well-established retail stores (including anchor stores such as Target, Michael's, Trader Joe's and Bed Bath & Beyond), the Jefferson Abington Hospital, Penn State Abington student housing, numerous restaurants, and other sources of entertainment.

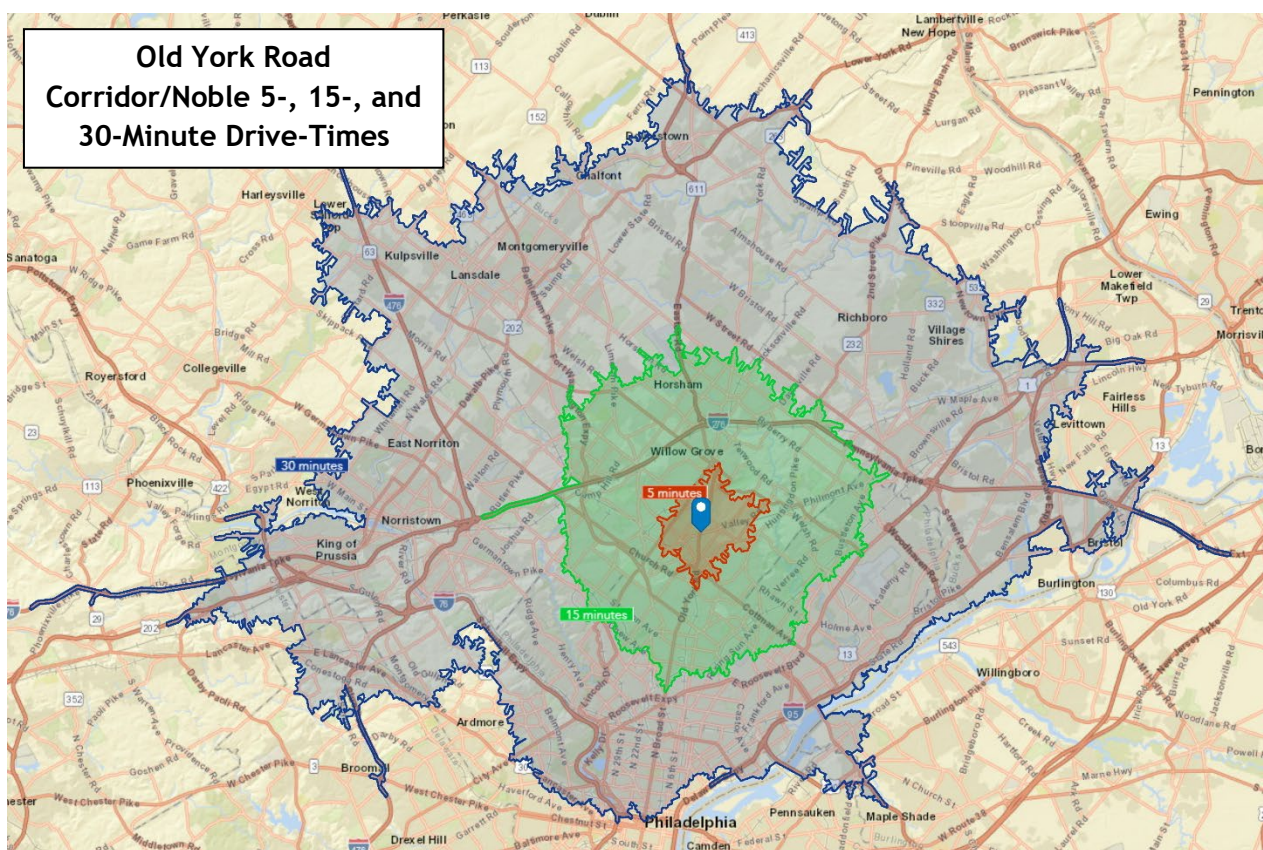
The Corridor is rich with desirable attributes, including transportation access, retail, medical centers, restaurants, and other sources of entertainment. The northern sections of the Corridor are more residential than the southern parts, although there is a fair distribution of business activity nestled throughout the northern section. These businesses mainly consist of small businesses and non-franchised restaurants. The northern section also has access to the Crestmont SEPTA train station. The mid-way point between Edge Hill Road and Susquehanna Road is where the Corridor begins to become more heavily developed, including large anchor stores and Jefferson Abington Hospital. Between Susquehanna Road and The Fairway is the southern section of the Corridor. This section consists of student housing, large anchor retail stores, high-rise office buildings, and the only SEPTA station directly accessible from Old York Road. Recent development activities along the southern section of the Corridor include Rydal Waters at Rydal Park, a modern senior living community.

Throughout the entire Corridor, there are multiple SEPTA bus stops along Line 55. Line 55 carries over 1.5 million passengers annually.¹⁴ SEPTA's Crestmont Station provides access to their Warminster train line, which carries 7,667 passengers daily, amounting to 2,294,350 passengers annually. Add on another 3.3 million passengers through SEPTA's West Trenton train line that gives access to the Noble Station, and Old York Road is accessible to approximately 5,688,730 travelers who utilize SEPTA's train services.¹⁵

¹⁴ <https://planning.septa.org/wp-content/uploads/2021/02/FY2019-Route-Evaluation-Report-29JULY2020-RV.pdf>

¹⁵ <https://planning.septa.org/reports/>

Vehicular traffic is also a strong attribute of the Old York Road Corridor for economic development efforts. The entire Old York Road Corridor has an AADT of approximately 100,000 vehicles per day. Other major roads include Old Welsh Road and Edge Hill Road to the north, Susquehanna Road and Highland Avenue at the mid-way point, and The Fairway and Walnut Street to the south, all of which have AADTs rated between 5,000 and 20,000 vehicles per day.¹⁶ This number of travelers through train, bus, and personal vehicles suggests that the entire Old York Road Corridor is unequivocally well-suited for economic development activities.



Source: ESRI Business Analyst

Opportunities:

The Old York Road Corridor's inherent positive attributes (including high AADT counts and public transportation access) make it ripe for future economic development project opportunities. Whether it is development of office space, additional retail stores, or

¹⁶ https://gis.penndot.gov/BPR_PDF_FILES/MAPS/Traffic/Traffic_Volume/County_Maps/Montgomery_tv.pdf

implementing smart and green infrastructure, the Old York Road Corridor is a suitable location.

In consideration of future economic development opportunities, emphasis should be placed on existing amenities and plans. One potential economic development strategy would entail multi-modal transportation amenities along portions of the Corridor without such amenities. This effort would promote safe alternative forms of transportation and reduce traffic congestion while also complementing the multi-modal infrastructure along The Fairway and the additional intersection reconfiguration at the intersection of Susquehanna and Old York Road.

In addition, as the nation continues to take strides toward deploying zero-emission vehicles and allocating record amounts of funding to infrastructure development, it warrants consideration of implementing electric vehicle (EV) infrastructure along the heavily used Corridor. Between 2017 and 2021, EV registrations in Montgomery County and the Commonwealth have exponentially grown. Within this five-year span, Montgomery County registered over five times more EVs while the Commonwealth registers over four times more. Between 2020 and 2021, Montgomery County increased their EV registrations by 44.5%. EV registrations across the entire Commonwealth increased by 54.5% within the same timeframe. Year-over-year increases range between 37.4% to 123.1% for Montgomery County and 39.8% to 76.3% for the Commonwealth. These increases suggest a growing need for EV infrastructure. An EDC could serve a vital role in undertaking smaller, achievable infrastructure projects along the Corridor, including the deployment of EV charging infrastructure.

Table 14 – Number of Electric Vehicle Registrations

NUMBER OF ELECTRIC VEHICLE REGISTRATIONS		
Year	Montgomery County	Pennsylvania
2017	511	4,364
2018	1,140	7,694
2019	1,605	10,875
2020	2,205	15,205
2021	3,186	23,487
<i>SOURCE: PennDOT Annual Report of Registrations</i>		

The Abington Township EDC could also take an active role in the use of underutilized parcels or buildings. Portions of the Old York Road Corridor contain retail properties that are vacant, underutilized relative to the commercial viability of the Corridor, and possess front facing surface parking lots that are at-odds with the original small surface setback character of the area. The Abington Township EDC could serve as a catalyst for future private sector investment in the Corridor. As the Phoenixville Area Economic Development Corporation (PAEDCO) did with their 100 Bridge Street building (**See Section 5.1**), the EDC could acquire property (some of which is not commercially viable

private sector rehabilitation) for rehabilitation efforts using public grant and loan funding. An investment in this manner would enhance commerce within the Corridor, provide space for new private sector businesses to thrive, and encourage future private sector investment in neighboring commercial properties. Alternatively, an EDC could acquire property and undertake a Request for Proposal (RFP) process. An RFP process would entail the EDC outlining parameters for rehabilitation or development of the property, providing the RFP to private sector developers, and developing a mutually agreed-upon partnership arrangement to advance rehabilitation or development of the property. Either arrangement, through direct rehabilitation/development or a partnership via RFP, would help to advance the Township's economic development goals.

Challenges:

Economic development efforts along the Old York Road Corridor will take immense coordination with current property owners and PennDOT. Depending on the scopes of work proposed, streetscaping efforts or the installation of EV charging infrastructure will require buy-in from local businesses/property owners and PennDOT (due to the Old York Road Corridor's status as a state road). If properties are acquired for rehabilitation or development, the Abington Township EDC would have to forge public consensus on future use of the property and ensure that the proposed efforts are consistent with the Township's zoning ordinance, subdivision & land development ordinance, *Vision2035 – Abington's Comprehensive Plan Update*, etc. Because of this required coordination, an EDC is more well-suited to spearhead such an effort as opposed to the existing Economic Development Committee.

Next-Steps:

- **Streetscape Enhancements:** Utilize public funds to enhance the streetscape along portions of the Old York Road Corridor, thereby promoting pedestrian/bike safety and pleasing community aesthetics
- **EV Charging Infrastructure:** Secure competitive funding for the installation of EV charging infrastructure
- **Underutilized Building and Lot Development:** Develop underutilized lots along the Old York Road Corridor to enhance commerce; can be achieved through the use of competitive Requests for Proposals (RFPs) led by an Economic Development Corporation or through direct purchase of property for rehabilitation.

SECTION 5 - ACTION AND IMPLEMENTATION



SECTION 5.1: ECONOMIC DEVELOPMENT IMPLEMENTATION ORGANIZATION

To advance economic development efforts in Abington Township, the Township must have the appropriate organizational tools in place. Currently, Township-wide economic development efforts are undertaken by the Community Development Department (in conjunction with the Office of the Township Manager), with a previously established Economic Development Committee serving an advisory role. Although the existing Economic Development Committee provides valuable contributions to economic development efforts in Abington Township, it is limited in its ability to advance economic development efforts for the following reasons:

1. It serves only an advisory role – it cannot advance economic development projects on its own accord.
2. It lacks individual 501(c)(3) status, which means that it cannot be the direct recipient of grant or loan funding.
3. It is a volunteer body without staff, which hampers its ability to advance complex economic development projects.

To bolster economic development implementation efforts, in 2019, the Township began to explore the feasibility of an Economic Development Corporation (EDC). An EDC is a non-profit economic development organization with the goal of promoting business interests, long-term business growth, promotion of existing businesses, and attraction of new businesses in a targeted area. The goal of the Abington Township EDC would be to:

1. Maintain existing business communities, community assets, occupancy levels and employment.
2. Enhance downtown centers, vacant properties, multi-modal transportation and community facilities.
3. Attract investment, revitalization, new employers, job growth; and
4. Grow the economy, job market, and quality of life of residents and community assets.

Delta undertook a comprehensive review of economic development entity types to ensure that an Economic Development Corporation, organized as a 501(c)(3) non-profit organization, can truly accomplish the Township's goals and action items needed to advance economic development efforts. Delta also developed case studies of how different municipal-based economic development organizations use their non-profit or authority status to advance economic development efforts.

COMPARATIVE ORGANIZATIONAL ENTITY MATRIX

The organization of Abington Township's economic development entity will have a drastic impact on how the entity advances projects. For instance, economic development and redevelopment authorities can secure tax-free bond financing, which

is not an option available to economic development committees, economic development corporations, or business improvement districts. Business improvement districts, for instance, have a steady stream of tax revenue to support investments in the community, while the other economic development organizations types do not have a built-in source of reliable revenue. The below matrix outlines the differences between five (5) economic development organization types.

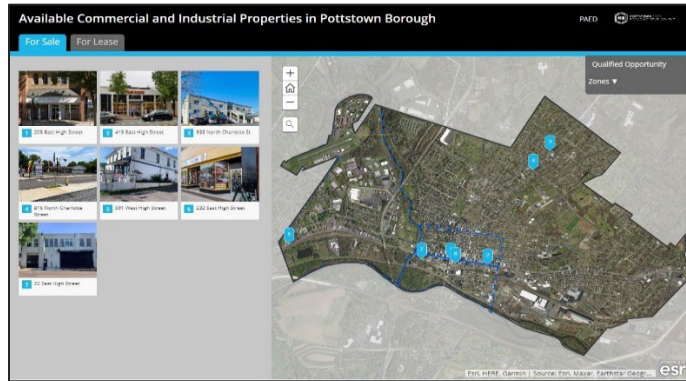
Table 15 – Economic Development Organization Types: Commonwealth of Pennsylvania

ECONOMIC DEVELOPMENT ORGANIZATION TYPES: COMMONWEALTH OF PENNSYLVANIA					
	Business Improvement District / Neighborhood Improvement District	Economic Development Committee	Economic Development Corporation (EDC)	Commercial Development Authority/Industrial Development Authority	Redevelopment Authority
Authorizing Code/Legislation	Neighborhood Improvement District Act of Dec. 20, 2000	Municipal Resolution	Section 115 of the IRS Code 1986	Economic Development Financing Law, Act of Aug. 23, 1967 (Amended 1993 and 2013)	Urban Redevelopment Law, Act of May 24, 1945 (Amended 2020) / Chapter 56 of the PA Code (Municipal Authorities)
Description	A limited geographic area within a municipality, in which a special assessment is levied on all designated property, other than tax-exempt property, for the purpose of promoting the economic and general welfare of the district and municipality. Property owners must vote to approve of establishing the BID/NID.	Committee established by municipal leadership to provide recommendations on matters of economic development.	Not-for-profit corporation that qualifies as a government instrumentality as defined by Section 115 of the Internal Revenue Code. Economic Development Corporations promote business interests within a defined geographic area, with a focus on longer-term business growth through promotion of existing businesses and attraction of new businesses.	Authorities involved in tourist promotion, economic development promotion, industrial parks, and small business incubator projects. They finance, construct, and lease projects for industrial or commercial development using tax-exempt revenue bonds.	Authority with the power to condemn properties in designated blighted areas under eminent domain, clear the land, and resell it to private interests for redevelopment.
Advantages	<ul style="list-style-type: none"> Steady revenue stream to undertake improvements 	<ul style="list-style-type: none"> Established through simple municipal resolution Typically does not have paid staff, therefore inexpensive to establish 	<ul style="list-style-type: none"> Typically place a partial emphasis on business growth and attraction rather than solely development/redevelopment Eligible for most state and federal grant and low-interest loan opportunities Often serves as a coordination entity for both small and large economic development initiatives Structure allows the organization to administer smaller funding programs for local businesses and entities (i.e. facade improvement grant programs, business assistance programs, etc.) 	<ul style="list-style-type: none"> Ability to use authority for eminent domain proceedings (i.e. site control), including blighted and vacant homes that have "uncured" municipality code violations Ability to issue tax-exempt bonds Ability to issue and administer Tax Increment Financing (TIF) Eligible for most state and federal grant and low-interest loan opportunities 	<ul style="list-style-type: none"> Ability to use authority for eminent domain proceedings (i.e. site control), including blighted and vacant homes that have "uncured" municipality code violations Ability to issue tax-exempt bonds Ability to issue and administer Tax Increment Financing (TIF) Eligible for most state and federal grant and low-interest loan opportunities
Relevant Examples	<ul style="list-style-type: none"> Downtown State College Improvement District (Centre County) West Chester Business Improvement District (Chester County) King of Prussia (Upper Merion) District (Montgomery County) 	<ul style="list-style-type: none"> Abington Township Economic Development Committee (Montgomery County) Lansdale Economic Development Committee (Montgomery County) Upper Merion Economic & Community Development Committee (Montgomery County) 	<ul style="list-style-type: none"> Pottstown Area Economic Development (Montgomery County) Phoenixville Area Economic Development Corporation (Chester County) Allentown Economic Development Corporation (Lehigh County) 	<ul style="list-style-type: none"> Lower Allen Development Authority Board (Cumberland County) Whitehall Township Industrial & Commercial Development Authority (Lehigh County) Hatfield Township Industrial Development Authority (Montgomery County) 	<ul style="list-style-type: none"> City of Williamsport Redevelopment Authority (Lycoming County) Erie Redevelopment Authority (Erie County) Urban Redevelopment Authority (Allegheny Township)

CASE STUDIES

To obtain a greater understanding of municipal-based economic development best practices, organizational structures, and roles and responsibilities, Delta developed case studies of economic development organizations with a similar operational mission.

Pottstown Area Economic Development (PAED)



PAED Available Commercial and Industrial Property Dashboard

Location: Borough of Pottstown, Montgomery County

Organization Type: Economic Development Corporation (501c(3))

Mission: To develop, coordinate and implement an overall economic development strategy for the Borough of Pottstown designed to stimulate investment which will maintain and enhance the tax base; retain and create job opportunities; and restore and utilize or remove under-utilized buildings.

Structure: PAED is governed by a 17-member Board of Directors. The Executive Director serves under the guidance and leadership of the Board of Directors.

Roles: PAED possesses multiple economic development functions in support of the Pottstown area, including the following:

1. Develop and implement an economic development strategy to maintain and grow the tax base.
2. Retain and attract employers.
3. Redevelop or rehabilitate under-utilized buildings and vacant lots.

Projects/Initiatives: PAED is currently undertaking the following projects and initiatives:

1. **“I Pick Pottstown” Campaign:** PAED has branded its business recruitment campaign as “I Pick Pottstown”. Operating this campaign and providing prospective businesses with information about the community is a core function of PAED.

2. **GIS Dashboard:** PAED maintains a GIS dashboard of available properties in the Pottstown area for sale or lease. The GIS dashboard also outlines zones of special tax incentives, such as their Qualified Opportunity Zones (QOZs).
3. **Life Sciences HUB:** PAED is currently working in partnership with a private-sector developer to market a life sciences incubator hub to prospective tenants. PAED has identified life sciences research as an area of emphasis for business recruitment and retention efforts. To effectively market to this industry sector, PAED maintains a membership with Life Sciences PA, an advocacy organization for the Commonwealth's life sciences sector.
4. **Redevelopment/Rehabilitation:** PAED purchases blighted properties for remediation, redevelopment, or rehabilitation. These efforts are funded, in-part, but the acquisition of competitive grant and loan funding. PAED has the in-house expertise to manage and bid contracts for remediation, redevelopment, and rehabilitation projects.

Website: <https://ipickpottstown.org/>

Phoenixville Area Economic Development Corporation (PAEDCO)



Bluebird Distilling (at 100 Bridge Street); Photo Courtesy of GuidetoPhilly.com



Location: Borough of Phoenixville, Chester County

Organization Type: Economic Development Corporation (501c(3))

Mission: To revive the Borough of Phoenixville's economy through key projects that serve to benefit both economic development and community development efforts.

Structure: PAEDCO is organized under the Phoenixville Regional Chamber of Commerce, which supports businesses interests of Northeastern Chester, Western Montgomery, and parts of Delaware Counties. PAEDCO currently has 370 active businesses, organizations, and individuals within its membership, which provide revenue for the organization.

Roles: PAEDCO has a focus in the following areas:

1. Redevelopment efforts.
2. Rehabilitation and historic properties.
3. Applicant for public funding applications to support redevelopment and rehabilitation projects.

Projects/Initiatives: PAEDCO has undertaken the following projects:

1. **Historic District:** One of PAEDCO's first actions was championing the establishment of the Phoenixville Historic District, which is comprised of over 1,200 properties.
2. **Colonial Theatre:** The Colonial Theatre has been at the core of PAEDCO's efforts since the 1990s. At risk of demolition, PAEDCO purchased the building in 1996 to save it from demolition. PAEDCO released a Request for Proposals (RFP) to collect use concepts from prospective buyers, seeking a buyer that would best enhance the downtown. The Theatre was sold to the Association of the Colonial Theatre, a non-profit organization committed to the restoration and maintenance of the building. PAEDCO has continued to advocate for the operation and enhancement of the Theatre.
3. **Phoenixville Foundry:** After an extensive fundraising campaign, PAEDCO acquired the Phoenixville Foundry building in 1998 to spare it from demolition. At the time, it was listed as one of the nine most endangered buildings in the Commonwealth. PAEDCO developed an RFP seeking a private-sector partner for development. The Hankin Group, a developer of commercial and residential properties, was selected. Today, the building is an event venue.
4. **100 Bridge Street:** Since its founding, PAEDCO has sought to bring neglected properties back to functional reuse. In 2014, PAEDCO purchased 100 Bridge Street in accordance with its targeted goal to improve town gateways and create owner-occupied businesses. Following its acquisition and renovation by PAEDCO, the property was sold to Bluebird Distillery.

Website: <https://phoenixvillechamber.org/economic-development/paedco/>

Discover Haverford: A Partnership for Economic Development



Façade Restoration Efforts; Photo Courtesy of DiscoverHaverford.org

Location: Haverford Township, Delaware County

Organization Type: Economic Development Corporation (501c(3))

Mission: To support economic development projects and programs to support businesses, beautify business districts, enhance the quality of life for residents, and to market the Township as a shopping and dining destination.

Structure: Discover Haverford, formerly known as the Haverford Partnership for Economic Development (HPED), is governed by an 11-member Board of Directors that oversees three (3) staff members.

Roles: Discover Haverford has a focus in the following areas:

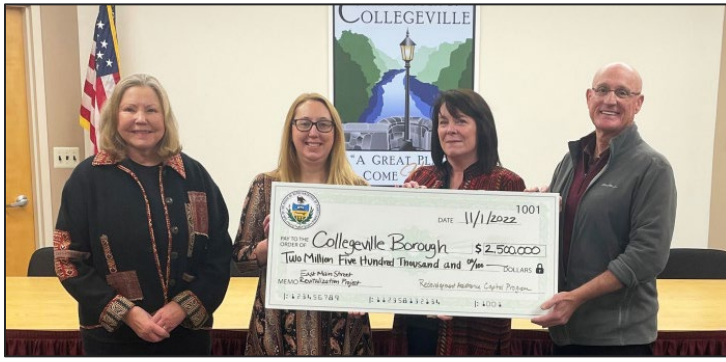
1. Beautification of business districts and public places
2. Business recruitment and support
3. Business promotion

Projects/Initiatives: Discover Haverford has undertaken the following projects and initiatives:

- 1. Façade Improvements:** In 2022, Discover Haverford launched a façade improvement grant program using American Rescue Plan Act funds provided by Haverford Township. Discover Haverford also offers free window & façade design consultations to assist business owners with visual merchandising in their storefronts.
- 2. Streetscape Improvements:** Discover Haverford coordinates streetscape improvements in the Township's business districts and public places. Discover Haverford staff and volunteers coordinate the design, selection of products and materials, planting, and weeding. The Township pays for the materials, and the Public Works Department assists with the installation of larger streetscape elements.
- 3. Shop & Dine Local Campaign:** Retail and dining businesses are essential to economic development efforts in the Township. As such, Discover Haverford has developed a Shop & Dine Local Campaign to feature and promote businesses through their newsletter, website, social media, signage, and a variety of programs and events. Discover Haverford also publishes an online Restaurant Guide on its website.

Website: <https://discoverhaverford.org/>

Collegeville Economic Development Corporation (CEDC)



CEDC Accepting RACP Grant; Photo Courtesy of CollegevilleDevelopment.org

Location: Borough of Collegeville, Montgomery County

Organization Type: Economic Development Corporation (501c(3))

Mission: To promote the Collegeville Borough Business District and Ursinus College campus as a destination, enhance and promote social and economic connections between the business district and campus, promote the accessibility and character of Collegeville – thriving and safe, encourage family-related activities, encourage visitor activities connecting to regional assets, and help shape the future of both Collegeville Borough and the region.

Structure: The CADC is governed by a 12-member Board of Directors. Since 2015, the CEDC has been an all-volunteer organization due to operational grant funding ending (there was a full-time manager prior to 2015)

Roles: The CEDC serves the follow roles:

1. Promotes local businesses, including a Restaurant Guide on their website.
2. Hosts and promotes community events, including the Collegeville Farmer's Market (until 2015), Trappe Memorial Day Parade, holiday events, community-wide yard sale, etc.
3. Secure public grant funding, in partnership with Ursinus College, to undertake community improvement projects.

Projects/Initiatives: CEDC has undertaken the following projects:

1. **Main Street Revitalization:** In partnership with Ursinus College, CEDC has secured \$3.0 million in Redevelopment Assistance Capital Program (RACP) funding from the Governor's Office of the Budget for revitalization of East Main Street. The revitalization of the 400-block of East Main Street will entail building or renovating existing buildings into mixed-use so that more restaurants and retail can open within close proximity to Ursinus College. The project may also entail creating a community gathering place to enhance the town-gown relationship. CEDC is currently working to secure matching funds for their awarded RACP.

- 2. Restaurant Guide:** To better promote the numerous restaurants within Collegeville Borough, the CEDC developed a Restaurant Guide on their website to provide visitors information on cuisine type, location, and contact information.

Website: <https://www.collegevilledvelopment.org/>

Lansdowne Economic Development Corporation (LEDC)



Noel Schmidt Building; Photo Courtesy of Delco.Today

Location: Borough of Lansdowne, Delaware County

Organization Type: Economic Development Corporation (501c(3))

Mission: To support, encourage, and promote sustainable economic growth in the Borough of Lansdowne through focused community and economic development activities.

Structure: LEDC is currently governed by a 7-member Board of Directors (can go as high as 15) who oversee three staff members

Roles: The LEDC serves the follow roles:

1. Rehabilitate underutilized properties.
2. Host community events, including the Lansdowne Farmers' Market.
3. Promote and assist small businesses.

Projects/Initiatives: LEDC has undertaken the following projects:

- 1. Noel Schmidt Furniture Building:** Consistent with arts-based revitalization efforts for Downtown Lansdowne, the LEDC purchased the former Noel Schmidt Furniture Building to create an arts incubator space. In 2018, LEDC received a \$95,000 DCED Keystone Communities Grant for the building's renovation.
- 2. Utility Works:** In partnership with Penn State's Brandywine LaunchBox, the LEDC operates Utility Works, a co-working and makerspace. The facility encourages local start-ups and small businesses to learn, create, and collaborate through the

low-cost access to makerspace equipment, office spaces, and a wide variety of technology and business classes.

- 3. Lansdowne Farmer's Market:** The LEDC hosts and promotes the Lansdowne Farmer's Market, which benefits both local producers and residents of the community through the availability of locally grown food options.

Website: <https://lansdownesfuture.org/>

ECONOMIC DEVELOPMENT ORGANIZATION INTERVIEWS

To obtain a greater understanding of best practices among EDCs in the Commonwealth, Delta undertook a series of four (4) phone interviews of EDCs in communities with similar attributes and goals as Abington Township. Delta sought to obtain information on the organization's founding, its current roles and responsibilities, its approach to fiscal sustainability, and best practices utilized to ensure growth and prosperity of the organization. The list of questions used to guide the discussions can be found in **Appendix**

- 3.** Below are findings from the four (4) phone interviews.

Collegetown Economic Development Corporation (CEDC)

Borough of Collegetown, Montgomery County

1. CEDC was chartered as a 501(c)(3) in 2004 by members of Ursinus College and Collegetown Borough Council.
2. CEDC received initial funding of \$20,000 from Ursinus College and Collegetown Borough.
3. The organization has also received investment through DCED's Main Street Program and the Wyeth Corporation.
4. CEDC is mainly involved in business promotion, community involvement, and streetscaping/façade improvements.
5. CEDC does not have dedicated staff; their 12 Board members and the Executive Director (Collegetown Borough Manager) carry out functions of the organization.
6. According to the Executive Director, strong communication with community members to create stakeholder buy-in for projects is key.
7. CEDC also recommends funding a steady stream of revenue to hire dedicated staff; good EDC leaders require a competitive salary.
8. The organization emphasized the importance of EDCs playing a role in promotion of small businesses and rehabilitation of older buildings.

Discover Haverford

Township of Haverford, Delaware County

1. Discover Haverford was chartered as a 501(c)(3) in 2015 in response to growing vacancies in the Township's business districts.
2. The organization initially received \$75,000 annually from the Township, but it now receives \$105,000 annually.
3. The organization is working on a financial security plan to become more self-sufficient financially.
4. Most of their activities involve streetscaping, façade improvements, community events, and business promotion/retention.
5. Over time, Discover Haverford hopes to transition to larger capital improvement projects.
6. The Executive Director recommends using the PA Downtown Center as a resource, especially when an EDC is in its infancy.
7. The organization has three (3) employees and up to 15 Board members (they currently have 11).
8. The Executive Director recommends mentioning formation of an EDC in Abington Township's updated Comprehensive Plan.

Hanover Economic Development Corporation

Borough of Hanover, York County

1. The EDC was established two years ago as a conduit to undertake redevelopment of a community theatre.
2. The organization received \$30,000 from the Borough in Year 1 and \$15,000 in Year 2 to create a 501(c)(3) and begin projects (this financial commitment was specified in the EDC charter).
3. The Borough's Director of Planning & Engineering serves as the EDC's dedicated staff member but is currently not paid separately.
4. The EDC has a strong tie with the local foundation community that the Borough does not have.
5. The EDC is developing a Requests for Proposals (RFP) to send nationwide for redevelopment of their community theatre.
6. The charter specifies that the Borough may charge the EDC for staff time.

Lansdowne Economic Development Corporation (LEDC)

Borough of Lansdowne, Delaware County

1. LEDC was chartered as a 501(c)(3) in 1998 to address increasing vacant properties in downtown Lansdowne.
2. Initial start-up funding from the Borough was \$50,000; the LEDC receives a \$50,000 contribution from the Borough annually.
3. LEDC's current annual budget is \$300,000.
4. Borough Council initially appointed the Board, but the LEDC is now completely self-sufficient.
5. LEDC has a Board of Directors comprised of five (5) to seven (7) members.
6. Lansdowne is a PA Downtown Center-designated Main Street Community
7. LEDC's efforts entail façade grants, community beautification, and events.
8. LEDC also operates an art incubator space and a "LaunchBox" incubator.
9. LEDC recommends having a 5-Year Plan at the onset of EDC operations to identify priorities and proposed actions.

ABINGTON TOWNSHIP ECONOMIC DEVELOPMENT ORGANIZATION APPROACH

Ambitious economic development efforts require an organization with a sole focus on economic development. **Because of the number of legacy core communities in Abington Township, where economic development efforts consist mainly of supporting existing businesses and recruiting new businesses, the creation of an Economic Development Corporation is the best and most suitable approach.** Whereas other economic development organization types have an emphasis on either business development/recruitment OR development/redevelopment, an EDC blends the ability to support and attract businesses while still having the resources to advance economic development projects.

BENEFITS OF AN ECONOMIC DEVELOPMENT CORPORATION

The creation of an Economic Development Corporation is well-aligned with Abington Township's goals for advancing economic development efforts, including the following reasons:

1. **Transparency:** As a quasi-public organization, an EDC is held to similar rigorous transparency standards as a public body. Meetings will be open for public comment, agendas and meeting minutes will be posted publicly, financial statements will be posted publicly, etc.
2. **Fostering Community Buy-In and Consensus:** Because an EDC is a quasi-public organization, it strives to establish public consensus on impactful projects. Therefore, an EDC is able to create community buy-in before undertaking a

project. This community buy-in and consensus should be achieved in a 5-Year Strategic Planning Process once the EDC is established. The EDC's Board and community as a whole will ultimately select projects, priorities, and initiatives for the EDC to achieve. Projects undertaken solely by the private sector often do not have the same level of community buy-in that can be achieved through an EDC.

- 3. Consistency with Planning Efforts:** Because of its relationship with the Township, an EDC advances projects in a manner consistent with previous planning efforts. Therefore, an EDC will undertake projects in a manner consistent with *Vision2025: Abington's Comprehensive Plan Update*.
- 4. Ability to Secure Funding:** An EDC is able to secure both operational and project funding in a way that a municipality or Economic Development Committee cannot. For instance, as a 501(c)(3) organization, an EDC can secure funding directly from charitable trusts and foundations to assist with operational sustainability or identified projects. 501(c)(3) status also enables an EDC to benefit from tax credit programs, such as the Pennsylvania Department of Community and Economic Development's (DCED's) Neighborhood Assistance Program (NAP), in which business contributors provide contributions to an organization (for community and economic development projects) in exchange for a state tax credit.
- 5. Strengthening the Private Sector:** An EDC does not compete with the private sector, but instead works to strengthen a community's private sector businesses. EDCs strive to strengthen a community's private sector businesses through promotion (e.g., publishing shopping and dining guides, web advertisements, etc.), business assistance programs (e.g., façade improvement, small business loans, etc.), and technical assistance (e.g., storefront decorating/improvement, grant writing, etc.). In some instances, an EDC is also able to create and rent physical space to start-ups and small businesses, thereby providing the physical space needed for private sector businesses to grow and thrive.
- 6. Sole Focus on Economic Development:** An EDC has a sole focus on economic development, which makes it effective in its mission to raise funding resources, interact with local businesses to understand their needs and concerns, and undertake economic development projects.

PUBLIC INFORMATION MEETING #5

Since September 2019, Abington Township has explored the feasibility of an Economic Development Corporation. The idea was first explored at a Public Affair Committee Meeting on September 4, 2019, and further discussed at a Board of Commissioners Meeting on September 12, 2019. Four additional public information sessions were held between October 16, 2019 and September 23, 2020. On April 3, 2023, the Delta Project Team presented preliminary findings from the Feasibility Study for Potential Economic Development in Abington Township, including an overview of economic development

corporations, what activities they can/cannot undertake, case studies of where economic development corporations are used to undertake projects, and findings from interviews with existing economic development corporation staff. Dozens of Township residents participated in-person and virtually to ask questions and provide comment. Below is a summary of questions asked and responses received (aggregated due to the similarity of some questions). A detailed overview of questions and answers can be found in **Appendix 4**.

- Q: What can an Economic Development Corporation do that Abington Township itself cannot?
- A: Having 501(c)(3) status allows an Economic Development Corporation to partake in funding opportunities that a municipal government could not, such as DCED's Neighborhood Assistance Program (NAP)/Neighborhood Partnerships Program (NPP); 501(c)(3) status also allows the organization to benefit from a wide range of private foundation funding opportunities

- Q: Who is an Economic Development Corporation accountable to?
- A: An Economic Development Corporation is comprised of a Board of Directors appointed by Abington Township Commissioners. As a quasi-public body, an Economic Development Corporation is subject to similar laws and procedures as a municipal governing body. For example, an Economic Development Corporation's meetings are publicly advertised and open for public comment, the organization's finances are subject to annual audits, etc.

- Q: Does an Economic Development Corporation work in the best interest of residents?
- A: Yes, absolutely. The public is encouraged to provide feedback to the Economic Development Corporation on any of the projects and initiatives that they undertake. Economic Development Corporations also frequently survey residents/businesses, hold public open houses, etc. to obtain public input.

SECTION 5.2: FUNDING OPPORTUNITIES

COMMUNITY DEVELOPMENT/BUSINESS IMPROVEMENT PROJECTS

Program Name: Economic Adjustment Assistance (EAA) / Public Works

Administering Agency: U.S. Economic Development Administration (EDA)

Description: Grants for projects that promoting innovation and competitiveness, preparing American regions for economic growth and success in the worldwide economy; funding may be secured for construction, planning, and engineering/design projects

Eligible Project Types/Uses of Funds: Example project types include water/sewer improvements, technology-based redevelopment, science and research parks, economic diversification initiatives, etc.

Award Amount: EAA grants awards are between \$150,000 and \$1.0 million; Public Works grants are between \$600,000 and \$3.0 million.

Matching Funds Requirement: Typically, 50% of total project costs

Potential Projects: Willow Grove Park Mall impervious parking area infill

Program Name: Keystone Communities

Administering Agency: PA Department of Community & Economic Development (DCED)

Description: Designed to encourage the creation of partnerships between the public and private sectors that jointly support local initiatives such as the growth and stability of neighborhoods and communities; social and economic diversity; and a strong and secure quality of life.

Eligible Project Types/Uses of Funds: Planning; architectural/engineering fees; project consulting; façade improvements; rehabilitation and revitalization of downtowns and downtown buildings.

Award Amount: Up to \$25,000 for planning, architectural/engineering, and project consulting grants; up to \$50,000 for façade improvement grants; up to \$500,000 for rehabilitation/revitalization grants.

Matching Funds Requirement: 50% of total project costs.

Potential Projects: Roslyn façade improvements; Roslyn anchor building construction/rehabilitation; Old York Road Corridor/Noble underutilized lot development.

Program Name: Neighborhood Assistance Program (NAP) / Neighborhood Partnership Program (NPP)

Administering Agency: PA Department of Community & Economic Development (DCED)

Description: Tax credit program to encourage businesses to invest in projects which improve communities; businesses receive a 55% - 80% tax credit in exchange for contributions to the identified NAP/NPP project; acquisition of NPP tax credits requires a 5-year investment plan/strategy.

Eligible Project Types/Uses of Funds: Revitalization planning; architectural/engineering fees; façade improvements; workforce training; rehabilitation and revitalization of downtowns and downtown buildings; streetscaping.

Award Amount: No official limit on tax credit amount; NPP applications require at least \$100,000 in contribution commitments per year over five years.

Matching Funds Requirement: No matching funds requirement

Potential Projects: Roslyn anchor building construction/rehabilitation; Old York Road Corridor/Noble underutilized lot development

Program Name: Local Share Account (LSA) – Statewide

Administering Agency: PA Department of Community & Economic Development (DCED)

Description: Grants to support planning and capital improvement projects in the public interest that enhance a community's quality-of-life.

Eligible Project Types/Uses of Funds: Acquisition; construction; demolition; purchase of vehicles, machinery, or equipment; planning; architectural/engineering fees.

Award Amount: Up to \$1.0 million.

Matching Funds Requirement: No matching funds requirement.

Potential Projects: Willow Grove Park Mall impervious parking area infill; Roslyn anchor building construction/rehabilitation; Old York Road Corridor/Noble underutilized lot development.

Program Name: Redevelopment Assistance Capital Program (RACP)

Administering Agency: PA Governor's Office of the Budget

Description: For the acquisition and construction of regional economic, cultural, civic, recreational, and historical improvements projects; an approved project must be authorized in the Redevelopment Assistance section of a Capital Budget Itemization Act, have a regional or multi-jurisdictional impact, and generate substantial increases or maintain current levels of employment, tax revenues or other measures of economic activity; total project cost must be at least \$1.0 million.

Eligible Project Types/Uses of Funds: Acquisition; construction; rehabilitation; demolition; interest during construction.

Award Amount: No official limit on award amount; most awards between \$500,000 and \$2.0 million.

Matching Funds Requirement: 50% of total project costs; as-is appraised land and building value, architectural/engineering fees, legal fees, fixed-equipment, and administration fees may be used as match.

Potential Projects: Willow Grove Park Mall impervious parking area infill; Roslyn anchor building construction/rehabilitation; Old York Road Corridor/Noble underutilized lot development.

RECREATION AND COMMUNITY SPACE

Program Name: Community Conservation Partnerships Program (C2P2)

Administering Agency: PA Department of Conservation and Natural Resources (DCNR)

Description: For the planning, acquisition, development, rehabilitation, and repair of parks and recreational facilities.

Eligible Project Types/Uses of Funds: Master site development plans; indoor recreation feasibility studies; conservation plans; park rehabilitation and development.

Award Amount: No maximum award amount, but typically less than \$1.0 million.

Matching Funds Requirement: 50% of total project costs.

Potential Projects: Willow Grove Park Mall site community/recreational space.

Program Name: Greenways, Trails, and Recreation Program (GTRP)

Administering Agency: PA Department of Community & Economic Development (DCED)

Description: For the planning, acquisition, development, rehabilitation, and repair of greenways, recreational trails, open space, parks, and beautification projects.

Eligible Project Types/Uses of Funds: Planning, acquisition, or development of public parks, recreation areas, greenways, trails, and river conservation projects.

Award Amount: Up to \$250,000.

Matching Funds Requirement: 15% of total project costs.

Potential Projects: Willow Grove Park Mall site community/recreational space.

STREETSCAPING/MULTI-MODAL TRANSPORTATION ENHANCEMENTS

Program Name: Congestion Mitigation & Air Quality (CMAQ)

Administering Agency: Delaware Valley Regional Planning Commission (DVRPC)

Description: Transportation projects that improve air quality and reduce traffic congestion.

Eligible Project Types/Uses of Funds: Pedestrian and bicycle improvements; transit improvement projects; congestion reduction and traffic flow improvements.

Award Amount: Awards typically between \$250,000 - \$1.0 million.

Matching Funds Requirement: Matching funds are encouraged but not required.

Potential Projects: Roslyn streetscape enhancements; Old York Road Corridor/Noble streetscape enhancements.

Program Name: Multimodal Transportation Fund (MTF)

Administering Agency: PA DCED and PennDOT

Description: Grants to encourage economic development and ensure that a safe and reliable system of transportation is available to the residents of the Commonwealth; funding available through both DCED and PennDOT.

Eligible Project Types/Uses of Funds: Development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development.

Award Amount: Between \$100,000 and \$3.0 Million.

Matching Funds Requirement: 30% of total project costs.

Potential Projects: Roslyn streetscape enhancements; Old York Road Corridor/Noble streetscape enhancements.

Program Name: National Electrical Vehicle Infrastructure (NEVI)

Administering Agency: PennDOT

Description: Grants for the planning, design, construction, operation, and maintenance of electrical vehicle charging infrastructure.

Eligible Project Types/Uses of Funds: Eligible uses of funds include preliminary engineering, environmental documentation, construction/installation, permitting, and operations/maintenance.

Award Amount: Currently no maximum award amount.

Matching Funds Requirement: 20% of total project costs.

Potential Projects: Keswick EV charging infrastructure; Old York Road EV charging infrastructure.

Program Name: Rebuilding American Infrastructure with Sustainability & Equity (RAISE)

Administering Agency: U.S. Department of Transportation

Description: Grants for transportation infrastructure projects (motorized or non-motorized) that: (1.) Invest efficiently and equitably; (2.) Promote the competitiveness of the U.S. economy; (3.) Improve job opportunities by focusing on high labor standards; (4.) Strengthen infrastructure resilience to all hazards including climate change; and (5.) Effectively coordinate with state, local, tribal, and territorial government partners.

Eligible Project Types/Uses of Funds: Preliminary planning and feasibility studies; community engagement; equity analysis; environmental analysis; design/engineering; and construction.

Award Amount: Between \$5.0 million and \$25.0 million.

Matching Funds Requirement: 20% of total project costs.

Potential Projects: Old York Road Corridor/Noble streetscape enhancements.

Program Name: Safe Streets and Roads for All (SS4A) Program

Administering Agency: U.S. Department of Transportation

Description: Grants to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users, including pedestrians; bicyclists; public transportation, personal conveyance, and micro-mobility users; motorists; and commercial vehicle operators.

Eligible Project Types/Uses of Funds: Planning; construction; data collection, modernization, or coordination; deployment of innovative technologies.

Award Amount: Up to \$10.0 million for planning projects; up to \$25.0 million for implementation projects.

Matching Funds Requirement: 20% of total project costs.

Potential Projects: Old York Road Corridor/Noble streetscape enhancements.

Program Name: Transportation Alternatives Set-Aside (TASA) and Safe Routes to School Program

Administering Agency: PennDOT

Description: Funding for projects and activities defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation, trails that serve a transportation purpose, and safe routes to school projects.

Eligible Project Types/Uses of Funds: Funding may only be used for construction of eligible project types (including streetscaping).

Award Amount: Between \$50,000 and \$1.0 million.

Matching Funds Requirement: No formal match requirement, but project sponsors are expected to pay for all project design/engineering fees, pre-construction permits, clearances, etc.

Potential Projects: Roslyn streetscape enhancements; Old York Road Corridor/Noble streetscape enhancements.

SECTION 5.3: ACTION AND IMPLEMENTATION PLAN

Through the adoption of an ordinance, the Township can establish the organizational structure and set of by-laws that will set the regulatory requirements of the EDC.

Establish an EDC

Upon passing the ordinance creating the EDC, the Township should develop a funding strategy for the operation of the EDC and strategy for securing funding for capital projects. The EDC should also develop a 5-Year EDC Strategic Plan to identify and advance economic development priorities.

Develop Operational & Capital Funding Strategy

Identify Economic Development Priorities in a 5-Year EDC Strategic Plan

Following the development of a 5-Year EDC Strategic Plan, the EDC should begin implementing small, yet achievable, projects and initiatives within identified key project areas.

Willow Grove Park Mall Site

Roslyn

Keswick

Old York Road Corridor/Noble

An EDC could market available properties, enhance/reconstruct greenspace at the site, and assist with the development of the site's existing impervious parking areas.

An EDC could help to promote and retain small businesses, advocate for the needs of small businesses, facilitate downtown streetscaping and facade improvements, and spearhead anchor building construction/rehabilitation projects.

An EDC could help to promote and retain small businesses, administer business assistance programs, and spearhead smaller infrastructure projects (such as the installation of EV charging infrastructure).

An EDC could leverage its ability to obtain funding for infrastructure improvements (such as installation of EV charging infrastructure), advance streetscape improvements, and leverage a network of economic and real estate development organizations to promote the development of underutilized lots (through acquisition or a competitive RFP process).

As shown in the above flow-chart, creation of an Economic Development Corporation is a key first-step in advancing economic development implementation efforts within the Township. Below are key action and implementation steps necessary to forge a path for economic success in Abington Township.

Table 16 – Action and Implementation Plan

ACTION AND IMPLEMENTATION PLAN			
Action	Description	Recommendations	Responsible Party/Parties
Action #1: Establish an Economic Development Corporation	Advance a public process to formally establish an Economic Development Corporation	<ol style="list-style-type: none"> 1. Consider advertisement of the Ordinance at a Board of Commissioners Meeting 2. Consider adoption of the Ordinance at a Board of Commissioners Meeting 3. Consider appointing Abington Township EDC Board of Directors members 4. Establish start-up funding contribution from Abington Township 	Township Board of Commissioners; Township Administration
Action #2: Develop Operational & Capital Funding Strategy	Develop an operational & capital funding strategy to sustain and grow the organization	<ol style="list-style-type: none"> 1. Leverage connections with local businesses to establish a membership base 2. Identify and forge connections with local private foundations engaged in charitable giving for economic development activities 3. Work with businesses to identify events, hosted by the EDC, that raise operational funding a promote community businesses 4. Develop a long-term strategy for EDC property ownership and rent/lease-based income 	Abington Township EDC Board of Directors; Local Businesses
Action #3: Identify Economic Development Priorities in a 5-Year EDC Strategic Plan	Develop a 5-Year EDC Strategic Plan to identify economic development priorities during the EDC's formative years	<ol style="list-style-type: none"> 1. Conduct work sessions with the Board of Directors and the community to discuss business/resident needs 2. Survey small businesses to develop an understand of their needs 3. Identify existing areas in need of economic revitalization and rehabilitation 4. Identify actionable projects that enhance the economic competitiveness of existing businesses, align with the Township's economic development priorities, and enhance the quality-of-life of Township residents 5. Align available funding resources with actionable projects 	Abington Township EDC Board of Directors; Community Members; Local Businesses
Action #4: Begin Implementing Economic Development Projects and Initiatives	Utilize available staff capacity and funding resources to begin implementing economic development projects and initiatives	<ol style="list-style-type: none"> 1. Establish a web and social media presence that promotes small businesses within the Township 2. Secure grant funding (foundation, local, state, or federal) to establish a business façade improvement program 3. Raise funding to procure business/community advertisement materials (i.e. pamphlets, web ads, flyers, etc.) 4. Pursue competitive grant funding for streetscaping and other capital improvement projects 5. Identify buildings for potential purchase and improvement by the EDC 6. Utilize the EDC 5-Year Strategic Plan to pursue contributions for programmatic and capital projects through the DCED Neighborhood Partnerships Program (NPP) 	Abington Township EDC Staff; Roslyn Valley Business Association; Keswick Village Business Association; Local Businesses
Action #5: Establish Public-Private Partnerships for the Improvement of Key Community Assets	Forge connections with real estate developers, property owners, and other economic development organizations to assist with larger capital projects	<ol style="list-style-type: none"> 1. Meet with property owners seeking to undertake large redevelopment projects 2. Identify portions of a development project that could benefit from competitive funding available through organizations with 501(c)(3) status 3. Where applicable, execute Cooperation Agreements/Memorandums of Understanding to serve as partners on projects 4. Develop Requests for Proposals (RFPs) for key development projects to identify concepts for property rehabilitation 	Abington Township EDC Staff
Action #6: Benchmark and Measure Impact	Undertake annual benchmarking and measure progress to highlight the EDC's value	<ol style="list-style-type: none"> 1. Coordinate with EDC Board of Directors and EDC staff to establish annual benchmarks and goals to achieve over the next year 2. Develop an annual impact report that highlights key achievements of the EDC over the past year 3. Share the annual impact report with potential private contributors, foundation contributors, and within competitive grant applications 	Abington Township EDC Board of Directors; Abington Township EDC Staff

SOURCE: Delta Development Group

APPENDICES



APPENDIX 1 - DATA TABLES

Table 17 – Population

POPULATION				
	2010	2015	2020	Percent Change Between 2010 and 2020
Abington Township	55,419	55,641	58,502	5.6%
Montgomery County	790,497	812,970	856,553	8.4%
Philadelphia-Reading-Camden CSA	6,474,404	7,147,370	7,379,700	14.0%
Pennsylvania	12,612,705	12,779,559	13,002,700	3.1%

SOURCE: U.S. Census Bureau American Community Survey 2010 & 2015 5-Year Estimates; 2020 Decennial Census

Table 18 – Population Age Breakdown – Abington Township

POPULATION AGE BREAKDOWN - ABINGTON TOWNSHIP				
	Abington Township			Percent Change Between 2010 and 2020
Year	2010	2015	2020	
Total Population	55,419	55,641	58,502	5.56%
5 to 14 years	6,872	6,844	6,885	0.19%
15 to 17 years	2,383	1,781	2,102	-11.79%
18 to 24 years	4,101	4,173	3,855	-6.00%
15 to 44 years	19,951	19,530	19,564	-1.94%
16 years and over	44,668	44,958	44,680	0.03%
18 years and over	43,061	43,734	43,290	0.53%
60 years and over	12,580	13,187	14,453	14.89%
62 years and over	11,416	11,685	12,676	11.03%
65 years and over	9,532	9,737	10,559	10.77%
75 years and over	5,320	5,342	5,129	-3.59%
Median age (years)	42.3	42.6	42.4	0.24%

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates; 2020 Decennial Census

Table 19 – Population Age Breakdown – Montgomery County

POPULATION AGE BREAKDOWN - MONTGOMERY COUNTY				
	Montgomery County			Percent Change Between 2010 and 2020
Year	2010	2015	2020	
Total Population	790,497	812,970	856,553	8.4%
5 to 14 years	102,765	101,621	101,189	-1.5%
15 to 17 years	33,991	32,519	32,024	-5.8%
18 to 24 years	61,659	64,225	65,981	7.0%
15 to 44 years	302,760	302,425	304,951	0.7%
16 years and over	630,026	654,441	669,506	6.3%
18 years and over	607,102	632,491	648,618	6.8%
60 years and over	159,680	180,479	204,029	27.8%
62 years and over	140,708	159,342	179,633	27.7%
65 years and over	117,784	130,075	146,901	24.7%
75 years and over	62,449	63,412	65,861	5.5%
Median age (years)	40.2	41.1	41.3	2.7%

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates; 2020 Decennial Census

Table 20 – Population Age Breakdown – Philadelphia-Reading-Camden CSA

POPULATION AGE BREAKDOWN - PHILADELPHIA-READING-CAMDEN CSA				
	Philadelphia-Reading-Camden CSA			Percent Change Between 2010 and 2020
Year	2010	2015	2020	
Total Population	6,474,404	7,147,370	7,379,700	13.98%
5 to 14 years	848,147	893,421	878,151	3.54%
15 to 17 years	284,874	285,895	272,029	-4.51%
18 to 24 years	634,492	700,442	643,821	1.47%
15 to 44 years	2,654,506	2,830,359	2,807,685	5.77%
16 years and over	5,127,728	5,725,043	5,813,079	13.37%
18 years and over	4,933,496	5,539,212	5,631,827	14.15%
60 years and over	1,178,342	1,450,916	1,646,281	39.71%
62 years and over	1,035,905	1,272,232	1,446,380	39.62%
65 years and over	854,621	1,029,221	1,174,864	37.47%
75 years and over	427,311	471,726	501,916	17.46%
Median age (years)	37.8	38.5	39.1	3.44%

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates; 2020 Decennial Census

Table 21 – Population Age Breakdown – Pennsylvania

POPULATION AGE BREAKDOWN - PENNSYLVANIA				
	Pennsylvania			Percent Change Between 2010 and 2020
Year	2010	2015	2020	
Total Population	12,612,705	12,779,559	13,002,700	3.09%
5 to 14 years	1,563,975	1,520,768	1,480,368	-5.35%
15 to 17 years	529,734	485,623	466,983	-11.85%
18 to 24 years	1,236,045	1,239,617	1,155,305	-6.53%
15 to 44 years	4,944,180	4,881,792	4,818,868	-2.53%
16 years and over	10,153,228	10,389,781	10,456,049	2.98%
18 years and over	9,787,459	10,057,513	10,145,303	3.66%
60 years and over	2,610,830	2,900,960	3,221,084	23.37%
62 years and over	2,308,125	2,555,912	2,854,120	23.66%
65 years and over	1,929,744	2,083,068	2,335,104	21.01%
75 years and over	983,791	984,026	1,017,250	3.40%
Median age (years)	39.8	40.5	40.9	2.76%

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates; 2020 Decennial Census

Table 22 – Population Age Distribution

POPULATION AGE DISTRIBUTION												
	Abington Township			Montgomery County			Philadelphia-Reading- Camden CSA			Pennsylvania		
	2010	2015	2020	2010	2015	2020	2010	2015	2020	2010	2015	2020
Total Population	55,419	55,641	58,502	790,497	812,970	856,553	6,474,404	7,147,370	7,379,700	12,612,705	12,779,559	13,002,700
Under 5 years	5.7%	5.9%	5.7%	5.9%	5.7%	5.5%	6.2%	6.0%	5.8%	5.8%	5.6%	5.5%
5 to 9 years	6.7%	6.4%	6.4%	6.4%	6.2%	6.0%	6.4%	6.2%	6.0%	6.0%	5.9%	5.6%
10 to 14 years	5.7%	5.9%	6.0%	6.6%	6.4%	6.2%	6.7%	6.4%	6.2%	6.4%	6.0%	6.0%
15 to 19 years	6.3%	5.1%	5.7%	6.6%	6.4%	6.2%	7.4%	6.8%	6.4%	7.3%	6.7%	6.3%
20 to 24 years	5.3%	5.6%	5.1%	5.4%	5.5%	5.7%	6.8%	6.9%	6.4%	6.7%	6.8%	6.3%
25 to 29 years	5.6%	5.9%	4.8%	6.0%	6.1%	5.9%	6.7%	7.0%	7.2%	6.1%	6.5%	6.7%
30 to 34 years	5.2%	6.7%	6.9%	5.9%	6.3%	6.5%	6.1%	6.5%	6.9%	5.7%	6.1%	6.5%
35 to 39 years	6.0%	5.5%	5.8%	6.9%	6.0%	6.3%	6.7%	6.0%	6.3%	6.4%	5.7%	6.0%
40 to 44 years	7.5%	6.3%	7.1%	7.5%	6.8%	6.3%	7.3%	6.5%	5.9%	7.0%	6.3%	5.7%
45 to 49 years	7.5%	7.4%	6.3%	8.2%	7.4%	6.6%	7.8%	7.1%	6.3%	7.7%	6.9%	6.2%
50 to 54 years	8.4%	7.8%	7.0%	7.8%	7.9%	7.0%	7.4%	7.5%	6.8%	7.6%	7.5%	6.7%
55 to 59 years	7.4%	7.9%	7.3%	6.6%	7.2%	7.2%	6.2%	6.9%	7.1%	6.7%	7.3%	7.2%
60 to 64 years	5.5%	6.2%	7.0%	5.3%	6.2%	6.9%	5.1%	5.9%	6.5%	5.4%	6.3%	6.9%
65 to 69 years	4.3%	4.2%	5.2%	3.9%	4.7%	5.8%	3.7%	4.5%	5.3%	4.2%	5.0%	5.9%
70 to 74 years	3.2%	3.7%	4.6%	3.1%	3.6%	4.0%	2.9%	3.3%	4.0%	3.3%	3.7%	4.4%
75 to 79 years	3.4%	3.3%	3.2%	2.9%	2.7%	2.9%	2.5%	2.5%	2.8%	3.0%	2.8%	3.1%
80 to 84 years	3.1%	2.7%	1.8%	2.6%	2.3%	2.2%	2.1%	2.0%	2.0%	2.5%	2.3%	2.2%
85 years and over	3.1%	3.6%	4.2%	2.4%	2.7%	2.8%	1.9%	2.1%	2.2%	2.3%	2.5%	2.6%

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates; 2020 Decennial Census

Table 23 – Families

FAMILIES				
	2010	2015	2020	Percent Change Between 2010 and 2020
Abington Township	14,797	14,727	15,071	1.85%
Montgomery County	208,556	210,938	217,427	4.25%
Philadelphia-Reading-Camden CSA	1,591,489	1,723,600	1,772,605	11.38%
Pennsylvania	3,231,021	3,202,874	3,254,545	0.73%

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates

Table 24 – Households

HOUSEHOLDS				
TOTAL HOUSEHOLDS	2010	2015	2020	Percent Change Between 2010 and 2020
Abington Township	21,367	20,911	21,305	-0.29%
Montgomery County	306,661	308,626	318,648	3.91%
Philadelphia-Reading-Camden CSA	2,420,895	2,637,468	2,727,860	12.68%
Pennsylvania	4,940,581	4,958,859	5,106,601	3.36%

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates

Table 25 – Median Household Income

MEDIAN HOUSEHOLD INCOME												
	Abington Township			Montgomery County			Philadelphia-Reading-Camden CSA			Pennsylvania		
	2010	2015	2020	2010	2015	2020	2010	2015	2020	2010	2015	2020
TOTAL HOUSEHOLDS	21,367	20,911	21,305	306,661	308,626	318,648	2,420,895	2,637,468	2,727,860	4,940,581	4,958,859	5,106,601
Less than \$10,000	3.50%	4.00%	6.50%	3.60%	3.90%	3.20%	7.10%	7.00%	6.00%	7.30%	6.90%	5.80%
\$10,000 to \$14,999	3.10%	3.10%	2.00%	3.00%	3.00%	2.00%	4.80%	4.60%	3.60%	5.90%	5.30%	4.00%
\$15,000 to \$24,999	7.80%	6.00%	5.00%	6.70%	6.60%	5.50%	9.10%	9.20%	7.50%	11.30%	10.70%	8.80%
\$25,000 to \$34,999	7.20%	7.80%	5.70%	7.60%	7.00%	5.90%	9.10%	8.90%	7.70%	10.90%	10.30%	9.00%
\$35,000 to \$49,999	9.70%	10.20%	8.20%	11.10%	10.10%	8.80%	12.40%	12.10%	10.60%	14.30%	13.50%	12.10%
\$50,000 to \$74,999	18.20%	17.60%	13.60%	17.20%	16.00%	14.70%	17.80%	16.90%	15.80%	19.00%	18.40%	17.60%
\$75,000 to \$99,999	15.70%	13.60%	13.10%	14.60%	13.80%	13.20%	13.20%	12.50%	12.70%	12.40%	12.50%	13.20%
\$100,000 to \$149,999	19.60%	20.30%	21.80%	18.60%	18.70%	19.00%	15.00%	15.40%	16.90%	11.70%	13.00%	15.70%
\$150,000 to \$199,999	7.30%	8.60%	11.40%	8.30%	9.30%	11.40%	6.00%	6.80%	8.70%	3.80%	4.80%	6.70%
\$200,000 or more	7.80%	8.80%	12.60%	9.40%	11.60%	16.40%	5.50%	6.80%	10.50%	3.50%	4.60%	7.10%
Median HH Income (Inflation Adjusted to 2020 USD)	\$90,777	\$85,806	\$90,506	\$92,325	\$89,885	\$93,518	\$71,488	\$68,212	\$72,875	\$60,804	\$59,718	\$63,627

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates; CPI Inflation Calculator

Table 26 – Educational Attainment

EDUCATIONAL ATTAINMENT												
	Abington Township			Montgomery County			Philadelphia-Reading-Camden CSA			Pennsylvania		
	2010	2015	2020	2010	2015	2020	2010	2015	2020	2010	2015	2020
Population Total	55,419	55,641	55,432	790,497	812,970	827,180	6,474,404	7,147,370	7,198,025	12,612,705	12,779,559	12,794,885
Less than 9th Grade	2.00%	2.20%	2.00%	2.20%	2.10%	2.10%	4.20%	4.00%	3.50%	4.00%	3.50%	3.10%
9th to 12th Grade, No Diploma	4.90%	3.40%	3.10%	5.20%	4.20%	3.60%	8.80%	7.40%	6.00%	8.60%	7.30%	5.90%
High School Graduate (Includes Equivalency)	26.70%	25.60%	21.90%	26.30%	24.80%	23.30%	32.10%	31.20%	29.50%	37.80%	36.40%	34.20%
Some College, No Degree	18.30%	16.00%	16.00%	15.80%	15.30%	14.10%	17.20%	17.60%	17.00%	15.90%	16.30%	15.90%
Associate Degree	6.10%	7.40%	7.60%	6.20%	6.80%	7.30%	6.50%	6.90%	7.30%	7.30%	7.90%	8.60%
Bachelor's Degree	24.30%	26.60%	28.00%	25.70%	26.30%	28.20%	19.00%	20.00%	21.90%	16.30%	17.40%	19.50%
Graduate or Professional Degree	17.70%	18.80%	21.50%	18.50%	20.60%	21.50%	12.20%	13.00%	14.80%	10.10%	11.20%	12.80%
<i>High school graduate or higher</i>	93.10%	94.30%	94.90%	92.60%	93.80%	94.40%	87.00%	88.60%	90.50%	87.40%	89.20%	91.00%
<i>Bachelor's degree or higher</i>	42.10%	45.40%	49.40%	44.20%	46.90%	49.60%	31.20%	33.00%	36.70%	26.40%	28.60%	32.30%

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates

Table 27 – Selected Housing Characteristics

SELECTED HOUSING CHARACTERISTICS												
Housing Tenure	Abington Township			Montgomery County			Philadelphia-Reading-Camden			Pennsylvania		
	2010	2015	2020	2010	2015	2020	2010	2015	2020	2010	2015	2020
Owner-occupied	78.9%	79.4%	78.6%	74.2%	72.6%	71.9%	70.0%	68.0%	67.6%	71.0%	69.2%	69.0%
Renter-occupied	21.1%	20.6%	21.4%	25.8%	27.4%	28.1%	30.0%	32.0%	32.4%	29.0%	30.8%	31.0%
Average household size of owner-occupied unit	2.74	2.76	2.74	2.68	2.73	2.69	2.74	2.75	2.69	2.60	2.60	2.54
Average household size of renter-occupied unit	1.85	2.08	1.86	1.99	2.13	2.11	2.25	2.38	2.30	2.15	2.24	2.16
Value (Owner-Occupied Units)												
Less than \$50,000	1.3%	2.1%	1.1%	1.4%	2.5%	1.6%	4.7%	5.2%	3.6%	9.2%	9.1%	6.7%
\$50,000 to \$99,999	2.1%	1.4%	1.5%	2.7%	2.4%	2.4%	8.8%	8.0%	7.1%	19.7%	17.2%	14.2%
\$100,000 to \$149,999	4.2%	3.1%	2.5%	5.6%	5.5%	4.5%	10.4%	11.4%	10.2%	17.6%	17.1%	15.6%
\$150,000 to \$199,999	11.2%	12.6%	6.7%	10.5%	10.9%	8.6%	14.5%	16.6%	15.1%	16.0%	17.5%	17.1%
\$200,000 to \$299,999	44.5%	44.1%	40.5%	30.5%	31.0%	26.7%	27.2%	27.5%	26.7%	18.7%	20.2%	21.9%
\$300,000 to \$499,999	27.2%	27.5%	35.2%	33.8%	32.7%	37.4%	24.6%	22.2%	25.6%	13.3%	13.5%	17.1%
\$500,000 to \$999,999	8.2%	8.1%	11.7%	12.9%	12.8%	16.2%	8.4%	7.7%	10.0%	4.5%	4.6%	6.3%
\$1,000,000 or more	1.4%	1.1%	0.8%	2.5%	2.1%	2.7%	1.4%	1.4%	1.6%	0.9%	0.9%	1.1%
Median (Inflation Adjusted to 2020 USD)	\$322,637	\$295,908	\$294,500	\$357,257	\$325,778	\$326,200	\$284,411	\$255,562	\$249,200	\$191,491	\$185,012	\$187,500

SOURCE: U.S. Census Bureau American Community Survey 2010, 2015, and 2020 5-Year Estimates

Table 28 – Where Workers Live – Abington Township

WHERE WORKERS LIVE - ABINGTON TOWNSHIP		
Employed in the Selection Area	24,623	100.0%
Employed in the Selection Area but Living Outside	21,568	87.6%
Employed and Living in the Selection Area	3,055	12.4%
Living in the Selection Area	29,751	100.0%
Living in the Selection Area but Employed Outside	26,696	89.7%
Living and Employed in the Selection Area	3,055	10.3%

SOURCE: U.S. Census Bureau OnTheMap (2019)

Table 29 – Work Destination Analysis – Abington Township

WORK DESTINATION ANALYSIS - ABINGTON TOWNSHIP		
All County Subdivisions	29,751	100.0%
Philadelphia City (Philadelphia)	8,830	29.7%
Abington Township (Montgomery)	3,055	10.3%
Horsham Township (Montgomery)	1,002	3.4%
Upper Dublin Township (Montgomery)	969	3.3%
Upper Moreland Township (Montgomery)	832	2.8%
Cheltenham Township (Montgomery)	688	2.3%
Upper Merion Township (Montgomery)	602	2.0%
Bensalem Township (Bucks)	537	1.8%
Lower Merion Township (Montgomery)	502	1.7%
Plymouth Township (Montgomery)	470	1.6%
All Other Locations	12,264	41.2%
SOURCE: U.S. Census Bureau OnTheMap (2019)		

Table 30 – Employment Profile – Abington Township

Employment Profile - Abington Township				
Data for all businesses in area	Abington Township			
Total Businesses:	1,920			
Total Employees:	30,152			
Total Residential Population:	58,502			
Employee/Residential Population Ratio (per 100 residents)	54			
	Businesses		Employees	
	Number	Percent	Number	Percent
by 2-Digit NAICS Codes				
Agriculture, Forestry, Fishing & Hunting	2	0.1%	7	0.0%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	143	7.4%	803	2.7%
Manufacturing	32	1.7%	1,217	4.0%
Wholesale Trade	44	2.3%	276	0.9%
Retail Trade	317	16.5%	4,926	16.3%
Transportation & Warehousing	16	0.8%	186	0.6%
Information	42	2.2%	473	1.6%
Finance & Insurance	108	5.6%	895	3.0%
Real Estate, Rental & Leasing	73	3.8%	517	1.7%
Professional, Scientific & Tech Services	181	9.4%	1,101	3.7%
Management of Companies &	3	0.2%	14	0.0%
Administrative & Support & Waste Management & Remediation	68	3.5%	334	1.1%
Educational Services	62	3.2%	1,640	5.4%
Health Care & Social Assistance	282	14.7%	12,849	42.6%
Arts, Entertainment & Recreation	41	2.1%	451	1.5%
Accommodation & Food Services	126	6.6%	1,734	5.8%
Other Services (except Public Administration)	269	14.0%	1,655	5.5%
Public Administration	21	1.1%	991	3.3%
Unclassified Establishments	90	4.7%	83	0.3%
SOURCE: ESRI Business Analyst (2022)				

Table 31 – Employment Profile – Montgomery County

Employment Profile - Montgomery County				
Data for all businesses in area	Montgomery County			
Total Businesses:	35,751			
Total Employees:	517,803			
Total Residential Population:	856,553			
Employee/Residential Population Ratio (per 100 residents)	62			
	Businesses		Employees	
	Number	Percent	Number	Percent
by 2-Digit NAICS Codes				
Agriculture, Forestry, Fishing & Hunting	47	0.1%	408	0.1%
Mining	23	0.1%	224	0.0%
Utilities	34	0.1%	2,214	0.4%
Construction	2,726	7.6%	27,880	5.4%
Manufacturing	1,382	3.9%	40,710	7.9%
Wholesale Trade	1,245	3.5%	18,505	3.6%
Retail Trade	4,720	13.2%	64,814	12.5%
Transportation & Warehousing	409	1.1%	7,057	1.4%
Information	932	2.6%	20,832	4.0%
Finance & Insurance	2,286	6.4%	35,199	6.8%
Real Estate, Rental & Leasing	1,752	4.9%	14,847	2.9%
Professional, Scientific & Tech Services	4,082	11.4%	48,505	9.4%
Management of Companies & Enterprises	72	0.2%	1,857	0.4%
Administrative & Support & Waste Management & Remediation	1,552	4.3%	19,971	3.9%
Educational Services	958	2.7%	35,176	6.8%
Health Care & Social Assistance	3,741	10.5%	89,989	17.4%
Arts, Entertainment & Recreation	720	2.0%	9,692	1.9%
Accommodation & Food Services	2,210	6.2%	34,647	6.7%
Other Services (except Public Administration)	4,252	11.9%	28,322	5.5%
Public Administration	674	1.9%	15,037	2.9%
Unclassified Establishments	1,934	5.4%	1,917	0.4%

SOURCE: ESRI Business Analyst (2022)

Table 32 – Employment Profile - Pennsylvania

Employment Profile - Pennsylvania				
Data for all businesses in area	Pennsylvania			
Total Businesses:	457,737			
Total Employees:	6,211,078			
Total Residential Population:	13,002,700			
Employee/Residential Population Ratio (per 100 residents)	48			
	Businesses		Employees	
	Number	Percent	Number	Percent
by 2-Digit NAICS Codes				
Agriculture, Forestry, Fishing & Hunting	2,604	0.6%	19,150	0.3%
Mining	761	0.2%	13,058	0.2%
Utilities	959	0.2%	21,439	0.3%
Construction	34,232	7.5%	288,332	4.6%
Manufacturing	17,850	3.9%	540,098	8.7%
Wholesale Trade	15,471	3.4%	243,924	3.9%
Retail Trade	67,101	14.7%	775,389	12.5%
Transportation & Warehousing	8,917	1.9%	167,904	2.7%
Information	9,087	2.0%	147,065	2.4%
Finance & Insurance	22,637	4.9%	257,564	4.1%
Real Estate, Rental & Leasing	19,655	4.3%	144,402	2.3%
Professional, Scientific & Tech Services	39,858	8.7%	443,688	7.1%
Management of Companies & Enterprises	615	0.1%	18,129	0.3%
Administrative & Support & Waste Management & Remediation	15,559	3.4%	145,656	2.3%
Educational Services	12,055	2.6%	474,412	7.6%
Health Care & Social Assistance	44,967	9.8%	1,117,580	18.0%
Arts, Entertainment & Recreation	9,200	2.0%	129,549	2.1%
Accommodation & Food Services	34,266	7.5%	497,478	8.0%
Other Services (except Public Administration)	66,786	14.6%	408,064	6.6%
Public Administration	15,363	3.4%	322,214	5.2%
Unclassified Establishments	19,794	4.3%	35,983	0.6%

SOURCE: ESRI Business Analyst (2022)

APPENDIX 2 - SITE SCORING RATIONALE

Table 33 – Project Site Selection Scoring Justification

PROJECT SITE SELECTION SCORING JUSTIFICATION							
Site Name	Market Viability	Motorized Transportation Access (i.e. roads, bus stops, light-rail, etc.)	Non-Motorized Transportation Access (i.e. sidewalks, crosswalks, pedestrian signals, bike lanes, etc.)	Commercial Property Availability	Amount of Available Acreage/Lots	Connectivity to Township Assets and Residents	Viability of EDC Participation
Willow Grove Park Mall	Site is incredibly conducive to commercial activity.	Site has superb roadway access and available bus stops, but access to nearest light-rail (Crestmont Station) is nearly 0.75 miles.	Site has sidewalks, crosswalks, and pedestrian signals surrounding it on three sides, but there are no bike lanes available for cyclists.	Site is not currently available but could become available soon.	Over 80 acres of potentially developable property.	Site has superior on-street and pedestrian access, but it is located in the far north corner of the Township.	With site control and/or property owner buy-in, an EDC could advance strategies to achieve large economic development goals.
Roslyn	Site has extensive foot-traffic due to superior transportation; connects to the heavily-traveled and commercially vibrant Easton Rd. Corridor.	Site has excellent roadway access, bus stops, and a light-rail stop (Roslyn Station), but the layout of the light-rail/roadway intersection at Easton/Susquehanna could pose traffic issues.	Sidewalks and crosswalks are present, but some areas lack pedestrian signals and bike lanes.	Many existing commercial properties are underutilized and could benefit from an EDC's assistance.	Multiple, albeit smaller, lots in Roslyn are underutilized.	Site has excellent on-street and pedestrian access and is close to community assets (such as schools, parks, and the Township Building), but it is located on the western edge of the Township.	An EDC is well-suited to help undertake improvements to enhance Roslyn's aesthetics, increase storefront occupancy, and promote small businesses.
Keswick	Quaint appearance and excellent community anchors (such as the Keswick Theatre) make it incredibly viable for commerce.	Site has excellent roadway access, bus stops, and a light-rail stop in close proximity (Glenside Station), but Keswick is nestled in a largely residential area with lower traffic counts.	Sidewalks, crosswalks, and pedestrian signals are present, but bike lanes are not present.	Some commercial properties are available for lease/rent, but occupancy rates are generally high.	Keswick is largely built-out.	Site has excellent on-street and pedestrian access and is close to schools, but it is located on the western edge of the Township.	An EDC is well-suited to help promote Keswick's community events to a larger audience and promote available storefronts.
Old York Road Corridor/Noble	The Old York Road Corridor/Noble have the best consumer visibility and market potential in Abington Township.	Site has excellent roadway access, bus stops, and multiple light-rail stations in close proximity (including Noble Station and Crestmont Station).	Sidewalks, crosswalks, and pedestrian signals are present along most of the Old York Road Corridor, but bike lanes are not.	Most existing commercial properties are leased or rented and unavailable for improvement.	The existing viability of the area has resulted in most developable property being developed.	The Old York Road Corridor/Noble are at the heart of Abington Township; Old York Road serves as Abington Township's "Main Street".	Site control with unwilling landowners and coordination with PennDOT on improvements would be significant issues for an EDC to handle.
Ardley	Site benefits from transportation access, but there is limited commercial acreage for businesses.	Site has roadway and light-rail access, but bus stops are somewhat distant.	Sidewalks, crosswalks, and pedestrian signals are present, but bike lanes are not.	A handful of commercial properties are underutilized and have potential for improvement.	Ardley is largely built-out.	Ardley is near Abington Township's westernmost corner and surrounded by largely residential areas.	An EDC could assist with promoting and improving underutilized real estate.
Crestmont	Site has some market viability (portions along Old York Road), but most of the community is residential in nature.	Site has roadway, bus stop, and light-rail access, but parking area for the light-rail station is prohibitively small.	Availability of sidewalks, crosswalks, and pedestrian signals varies by street. No bike lanes are present.	Portions of the Crestmont area fronting Old York Road have some underutilized properties.	Portions of the Crestmont area fronting Old York Road have surface parking lots with potential for development.	Crestmont benefits from multiple modes of transportation access and proximity to community assets (such as schools, hospitals, parks, etc.).	An EDC would be most effective if it could acquire potential properties or parcels for development.
North Hills	North Hills has a commercial core, but its distance from other commercial corridors could limit market viability.	Site has excellent roadway access, bus stops, and a light-rail stop (Roslyn Station), but North Hills Station is not integrated into the commercial core of North Hills.	Availability of sidewalks, crosswalks, and pedestrian signals varies by street. No bike lanes are present.	A handful of commercial properties are underutilized and have potential for improvement.	Much of North Hills is built-out, but underutilized parking lots could provide potential for development.	North Hills is close to a few of Abington Township's recreational facilities, although it is located in Abington Township's westernmost corner.	The abundance of commercial property and presence of a commercial core could make an EDC beneficial in the reuse of underutilized property and promotion of businesses.
Glenside	Site's transportation access generates foot-traffic, but much of Glenside is in neighboring Cheltenham Township, which limits available commercial space that benefits Abington Township.	Site has excellent access via roadway, bus stops, and light-rail, although the light-rail station is located in neighboring Cheltenham Township.	Sidewalks are present throughout Glenside, but some areas are missing pedestrian signals and crosswalks, and bike lanes are not present.	Some commercial properties are underutilized and could be available, but Abington Township has only a small portion of Glenside's commercial district.	Glenside is largely built-out.	Site is located closer to the center of Abington Township, but it is somewhat distant from community facilities and assets.	An EDC could assist with promoting and improving underutilized real estate, but the Abington Township portion of Glenside has only a handful of commercial properties.
Huntingdon Valley Shopping Center/Hollywood/McKinley	Site's proximity to Rockledge and Philadelphia carries commercial potential, but the area is largely residential in nature.	Site has roadway and bus stop access, but light-rail access is distant.	Sidewalks, crosswalks, and pedestrian signals are present, but some sidewalks are narrow and bike lanes are not present.	Most existing commercial properties is leased or rented.	Area is largely built-out.	Site is located at the far eastern corner of Abington Township, but it is located near schools, parks, and Manor College.	An EDC would be most effective in this area if commercial property would become available for improvement.
Rydal/Meadowbrook	Area is largely residential and institutional in nature with limited commercial viability.	Sites have good roadway and light-rail access, but bus stops are somewhat distant.	Access is primarily vehicular in nature; pedestrian and cyclist accommodations are mostly not present.	There are no commercial properties available for reuse or improvement.	Much of the area is residential or institutional in nature; Meadowbrook Station is adjacent to the Abington Township Game Preserve.	Area benefits from central location in Abington Township and location near parks and Penn State Abington, but lack of pedestrian accommodations are restrictive.	The constraints make an EDC's potential role in this area limited.

SOURCE: Delta Development Group

APPENDIX 3 - EDC INTERVIEW QUESTIONNAIRE

1. When was your Economic Development Corporation (EDC) established, and by whom? What was the public process used to establish the EDC?
2. How much funding was provided for the Economic Development Corporation to begin operations, and by whom was it provided? Was the level of initial operational funding maintained, or did it change over time?
3. What activities and programming does your organization undertake (i.e. development/redevelopment of properties, façade improvements, business promotion, streetscaping, etc.)?
4. What major projects and initiatives has your organization undertaken?
5. How does your organization sustain itself financially?
6. What is the structure of your organization (including both the Board of Directors and staff)? Are staff members shared between a municipality and your organization?
7. Does your organization charge businesses and other organizations for technical assistance and services?
8. What is the relationship between your organization and the organization's home municipality?
9. What would you identify as best practices for the creation and operation of an EDC?

APPENDIX 4 - PUBLIC INFORMATION

MEETING #5 QUESTIONS & ANSWERS

- **Q1: Why do we need this? Why is there a need for public funding? Does it go to a private developer?**
- A1: An Economic Development Corporation helps to undertake more difficult projects that are not viable within the private sector. Most public funding does not go from the Economic Development Corporation to a private developer, but an Economic Development Corporation can play a role in advancing portions of a larger project using public funding resources.

- **Q2: What can an Economic Development Corporation do that Abington Township itself cannot?**
- A2: Having 501(c)(3) status allows an Economic Development Corporation to partake in funding opportunities that a municipal government could not, such as DCED's Neighborhood Assistance Program (NAP)/Neighborhood Partnerships Program (NPP); 501(c)(3) status also allows the organization to benefit from a wide range of private foundation funding opportunities.

- **Q3: Should Economic Development Corporation staff be shared with Abington Township?**
- A3: It is standard practice for a newly formed Economic Development Corporations to share staff with its home municipality. Over time, Economic Development Corporations find new revenue streams to support dedicated staff members.

- **Q4: Does an Economic Development Corporation typically rely on funding from its home municipality?**
- A4: Yes, most Economic Development Corporations are the recipient of start-up funding from their home municipality to begin operations and start projects/initiatives. The financial contribution from the municipality can remain consistent or change over time. As the Economic Development Corporation matures, so does its revenue streams.

- **Q5: What can an Economic Development Corporation do that the existing Economic Development Committee cannot?**
- A5: The Economic Development Committee is a volunteer body that can only provide recommendations to the Abington Township Commissioners. An Economic Development Corporation is able to undertake its own projects/initiatives and secure its own dedicated funding for project/initiative implementation. An Economic Development Corporation also has staff members with a specific focus on economic development efforts.

- **Q6: Does an Economic Development Corporation work in the best interest of residents?**
- A: Yes, absolutely. The public is encouraged to provide feedback to the Economic Development Corporation on any of the projects and initiatives that they undertake. Economic Development Corporations also frequently survey residents/businesses, hold public open houses, etc. to obtain public input.
- **Q7: Can an Economic Development Corporation purchase property and develop it?**
- A7: Yes, an Economic Development Corporation can purchase and develop property.
- **Q8: What was the process that led to Abington Township's relationship with Delta Development Group, Inc.?**
- A8: Delta responded to a public Request for Qualifications (RFQ) prepared and distributed by Abington Township.
- **Q9: Who is an Economic Development Corporation accountable to?**
- A9: An Economic Development Corporation is comprised of a Board of Directors appointed by Abington Township Commissioners. As a quasi-public body, an Economic Development Corporation is subject to similar laws and procedures as a municipal governing body. For example, an Economic Development Corporation's meetings are publicly advertised and open for public comment, the organization's finances are subject to annual audits, etc.
- **Q10: If an Economic Development Corporation is undertaking a project, how will the contractors be selected?**
- A10: Work undertaken by an Economic Development Corporation is typically competitively bid. Funding sources used for a project may dictate specific bidding procedures.
- **Q11: What types of funding sources can assist with operations?**
- A11: An Economic Development Corporation's are typically funded through contributions from its home municipality, business memberships/contributions, event programming, funding from charitable trusts and foundations, etc.
- **Q12: Is an Economic Development Corporation created to compete with the private sector?**
- A12: No, an Economic Development Corporation is not created to compete with the private sector. An Economic Development Corporation often undertakes projects that are not viable for the private sector. These projects often serve as a catalyst for future private sector investment in a community. An Economic

Development Corporation also works to strengthen and promote existing businesses through promotional publications and events, business assistance programs, façade improvement programs, etc.

- **Q13: Can an Economic Development Corporation partake in Transit Oriented Development (TOD)?**
- A13: Yes, an Economic Development Corporation could assist with Transit Oriented Development if it was an agreed-upon economic development priority of the community. The Economic Development Corporation's Board of Directors, community members, and local businesses would collaborate to decide what type of economic development projects it chooses to advance.

- **Q14: Who determines what types of economic development projects that the Economic Development Corporation chooses to advance?**
- A14: The Economic Development Corporation's Board of Directors, community members, and local businesses ultimately decide what projects/initiatives to advance.

- **Q15: How does an Economic Development Corporation promote transparency?**
- A15: An Economic Development Corporation often abides by principles of the Sunshine Act, including public meeting advertisement, opportunities to attend meetings, deliberations on project activities in public, etc.

- **Q16: Can a developer do anything they want with grant money?**
- A16: Unless it is a business assistance or façade improvement program directly administered by the Economic Development Corporation (in which case businesses are sub-grantees of grant money), the Economic Development Corporation will be the recipient of grant money. An Economic Development Corporation is held to the same standard as any other recipient of grant funding from private foundations, state agencies, and federal agencies.

- **Q17: Who determines how much start-up funding the Economic Development Corporation will receive?**
- A17: The initial start-up funding will be specified in the Ordinance developed to establish the Economic Development Corporation, which will go through a public process similar to any other Ordinance passed by the Township. The Abington Township Board of Commissioners would determine subsequent annual contributions to the Economic Development Corporation during their annual budget process. This is typically done in the July/August timeframe.

BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-09-071323</u>	
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	FISCAL IMPACT
<u>Administration</u>		Cost > \$10,000
<i>DEPARTMENT</i>		Yes <input type="checkbox"/> No <input type="checkbox"/>
		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

Advertisement of the Economic Development Corporation Ordinance

EXECUTIVE SUMMARY:

An Economic Development Corporation (EDC) is a quasi-governmental non-profit corporation, foundation or association whose mission is to provide economic development to a targeted geographical area. [An Economic Development Corporation can promote economic development within the Township by helping Abington:](#)

- Maintain existing business communities, community assets, occupancy levels and employment;
- Enhance downtown centers, vacant properties, multi-modal transportation and community facilities;
- Attract investment, revitalization, new employers, job growth; and
- Grow the economy, job market, quality of life of residents and community assets

Abington Township accepted qualifications for consulting services regarding the completion of a feasibility study regarding the potential for economic redevelopment in Abington Township, all proposals were due **on Friday, May 6, 2022.**

PREVIOUS BOARD ACTIONS:

- [9/4/19 - Public Affairs Committee](#)
- [9/12/19 - Board of Commissioners Meeting](#)
- [10/16/19 - Public Information Session #1](#)

1/11/20 - Public Information Session #2
2/22/20 - Public Information Session #3
9/23/20 - Public Information Session #4
4/3/23 - Public Information Session #5

RECOMMENDED BOARD ACTIONS:

Motion to advertise an Ordinance creating the Abington Township Economic Development Corporation.

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE NO. ____
AN ORDINANCE CREATING
THE ABINGTON TOWNSHIP
ECONOMIC DEVELOPMENT CORPORATION

WHEREAS, the Township of Abington is a Township of the First Class under the provisions of the First Class Township Code of the Commonwealth of Pennsylvania, 53 P.S. § 56101, *et seq.*, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to Section 56552 of the First Class Township Code of the Commonwealth of Pennsylvania, the Board of Commissioners has the authority to make and adopt all such ordinances, by-laws, rules and regulations, which are not inconsistent with or restrained by the Constitution and laws of the Commonwealth of Pennsylvania, as may be deemed expedient or necessary for the proper management, care and control of Abington Township and its finances and the maintenance of peace, good government and welfare of Abington Township and its trade, commerce and manufactures; and

WHEREAS, pursuant to Section 56567 of the First Class Township Code of the Commonwealth of Pennsylvania, the Board of Commissioners has the authority to undertake community development programs, including, but not limited to, urban renewal, public housing, model cities programs and neighborhood development projects; and

WHEREAS, the Board of Commissioners of Abington Township deems it most beneficial to Abington Township and its residents to accomplish the foregoing by creating and cooperating with the Economic Development Corporation, a non-profit corporation dedicated to the acquisition, remediation, remodel, repair, and redevelopment of blighted properties located within Abington Township's geographic limits, with the goal of putting such properties back on the tax rolls and utilizing said properties in accordance with their highest and best uses, as well as cultivating, developing and encouraging economic development within the same; and

WHEREAS, the Board of Commissioners deems it most beneficial to Abington Township and its residents that the Economic Development Corporation qualify as a government instrumentality as defined by Section 115 of the Internal Revenue Code of 1986, as amended;

NOW, THEREFORE, the Board of Commissioners of Abington Township does hereby **ENACT** and **ORDAIN** as follows:

1. The Economic Development Corporation shall be created as a Pennsylvania non-profit corporation and as a government instrumentality as defined by Section 115 of the Internal Revenue Code of 1986, and the governing documents of the Economic Development Corporation shall provide all appropriate powers necessary for the Economic Development Corporation to exercise certain essential governmental functions to serve the interests of the residents of Abington Township as well as the community and economic interests of the same and to perform the responsibilities outlined herein above.

2. The Articles of Incorporation of the Abington Township Economic Development Corporation, attached hereto as Exhibit "A," are hereby adopted and approved by Abington Township, and all appropriate action shall be taken to adopt, deliver and file such Articles of Incorporation with the Commonwealth of Pennsylvania, Department of State, Corporation Bureau.

3. The By-Laws of the Abington Township Economic Development Corporation, attached hereto as Exhibit "B," are hereby adopted and approved by the Township, and all appropriate action shall be taken with regard to the adoption and execution of the same.

4. The Board of Commissioners is authorized and directed to take any and all actions necessary to create, form and operate the Economic Development Corporation and to make, execute, deliver and file all documents on behalf of the Economic Development Corporation, any and all action and documents as may be necessary to establish and operate the Economic Development Corporation.

5. The Board of Commissioners is also authorized and permitted to amend the By-Laws of the Economic Development Corporation, from time-to-time, as determined by the Board of Commissioners through resolution rather than ordinance.

6. Thomas Hecker, President of the Board of Commissioners, is hereby authorized and directed to execute, deliver and file, on behalf of Abington Township as incorporator, the Articles of Incorporation of the Abington Township Economic Development Corporation in the form attached hereto as Exhibit "A".

7. All ordinances or parts of ordinances, or any section of the Code that are inconsistent with this Ordinance shall be, and hereby are, repealed to the extent of such inconsistencies.

8. This Ordinance shall become effective five (5) days after enactment.

[Remainder of Page Intentionally Blank; Signature Page Immediately Follows]

ORDAINED AND ENACTED this _____ day of _____, 2023.

**TOWNSHIP OF ABINGTON
BOARD OF COMMISSIONERS**

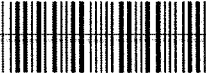
Attest:

Richard J. Manfredi,
Township Manager & Secretary

By: _____
Thomas Hecker, President

EXHIBIT "A"
ARTICLES OF INCORPORATION
Inserted on Next Page

**PENNSYLVANIA DEPARTMENT OF STATE
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS**

<input checked="" type="checkbox"/> Return document by mail to: David Nasatir, Esquire c/o Obermayer Rebmann Maxwell <hr/> Name Centre Square West, 1500 Market Street, Suite 3400 <hr/> Address Philadelphia PA 19102 <hr/> City State Zip Code <input checked="" type="checkbox"/> Return document by email to: <u>david.nasatir@obermayer.com</u>	Articles of Incorporation - Nonprofit DSCB:15-5306/7102 (rev. 2/2017)  5306
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Read all instructions prior to completing. This form may be submitted online at <https://www.corporations.pa.gov/>.

Fee: \$125 I qualify for a veteran/reservist-owned small business fee exemption (see instructions)
 Check one: Domestic Nonprofit Corporation (§ 5306) Nonprofit Cooperative Corporation (§ 7102)

In compliance with the requirements of the applicable provisions (relating to articles of incorporation or cooperative corporations generally), the undersigned, desiring to incorporate a nonprofit/nonprofit cooperative corporation, hereby state(s) that:

1. The name of the corporation is:
Abington Township Economic Development Corporation

2. Complete part (a) or (b) – not both:

(a) The address of this corporation’s current registered office in this Commonwealth is:
(post office box alone is not acceptable)

1176 Old York Road	Abington	PA	19001	Montgomery
Number and Street	City	State	Zip	County

(b) The name of this corporation’s commercial registered office provider and the county of venue is:

c/o: _____
 Name of Commercial Registered Office Provider County

3. The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the following purpose or purposes.
The furtherance of neighborhood and economic development within Abington Township, Montgomery County, PA.

4. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

5. Check and complete one: The corporation is organized on a nonstock basis.
 The corporation is organized on a stock share basis and the aggregate number of shares authorized is _____.

6. For unincorporated association incorporating as a nonprofit corporation only. Check if applicable:
_____ The incorporators constitute a majority of the members of the committee authorized to incorporate such association by the requisite vote required by the organic law of the association for the amendment of such organic law.

7. For Nonprofit Corporation Only:
Check one: _____ The corporation shall have no members.
_____ The corporation shall have members.

8. For Nonprofit Cooperative Corporation Only:
Check and complete one:
_____ The corporation is a cooperative corporation and the common bond of membership among its members is: _____.
_____ The corporation is a cooperative corporation and the common bond of membership among its shareholders is: _____.

9. The name(s) and address(es) of each incorporator(s) is (are) (all incorporators must sign below):

Name(s)	Address(es)
Thomas Hecker	1176 Old York Road, Abington, PA 19001
_____	_____
_____	_____

10. The specified effective date, if any, is:
_____ month _____ day _____ year _____ hour, if any

11. Additional provisions of the articles, if any, attach an 8½ x 11 sheet.

IN TESTIMONY WHEREOF, the incorporator(s) has/have signed these Articles of Incorporation this _____ day of _____, _____.

Signature

Signature

Signature

ABINGTON TOWNSHIP
ECONOMIC DEVELOPMENT CORPORATION
RIDER TO ARTICLES OF INCORPORATION

3. The corporation is incorporated under the Nonprofit Corporation Law of 1988.

A. The corporation is organized as a government instrumentality by the Township of Abington in accordance with Section 115 of the Internal Revenue Code of 1986, as amended (the "Code"), and shall be operated in accordance with the limitations and restrictions of such entity. Solely for the above purposes, the corporation is empowered to exercise all rights and powers conferred by the Commonwealth of Pennsylvania upon nonprofit corporations.

B. No part of the net earnings of the corporation shall inure to the benefit of or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 3 hereof. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on by a government instrumentality.

C. Upon dissolution of the corporation, any assets remaining after the payment of debts and the satisfaction of liabilities are to be distributed to the Member, which is a local government entity whose income is excludable from gross income under Section 115 of the Code. Under no circumstances shall any assets be distributed to any member of the Board of Directors, officers, employees or agents of the corporation. Any assets not distributed as above shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the corporation is then located, exclusively for such purposes, and to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

D. All references herein to existing provisions of the Code shall be deemed to refer to the corresponding provisions of any future United States Internal Revenue law which may supersede such existing provisions.

**PENNSYLVANIA DEPARTMENT OF STATE
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS**

Docketing Statement – New Entity
DSCB:15-134A
(rev. 2/2017)



1. Entity Name:

Abington Township Economic Development Corporation

In the case of a foreign association which must use an alternate name to register to do business in Pennsylvania, the alternate name should be given.

2. Tax Responsible Party

Name of individual responsible for initial tax reports: Richard Manfredi

Mailing address of individual responsible for initial tax reports:

1176 Old York Road	Abington	PA	19001	Montgomery
Number and street	City	State	Zip	County

3. Description of Business Activity:

The furtherance of neighborhood and economic development within Abington Township, Montgomery County, PA.

4. FEIN [Employer Identification Number/Federal Tax Identification Number]: _____ - _____

FEIN enables agencies to confirm that Commonwealth accounts are properly matched and that this request is processed without added delay. If the business entity does not currently have an FEIN, it can get a FEIN immediately by applying online at [irs.gov](http://www.irs.gov/Businesses/Small-Businesses-&-Self-Employed/Employer-ID-Numbers-EINs) at the following page <http://www.irs.gov/Businesses/Small-Businesses-&-Self-Employed/Employer-ID-Numbers-EINs>.

5. FYE [Tax Year or Fiscal Year End]: 1 2 / 3 1
Month / Day

A fiscal year (FY) is a period that a company or government uses for accounting purposes and preparing financial statements. For tax purposes, the Internal Revenue Service (IRS) allows companies to be either calendar-year taxpayers or fiscal-year taxpayers. Supply month and day for intended tax year end, e.g. 1/31, 2/28, 3/31, 4/30, 5/31, 6/30, 7/31, 8/31, 9/30, 10/31, 11/30 or 12/31.

EXHIBIT "B"

BY-LAWS

Inserted on Next Page

ABINGTON TOWNSHIP ECONOMIC DEVELOPMENT CORPORATION

Introduction

The objective of all community development activity is area revitalization through the creation and retention of business, employment opportunities and improvement of the overall quality of life for its residents. While there are a number of factors involved with economic revitalization, the two essential components are commercial economic development and community development. The newly created Abington Township Economic Development Corporation (the “Corporation”) may, in its sole and absolute discretion, work closely with the Montgomery County Redevelopment Authority with respect to commercial and residential development. The efforts of the Corporation will represent a realistic economic development strategy based on local needs and resources. An economic development corporation can become a vital tool to make Abington Township, Montgomery County, Pennsylvania (the “Township”) an attractive community to prospective businesses, as well as enhancing the quality of life for all residents.

Mission Statement

The Corporation is a community-based Pennsylvania non-profit corporation whose purpose is to promote economic growth, neighborhood revitalization, the creation of employment opportunities and the enhancement of the quality of life in the Township.

Vision

1. Develop and implement programs that will coordinate with established programs to promote economic revitalization and improve quality of life.
2. Build coalitions of businesspeople, merchants, professionals, educators, civic leaders, county and state representatives and volunteers.
3. Initiate and spearhead investment in real estate that will revitalize the Township.
4. Encourage and inspire a significant number of Township residents to become involved in the revitalization of the Township.
5. Work with and develop cooperative activities with other local economic development organizations, community organizations and non-profit agencies committed to improving the quality of life in the Township.
6. Identify funding sources (private and public) and acquire funding for appropriate, worthwhile community development projects and programs including the operation of the Corporation.
7. Encourage public awareness, community informational and educational opportunities and inspire public pride.

8. Provide a mechanism to transform vacant or tax delinquent properties into productive properties as an opportunity for the community to modernize, revitalize and grow, and to improve the quality of life for residents of the Township.

9. Address traffic flow and congestion concerns that may arise throughout the Township by supporting development projects which increase the general livability of the Township.

10. Identify other projects that the community and the Corporation believe meets the needs and desires of residents, community groups and the general public informed by regular public meetings.

BY-LAWS
OF
ABINGTON TOWNSHIP
ECONOMIC DEVELOPMENT CORPORATION
(a Pennsylvania Nonprofit Corporation)

Adopted on _____, 2023

ARTICLE I
Purpose and Limitations

Section 1.01. Governmental Function and Purpose. The purpose for which the Abington Township Economic Development Corporation (the “Corporation”) is organized shall be the furtherance of planned and purposeful neighborhood and economic development within Abington Township, Montgomery County, Pennsylvania (the “Township”), in accordance with the objectives and directives outlined in these By-Laws. In addition, the Corporation is organized as a government instrumentality by the Township in accordance with Section 115 of the Internal Revenue Code of 1986, as amended (the “Code”), and shall be operated in accordance with the limitations and restrictions of such entity. The Corporation shall be deemed an “agency” within the meaning of the Pennsylvania Sunshine Act, 65 Pa.C.S. §§ 701-716, as amended from time-to-time (the “Sunshine Act”), and shall conduct itself in accordance with the rules and regulations promulgated thereunder.

Section 1.02. Limitations. This Corporation shall be a Pennsylvania non-profit corporation and shall not participate in any partisan or sectarian activities.

Section 1.03. No Private Inurement. No part of the income or assets of the Corporation shall be paid, distributed, or otherwise inure to the benefit or use of its Directors or officers or other private persons. However, the Corporation shall be authorized to pay compensation in a reasonable amount to its officers and other persons for services rendered when such private benefit is merely incidental to the governmental function and purpose, and to make payments and distributions in furtherance of its general corporate purposes; provided, however, at no time shall the Corporation compensate any Director for their services to the Corporation.

ARTICLE II
Offices

Section 2.01. Name. The name of the Corporation shall be the “Abington Township Economic Development Corporation.”

Section 2.02. Offices. The Corporation may have such principal and other business offices, within the Township, as the Board may designate, or as the business of the Corporation may require from time to time.

Section 2.03. Authorization of Corporation. The Corporation has been established and authorized to operate pursuant to Ordinance Number _____ of 2023 enacted by the Board of Commissioners of Abington Township (the “Commissioners”).

ARTICLE III Membership

Section 3.01. The sole member of the Corporation shall be the Township (the “Member”). No additional Members may be added except by an official act of the Township through a majority vote of the Commissioners.

ARTICLE IV Board of Directors

Section 4.01. Powers. The business and affairs of the Corporation shall be governed by the Board of Directors (the “Board”, and each member of the Board a “Director” and collectively, the “Directors”).

Section 4.02. Composition of the Board. The Board shall be composed of at least three (3) Directors. Each Director shall be an individual of full age, who is a resident of the Township. Notwithstanding the foregoing or anything else contained herein to the contrary, the Board may, at the Member’s option, be comprised of individuals residing outside of the Township that have a direct interest in the Township (i.e. the owner of a business in the Township or the owner of real property in the Township or an employee and/or executive of a business operating in the Township), so long as such individuals reside in the Commonwealth of Pennsylvania.

Section 4.03. Term. In order to establish staggered terms, the initial Directors shall be divided as equally as possible into two (2) groups. The first group of Directors shall serve an initial term of three (3) years. The remaining Directors shall serve an initial term of five (5) years. Thereafter, at each Annual Meeting of the Board, the Member shall appoint Directors to fill expiring terms, each Director shall hold office for a term of five (5) years, until the Director’s successor has been appointed by the Member and qualified, except as otherwise provided.

Section 4.04. Appointment of Directors. The Directors shall be appointed by the Member after reviewing applications submitted by interested candidates. All application materials of Directors being appointed to the Board shall be made available to the public at the Board of Commissioners meeting at which appointment of Directors will be considered. The Directors may be appointed to a shorter term as may be appropriate to maintain balance of staggered terms and shall serve pursuant to Section 4.03 until their successors are appointed.

Section 4.05. Director Resignation/Removal. Any Director may resign from the Board by serving written notice to the Chairperson who shall then present the resignation to the other Directors. Such resignation shall take effect at the time specified therein, or at the time of the next Board meeting. Further, any Director may be removed from office and said office shall be declared vacant in the sole and absolute discretion of the Member.

Section 4.06. Director Compensation. Directors shall serve without compensation.

ARTICLE V Board Meetings

Section 5.01. Annual Meeting. The Annual Meeting of the Board shall be held during the month of April each year for the purpose of installing Directors, appointing officers and for the transaction of any business to come before the Directors. Annual Meetings of the Corporation shall be held within the Township, at a location and time to be determined by the Chairperson, and shall be held in public upon proper advertisement in accordance with the Sunshine Act.

Section 5.02. Regular Quarterly Meetings and Special Meetings. Regular quarterly meetings of the Board shall be held at such time as the Directors, by resolution or consensus, may direct. Special meetings of the Directors may be called at any time and for any purpose or purposes by the Chairperson, or upon the direction of the Board. Written notice of special meetings shall state the time, location and purpose of the special meeting. All quarterly, special and other meetings of the Board shall be held in public upon proper advertisement in accordance with the Sunshine Act.

Section 5.03. Public Notice. Public notice of meetings involving official action and deliberations by a quorum of the Board shall be given, and such meetings shall be held in compliance with the Sunshine Act.

Section 5.04. Notice to Directors. All Directors shall be given at least five (5) business days' notice of Board meetings personally, or by mail, to each Director not personally notified. Such notices shall be addressed to each Director at the address that appears upon the records of the Corporation, and such notice will state the purpose for the meeting and the time and location where said meeting will be held. Notice of the meeting by telephone, fax or email shall constitute personal notice.

Section 5.05. Quorum, Manner of Acting, and Adjournment. A majority of Directors shall constitute a quorum for the transaction of business by the Board. Each Director shall be entitled to one (1) vote. Except as otherwise specified in the Articles of Incorporation or by these By-Laws or provided by statute, the affirmative vote of fifty-one (51%) of the Directors present at a meeting at which a quorum is present shall be the act of the Board. In absence of a quorum, fifty-one (51%) of the Directors present at a meeting may adjourn the meeting, from time to time, until a quorum is present. The Directors shall act only as a Board, and the Directors, in their individual capacities, shall have no such power.

Section 5.06. Attendance at Meetings Via Electronic Communication. Directors who desire to participate in a meeting by means of speaker phone, teleconferencing and/or

videoconferencing shall notify the Chairperson at least one (1) business day in advance of the meeting in question. The non-present Director(s) must, at all times during the meeting, be able to hear the comments and speak to all those present at the meeting, including other Directors. Any Director who is participating remotely must be able to contemporaneously access all Board documents for the meeting's agenda, whether electronically or with hard copies mailed in advance, for the duration of the meeting. A Director attending a meeting via electronic communication shall be considered physically present at the meeting for purposes of establishing a quorum.

Section 5.07. Committees. The Board shall have the authority to create ad-hoc committees, from time to time, as it deems necessary. No committee of the Board shall possess and/or exercise any of the powers or authority vested by these By-Laws or the Nonprofit Corporation Law of 1988 in the Board, but any committee of the Board may make recommendations to the Board concerning the exercise of such powers and authority. The establishment of any committee of the Board and the delegation of power thereto and authority, shall not alone relieve any Director of his or her fiduciary duty to the Corporation. Each committee shall keep regular minutes of its proceedings and report such proceedings periodically to the Board. Section 5.05 hereof shall be applicable to the committees of the Board. Committee meetings shall be held in public in accordance with the Sunshine Act, as applicable.

ARTICLE VI Officers

Section 6.01. Number. The principal officers of the Corporation shall be a Chairperson and an Executive Director, each of whom shall be initially appointed by the Member. All subsequent appointments of officers of the Corporation shall be made by the Directors. The appointment of officers shall follow the procedures set forth in Section 4.04. The Chairperson must be a Director. The Executive Director may not be a Director. Any number of offices may be held by the same person.

Section 6.02. Appointment and Term of Office. The officers of the Corporation shall be appointed annually by the Member at the meeting of the Commissioners immediately preceding the Annual Meeting or at a later time as determined by the Board. Each officer shall hold office until his/her successor has been duly appointed, or until his/her prior death, incapacity, resignation or removal.

Section 6.03. Removal of Any Officer. Any officer may be removed by the Member whenever, in its sole and absolute discretion, the interests of the Corporation will be served thereby.

Section 6.04. Vacancies. A vacancy in any principal office because of death, resignation, removal, disqualification or otherwise, shall be filled by the Member for the unexpired portion of the term.

Section 6.05. Chairperson. The Chairperson, when present, shall preside at all meetings of the Board. He/she and the Executive Director shall have the power to execute legal documents and other obligations with the prior approval of the Board in the name of the Corporation.

Section 6.06. Vice-Chairperson. The Vice-Chairperson shall perform such tasks necessary to assist the Chairperson in the completion of his/her duties hereunder, and shall perform such other duties as may be determined by the Board. Further, in the absence of the Chairperson or in the event of the Chairperson's death, inability or refusal to act or in the event it shall be impracticable for the Chairperson to act personally, the Vice-Chairperson shall perform the duties of the Chairperson, and when so performing the duties thereof, shall have all the powers of, and be subject to, all restrictions upon the Chairperson.

Section 6.07. Executive Director. The Executive Director shall be responsible for the day-to-day activities and operations of the Corporation. In the absence of the Chairperson and Vice-Chairperson, or in the event: (a) no Vice-Chairperson has been appointed and the Chairperson dies, is unable or refuses to act or (b) it shall be impracticable for the Chairperson to act personally, the Executive Director shall perform the duties of the Chairperson, and when so performing the duties thereof, shall have all the powers of, and be subject to, all restrictions upon the Chairperson. The Executive Director shall also have such other authority, and perform such other duties, as may be determined by the Board, including, without limitation, the following duties: (i) to keep the minutes of the meetings of the Board; (ii) to keep such books as may be required by the Board; (iii) to ensure all notices are given in accordance with the provisions of these By-Laws or as required by law; (iv) to safeguard all of the funds received by the Corporation; (v) to ensure the proper disbursement of all funds from the Corporation; (vi) to prepare and present monthly financial reports to the Board; and (vii) to prepare the Corporation's annual budget. The Executive Director shall have the authority to hire and employ additional personnel as necessary to further the purposes of the Corporation.

Section 6.08. Officer Compensation. Executive Director and any person hired and employed by the Executive Director pursuant to Section 6.07 may be reasonably compensated for their services as determined by the Board. Notwithstanding the foregoing, no Director shall be compensated for their services as an officer.

ARTICLE VII

Contracts, Loans, Checks and Deposit; Special Corporate Acts

Section 7.01. Statement as to Source of Funding. The Corporation may be initially funded by a grant or loan from the Township and/or other government or municipal entities. The Corporation is financially independent of the Township. All funding or guaranteeing of debt by the Township, including the initial funding, shall be done by the Township in accordance with the Township's governing procedures and shall be approved by a majority vote of the Commissioners.

Section 7.02. Contracts. The Board may authorize any officer or officers of the Corporation to enter into any contract or execute or deliver any instrument in the name of and/or on behalf of the Corporation, and such authorization may be general or confined to specific instances. In the absence of other designation, all deeds, mortgages and instruments of assignment or pledge made by the Corporation shall be executed in the name of the Corporation by the Chairperson or Executive Director when acting pursuant to Section 6.06 hereinabove, along with one (1) other Director in accordance with Section 6.05 hereinabove. The officers or Directors, as

authorized by the Member, pursuant to Section 6.05, when necessary or required, shall attest to said signatures, and when so executed, no other party to such instrument or any third party shall be required to make any inquiry into the authority of the signing officer or officers.

Section 7.03. Loans. No loans shall be contracted on behalf of the Corporation and no evidences of indebtedness shall be issued in its name unless authorized by or under the authority of a resolution of the Board. Such authorization may be general or confined to specific instances. In furtherance of the foregoing, the Member shall not, under any circumstances, be required to approve indebtedness to the Corporation; provided, however, the Board shall promptly provide written notice to the Member upon the issuance of indebtedness to the Corporation. No Director or Officer shall have authority to execute any loan or memorialization of indebtedness except as provided pursuant to Sections 6.05 and/or 6.06 hereinabove.

Section 7.04. Checks Drafts, etc. The Corporation may utilize revenue generated from Corporation's activities solely in furtherance of the Corporation's statutory purpose in accordance with the laws of the Commonwealth of Pennsylvania; provided that, the Corporation may use revenue to satisfy loans and pay expenses and debt service associated therewith. All checks, drafts, or other orders for payment of money, notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by such officer or officers of the Corporation and in such manner as defined by Sections 6.05 and 6.06.

Section 7.05. Deposits. All funds of the Corporation shall be deposited in a timely manner to the credit of the Corporation in such banks, trust companies or other depositories as may be selected by or under the authority of a resolution of the Board.

Section 7.06. Fiscal Year. The Fiscal year of the Corporation shall begin on January 1 and last until December 31 of the same year.

Section 7.07. Financial Review. The accounts of the Corporation shall be reviewed annually by the Executive Director and he/she shall prepare an annual report of the activities and accomplishments of the Corporation. The annual report shall be presented to the Directors at their Annual Meeting, and to the Township's Board of Commissioners at the next regular meeting of the Board of Commissioners following the Annual Meeting. Further, the Corporation is required to and shall submit an Annual Financial Report to the Auditor General of the Commonwealth of Pennsylvania, or its official designee and/or agent. The Annual Financial Report shall be posted on the Corporation's official website and the Township's official website in accordance with the laws of the Commonwealth of Pennsylvania. Still further, the Corporation shall be required to employ an independent certified public accountant, who shall prepare and deliver to the Board and the Member an audit of the Corporation on a bi-annual basis, commencing for the period ending December 31, 2024, and bi-annually thereafter. The independent certified public accountant shall be engaged by the Board in accordance with the terms and conditions of these By-Laws. The first independent audit report shall be delivered to the Board and the Member on or before April 1, 2025, for the period between the filing of the Articles of Incorporation of the Corporation and December 31, 2024. The independent audit report shall be posted on the Corporation's official website and the Township's official website in accordance with the laws of the Commonwealth of Pennsylvania after it is approved by the Board and the Member.

Section 7.08. Corporate Policies and Procedures. The Corporation shall hereafter create and adopt written policies and procedures governing the acquisition and disposition of residential and commercial properties as well as other development activities to be undertaken by the Corporation, in order to provide consistency, transparency, standards and safeguards to prevent conflicts of interest and abuse. Any and all such policies and any amendments thereto shall be posted on the Corporation's website.

ARTICLE XIII Indemnification and Liability

Section 8.01. Fidelity Bonds Insurance Indemnification of Board, Officers and Other Persons.

Section 8.01.1. Fidelity Bonds. Such officers, employees, and agents of the Corporation, as the Board or Member shall designate in accordance with these By-laws, shall be covered by bonds of fidelity, secured from a guaranty company, in amounts determined and approved by the Board. The Corporation shall defray the cost of any fidelity bond so required.

Section 8.01.2. Liability Insurance. Liability insurance shall be secured by the Corporation covering the officers, employees and agents of the Corporation, as the Board shall designate, and the Township as an additional insured, in amounts determined and approved by the Board. In furtherance of the foregoing, any liability insurance procured by the Corporation shall include an errors and omissions insurance policy.

Section 8.01.3. Indemnification.

a) This Corporation shall, to the fullest extent permitted by the Non-Profit Corporation Law of 1988, as amended from time-to-time (the "NPL"), and the Business Corporation Law, as amended from time-to-time (the "BCL"), and any other laws of the Commonwealth of Pennsylvania, as amended from time to time, pay the expenses incurred by any officer, director, employee or agent of the Corporation, in defending a civil or criminal action, suit or proceeding brought by any third party or brought by, or in the right of, the Corporation, in advance of the final disposition of such action, suit or proceeding, upon receipt of an undertaking by, or on behalf of such person, to repay such amount, if it shall ultimately be determined that he/she is not entitled to be indemnified by the Corporation.

b) This Corporation shall to the fullest extent permitted by the NPL and the BCL and any other laws of the Commonwealth of Pennsylvania, as amended from time to time, indemnify any person who was, or is, a party, or is threatened to be made a party, to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Corporation), by reason of the fact that he/she is or was a representative of another corporation, partnership, joint venture, trust or other enterprise against judgments, fines and amounts

paid in settlement, actually and reasonably incurred by him/her in connection with such action, suit or proceeding, if he/she acted in good faith and in a manner he/she reasonably believes to be in, or not opposed to, the best interest of the Corporation, and with respect to any criminal action or proceeding, had no reasonable cause to believe his/her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere, or its equivalent, shall not of itself, create a presumption that the person: (1) did not act in good faith and in a manner which he/she reasonably believed to be in, or not opposed to, the best interest of the Corporation; OR (2) with respect to any criminal action or proceeding, had reasonable cause to believe that his/her conduct was unlawful.

c) This Corporation shall to the fullest extent permitted by the BCL of the Commonwealth of Pennsylvania, as amended from time to time, indemnify a Director for monetary damages, including judgments and amounts paid in settlement, for any action taken, or any failure to take any action, whether or not the indemnified liability arises and/or arose from any threatened, pending or complete action by, or in the right of, the Corporation, unless the Director has breached or failed to perform the duties of his/her office and the breach constitutes self-dealing, willful misconduct or recklessness; provided that indemnification will not be provided for any responsibility or liability under a criminal statute, or for the payment of taxes pursuant to local, state or federal law.

d) The indemnification and advancement of expenses provided by, or granted pursuant to this Article XIII shall, unless otherwise provided when authorized or ratified, continue as to a person who has ceased to be a Director, officer, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such person.

e) It is the intent of this Corporation, to the fullest extent permitted by the NPL and BCL, and any other laws of the Commonwealth of Pennsylvania, as amended from time to time, to defend and indemnify against any liability not covered by errors and omissions and/or professional liability insurance and/or other insurance, any person who was, or is, a party, or is threatened, or made party to, any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, including anti-trust, civil rights and punitive damage claims, by reason of the fact that he/she is, or was, a Director, officer, employee or agent designated to receive this protection.. This Article shall not be deemed exclusive of any rights to which those seeking indemnification or advancement of expenses may be entitled under any by-law, agreement, contract, vote by members or disinterested directors or pursuant to the direction, howsoever embodied, of any court of any competent jurisdiction or otherwise, both as to action in his/her official capacity and as to action in another capacity by holding such office.

f) Unless ordered by a court, any indemnification under this Article shall be made by the Corporation only upon the determination that indemnification is proper in the circumstances presented. Such determination of indemnification shall be made by disinterested members of the Board.

g) Indemnification shall not be made under this Article, where the act or failure to act giving rise to the claim has been determined by a court of competent jurisdiction to have constituted willful misconduct or gross negligence.

h) This Corporation shall have the authority to create a fund of any nature, or otherwise secure or insure, in any manner, its indemnification obligations under these By-Laws or otherwise, including, and/or other policy of insurance, but not limited to, securing errors and omissions and/or professional liability insurance covering the Board, the officers and such employees/agents as the Board shall designate, in amounts determined and approved by the Board.

Section 8.02. Liability. Upon receipt of a written request for indemnification against liabilities and an advancement of expenses pursuant to this provision, a prompt determination shall be made by a disinterested quorum of the Board, if available, or by other means recognized by law, to determine the requesting party's right to indemnification and advancement. If no such determination is made within thirty (30) days from the date of the request, it shall be conclusively presumed for all purposes that the requesting party has rights to indemnification and advancement unless, by proper resolution of the Board, said thirty (30) day deadline is extended. The Corporation may, but shall not be obligated or required to, supplement the foregoing rights to indemnification against liabilities and advancement of expenses by purchasing insurance on behalf of any one (1) or more Directors, officers or agents, regardless of whether the Corporation would be obligated to indemnify against liability or advance expenses to the Director, officer or agent covered by said insurance.

ARTICLE IX CONFLICT OF INTEREST

Section 9.01. Conflict of Interest Policy. Any Director, officer, or member of a committee of the Board, who has an interest in a contract or other transaction presented to the Board or a committee thereof for authorization, approval, or ratification shall make a prompt and full disclosure of his/her interest to the Board or committee prior to its acting on such contract or transaction pursuant to the following procedures.

Section 9.02. Definitions.

Section 9.02.01. Interested Person. Any Director, officer, employee, or member of a committee with governing board delegated powers, who has a direct or indirect financial interest, as defined below, is an interested person.

Section 9.02.02. Financial Interest. A person has a financial interest if the person has, directly or indirectly, through business, investment, or immediate family: (a) an ownership or investment interest in any entity with which the Corporation has a transaction or arrangement, (b) a compensation arrangement with the Corporation or with any entity or individual with which the Corporation has a transaction or arrangement, or (c) a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Corporation is negotiating a transaction or arrangement. Compensation includes direct and indirect remuneration as well as gifts with monetary value which are more than de minimis. Immediate family means grandparent, parent, sibling, spouse, child, or grandchild. A financial interest is not necessarily a conflict of interest. Under Section 9.03.02, a person who has a financial interest may have a conflict

of interest only if the appropriate governing board or committee decides that a conflict of interest exists.

Section 9.03. Procedures.

Section 9.03.01 Duty to Disclose. In connection with any actual or possible conflict of interest, an interested person must disclose the existence of the financial interest and be given the opportunity to disclose all material facts concerning the proposed transaction or arrangement to the Directors.

Section 9.03.02. Determining Whether a Conflict of Interest Exists. After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he/she shall leave the Board meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Directors shall decide if a conflict of interest exists.

Section 9.03.03. Procedures for Addressing the Conflict of Interest.

a) An interested person may make a presentation at the Board meeting, but after the presentation, he/she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement involving the possible conflict of interest.

b) The Chairperson shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

c) After exercising due diligence, the Board or committee shall determine whether the Corporation can obtain with reasonable efforts a more advantageous transaction or arrangement from a person or entity that would not give rise to a conflict of interest.

d) If a more advantageous transaction or arrangement is not reasonably possible under circumstances not producing a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested Directors whether the transaction or arrangement is in the Corporation's best interest, for its own benefit, and whether it is fair and reasonable. In conformity with the above determination it shall make its decision as to whether to enter into the transaction or arrangement.

e) Notwithstanding anything to the contrary in this Article IX, the Corporation shall not, directly or indirectly, enter into any transaction or arrangement with an interested person for the purchase, sale, lease, mortgage, or any other interest in real property, or for any contract for goods or services in excess of \$5,000 in any calendar year.

Section 9.03.04. Violations of the Conflicts of Interest Policy.

a) If the Board has reasonable cause to believe a Director has failed to disclose actual or possible conflicts of interest, it shall inform the Director of the basis for such belief and afford the Director an opportunity to explain the alleged failure to disclose.

b) If, after hearing the Director's response and after making further investigation as warranted by the circumstances, the Board determines the Director has failed to disclose an actual or possible conflict of interest, it shall report all relevant facts to the Member and may make a recommendation to the Member to remove such Director from the Board.

Section 9.04. Records of Proceedings. The minutes of the Board and all committees with board delegated powers shall contain:

a) The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board's or committee's decision as to whether a conflict of interest in fact existed.

b) The names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.

Section 9.05. Compensation. The following shall apply to all matters under consideration by the Board:

a) A voting member of the Board who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that Director's compensation.

b) A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Corporation for services is precluded from voting on matters pertaining to that member's compensation.

c) No voting member of the Board or any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Corporation, either individually or collectively, is prohibited from providing information to any committee regarding compensation.

Section 9.06. Annual Statements. Each Director, officer and member of a committee with Board delegated powers shall sign a statement which affirms such person:

- a) Has received a copy of the conflicts of interest policy;
- b) Has read and understands the policy;
- c) Has agreed to comply with the policy; and

d) Understands the Corporation is charitable and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its tax-exempt purposes.

ARTICLE X Amendment and Dissolution

Section 10.01. Power to Amend. These By-Laws may be amended at any time by the Member, in its sole absolute discretion, without the consent of the Board; provided, however, that any proposed amendment shall be advertised and deliberated on in accordance with the Sunshine Act.

Section 10.02. Dissolution. Upon dissolution of the Corporation, any assets remaining after the payment of debts and the satisfaction of liabilities are to be distributed to the Member, which is a local government entity whose income is excludable from gross income under Section 115 of the Code. Under no circumstances shall any assets be distributed to any Directors, officers, employees, contractors or agents of the Corporation. Any assets not distributed as above shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the Corporation is then located, exclusively for such purposes, and to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes. The Member may dissolve Corporation at any time in accordance with the laws of the Commonwealth of Pennsylvania.

ARTICLE XI Miscellaneous

Section 11.01. Seal. No official seal shall be required to consummate any transaction to which the Corporation is a party.

Section 11.02. Parliamentary Procedure. Unless otherwise stated in the rules, policies or the By-Laws of this Corporation, the proceedings of all meetings of the Board and its committees shall be generally follow the latest edition of Robert's Rules of Order as determined by the Chairperson in his or her sole and absolute discretion.



SUMMARY OF CHANGES
to the Economic Development Corporation ("EDC")
By-laws based on public input.

- Clarifies that the EDC is an agency as defined in the Sunshine Act and that the meetings of the EDC will be held in accordance with the Sunshine Act.
- Requires that the offices of the EDC be located in Abington Township.
- Requires that all directors be a resident of the township or have a direct interest in the township (i.e. owner of a township business).
- Requires that all application materials for directors be made available to the public.
- Prohibits any compensation to be paid to any director.
- Prohibits a director from serving as Executive Director.
- Changes the term of office for a director from three to five years.
- Changes the number of directors to at least three.
- Removes the option for the board of directors to take action by written consent and adds a public notice requirement for meetings of the board of directors.
- Removes the office of assistant executive director, but allows the executive director to hire additional staff as funding permits.
- States that the EDC is financially independent of the township, but may be initially funded by a grant or loan from the township.
- Requires the EDC to employ a certified public accountant to conduct an annual independent audit of the EDC's finances and such audit report will be made publicly available.
- The conflict of interest policy has been extensively revised to avoid the potential for self-dealing.

[]

*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-10-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

Burn Building Bid

EXECUTIVE SUMMARY:

The fire training facility also known as the “burn tower” located at 2200 Florey Lane, Abington, was originally constructed in 1958 with additions over the years. In 2008 a horizontal addition consisting of a nominal 20 foot by 40 foot, 1-story steel frame building was constructed. The concrete roof of this addition has not been performing as anticipated, with the concrete continuing to erode at its top surface even after the application of several coatings. The intent of this work is to perform concrete repairs, waterproofing repairs, and plumbing repairs to the 2008 expansion’s roof at the fire training facility "burn tower."

PREVIOUS BOARD ACTIONS:

n/a

RECOMMENDED BOARD ACTIONS:

Motion to award the Burn Building Roof Repair Bid to Quinn Construction, Inc. at the amount of \$61,133.00 and authorize the Township Manager to execute the contract.



3100 Horizon Drive
Suite 200
King of Prussia, PA 19406
T: 610-277-2402
F: 610-277-7449

www.pennoni.com

ABINT 23003

June 2, 2023

Mr. Richard Manfredi, Township Manager
Township of Abington
1176 Old York Road
Abington, PA 19001

**RE: Township of Abington
Burn Building Roof Repair
Bid Recommendation Letter**

Dear Mr. Manfredi,

The bids for the Burn Building Roof Repairs were received on May 30, 2023. See attached bid tabulation for the four (4) bids that were received. The low bid was received from Quinn Construction Inc., in the amount of \$44,243.00 for the base bid amount and a base bid and alternate amount of \$61,133.00. The opinion of probable cost was \$58,000.00. We have checked the references for this contractor and received positive feedback.

Based on our evaluation, the Township should consider awarding the contract to Quinn Construction, Inc. for the base bid and alternate amount of \$61,133.00.

If you should have any questions, please do not hesitate to contact us.

Sincerely,

PENNONI

Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager & Assistant CAO
Thomas McAneney, Director of Fire & Emergency Management Services

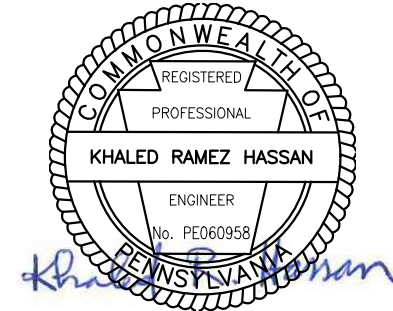


Tabulation of Bids
 2023 Burn Building Roof Repair

ITEM	QUANTITY	UNIT	TYPE	DESCRIPTION	Quinn Construction, Inc. 1017 4th Avenue Lester, PA 19029		Mangan Masonry Restoration, Inc. 4211 Leiper Street Philadelphia, PA 19124		Premier Building Restoration, Inc. 529 Bethlehem Pike Erdenheim, PA 19038		Maarv Waterproofing, Inc. 68 Colfax Ave Clifton, NJ 07013	
					UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
101	1	LS	Base	Project Mobilization	\$ 5,250.00	\$ 5,250.00	\$ 3,063.00	\$ 3,063.00	\$ 13,282.00	\$ 13,282.00	\$ 11,000.00	\$ 11,000.00
102	1	LS	Base	Elevation Survey	\$ 2,600.00	\$ 2,600.00	\$ 2,450.00	\$ 2,450.00	\$ 2,446.00	\$ 2,446.00	\$ 1,000.00	\$ 1,000.00
103	1	LS	Base	General Construction Allowance	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
104	30	SQFT	Base	Floor Repair - Patial Depth / Shallow	\$ 98.00	\$ 2,940.00	\$ 306.26	\$ 9,187.80	\$ 95.00	\$ 2,850.00	\$ 100.00	\$ 3,000.00
105	27	SQFT	Base	Floor Repair - Full Depth	\$ 134.00	\$ 3,618.00	\$ 655.37	\$ 17,694.99	\$ 165.04	\$ 4,456.08	\$ 200.00	\$ 5,400.00
106	80	LF	Base	Seal Cracks and Joints	\$ 16.00	\$ 1,280.00	\$ 15.31	\$ 1,224.80	\$ 13.32	\$ 1,065.60	\$ 20.00	\$ 1,600.00
107	520	SQFT	Base	Water Proofing Membrane Install	\$ 29.50	\$ 15,340.00	\$ 20.03	\$ 10,415.60	\$ 27.77	\$ 14,440.40	\$ 70.00	\$ 36,400.00
108	520	SQFT	Base	Water Proofing Membrane Removal	\$ 10.00	\$ 5,200.00	\$ 17.67	\$ 9,188.40	\$ 13.98	\$ 7,269.60	\$ 25.00	\$ 13,000.00
109	1	EA	Base	Supplementary Floor Drain	\$ 1,500.00	\$ 1,500.00	\$ 7,963.00	\$ 7,963.00	\$ 1,943.00	\$ 1,943.00	\$ 3,400.00	\$ 3,400.00
110	35	LF	Base	Pipe and Hangers	\$ 129.00	\$ 4,515.00	\$ 47.26	\$ 1,654.10	\$ 334.56	\$ 11,709.60	\$ 200.00	\$ 7,000.00
TOTAL BASE BID					\$ 44,243.00		\$ 64,841.69		\$ 61,462.28		\$ 83,800.00	
201	3	EA	Option	Supplementary Floor Drain	\$ 1,710.00	\$ 5,130.00	\$ 6,635.33	\$ 19,905.99	\$ 1,943.00	\$ 5,829.00	\$ 2,000.00	\$ 6,000.00
202	80	LF	Option	Pipe and Hangers	\$ 147.00	\$ 11,760.00	\$ 47.26	\$ 3,780.80	\$ 281.05	\$ 22,484.00	\$ 120.00	\$ 9,600.00
TOTAL OPTION BID					\$ 16,890.00		\$ 23,686.79		\$ 28,313.00		\$ 15,600.00	
TOTAL BASE & OPTION BID					\$ 61,133.00		\$ 88,528.48		\$ 89,775.28		\$ 99,400.00	

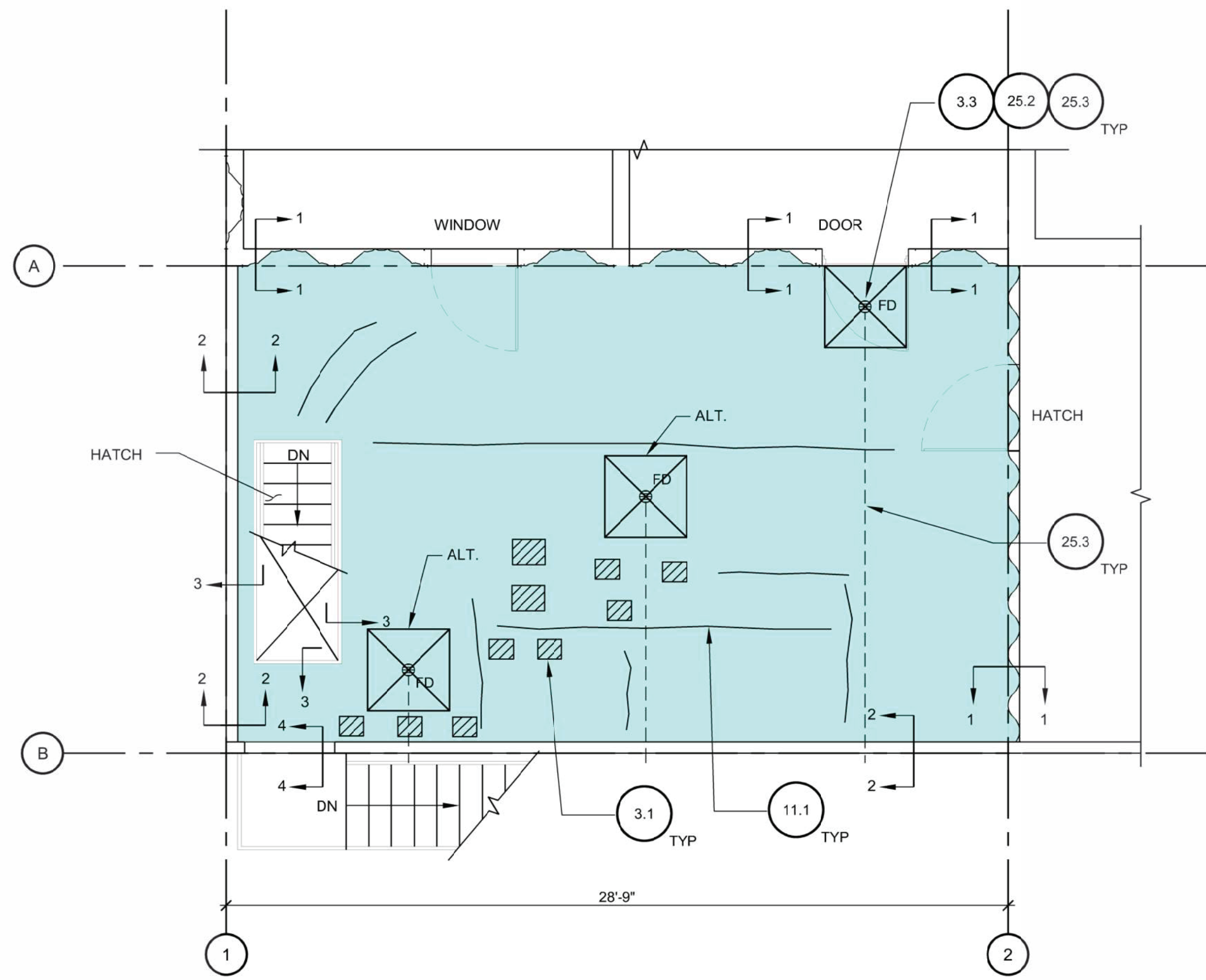
We declare this to be a true Tabulation of Bids received on May 30, 2023 by the Township of Abington - 2023 Burn Building Concrete Roof Repair

PENNONI ASSOCIATES INC.



June 2, 2023

Khaled R. Hassan, P.E., PENNA REG. NO. PE060958



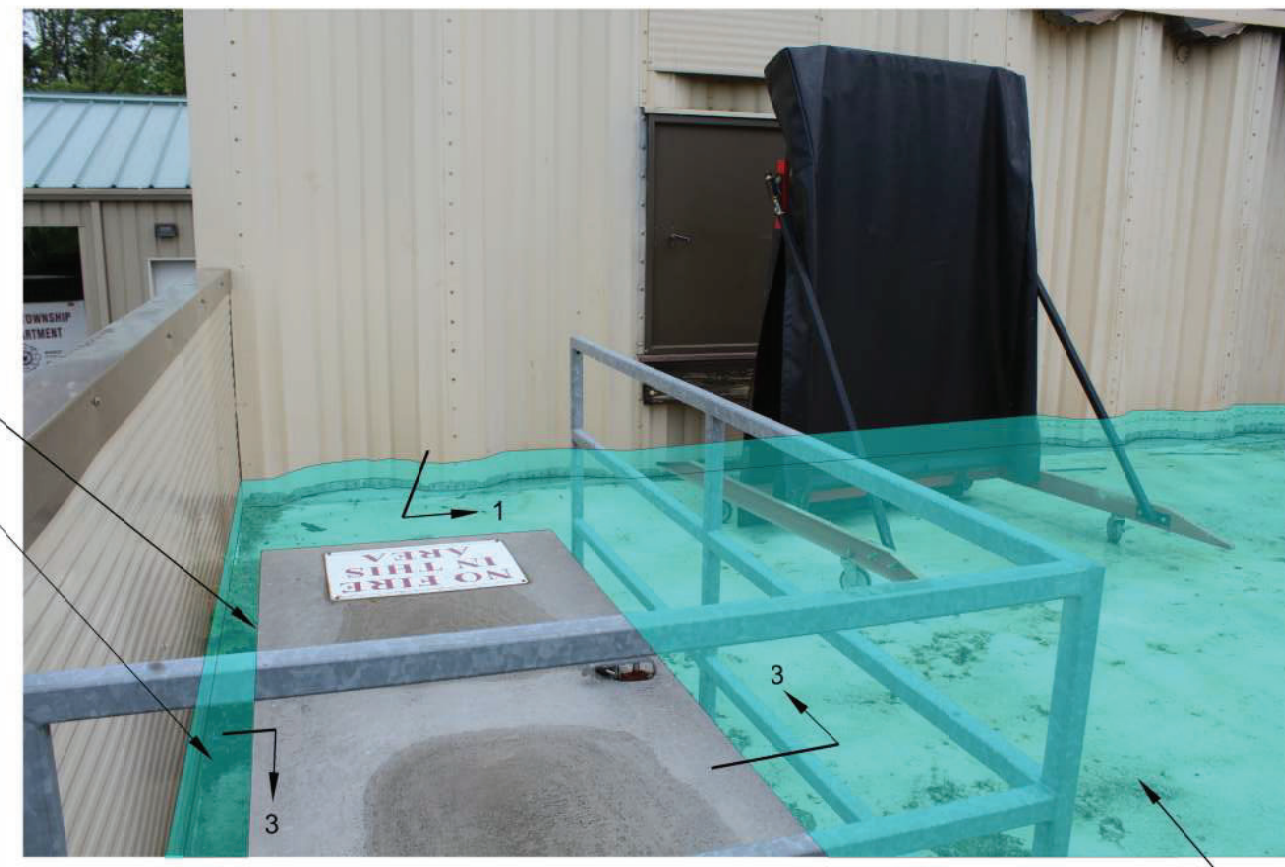
1 ROOF PLAN



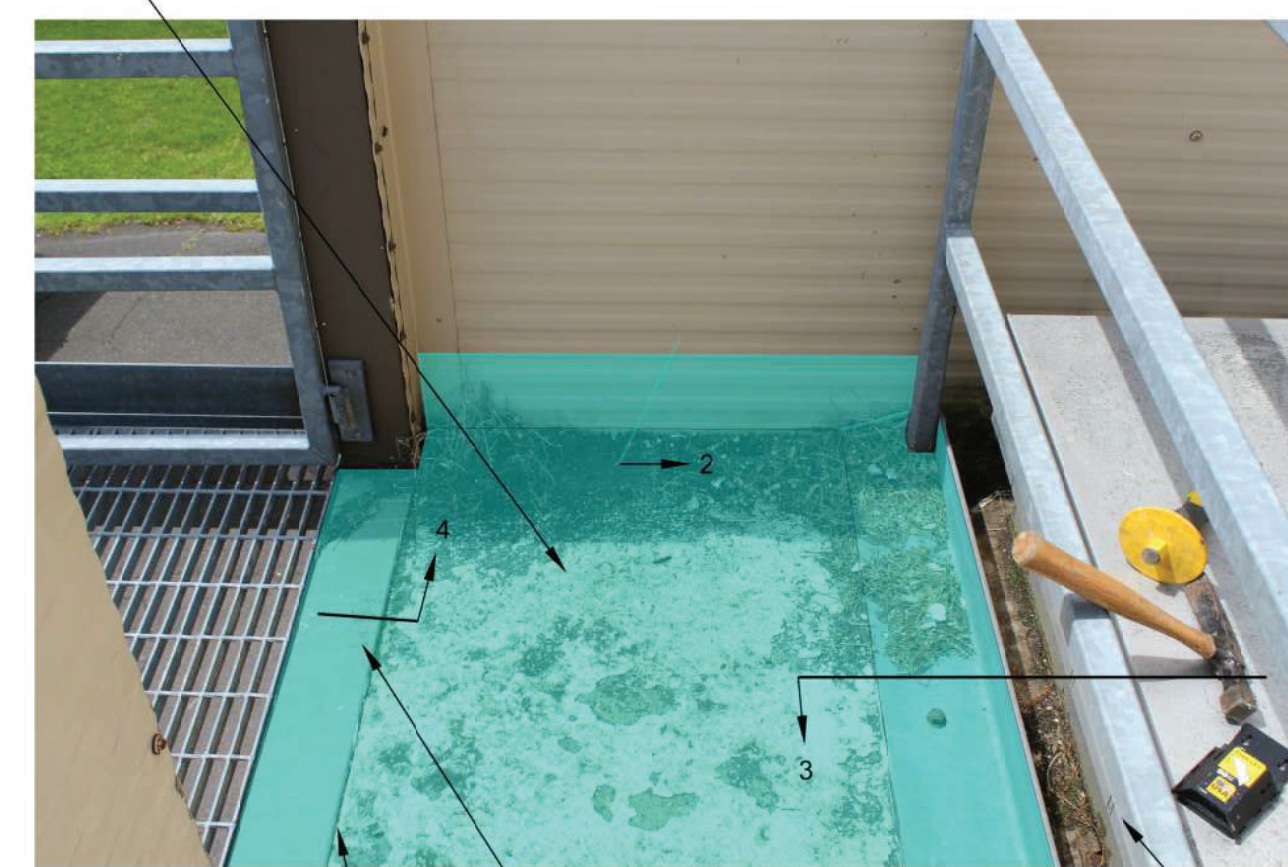
2 SECTION "1-1"



3 SECTION "2-2"



4 SECTION "3-3"



5 SECTION "4-4"

GENERAL BUILDING RESTORATION NOTES

- A. CONSTRUCTION**
- THIS SET OF DRAWING IS FOR ROOF MEMBRANE REPAIR AND ROOF SUPPLEMENTAL DRAIN INSTALLATION ONLY. THERE ARE NO CHANGES TO USE, EGRESS, OCCUPANCY OR AREA.
 - DRAWINGS INCLUDED COLOR SHADING TO PROVIDE INFORMATION. COLORED VERSIONS OF THESE DOCUMENTS SHALL BE USED FOR BIDDING AND CONSTRUCTION.
 - THE ORIGINAL CONSTRUCTION DRAWINGS FOR THIS AREA ARE THE 8-13-2007 DRAWINGS BY WHP TRAININGTOWERS.COM OF OVERLAND PARK, KANSAS, USA. FABRICATION DRAWINGS FOR THIS AREA ARE BY BEHLEN INDUSTRIES LP, BURLINGTON, ONTARIO, CANADA AND DATED 11-07-2007. NO CHANGES ARE PERMITTED TO THE WORK DEFINED IN THESE DRAWINGS UNLESS SPECIFICALLY STATED AS SUCH ON THESE DRAWINGS. THE ABOVE DESIGN AND FABRICATION DOCUMENTS ARE AVAILABLE FROM THE OWNER FOR REFERENCE DURING BID AND CONSTRUCTION. WHILE THESE DRAWINGS ARE BELIEVED ACCURATE, NO GUARANTEE IS MADE OR IMPLIED BY OWNER/ENGINEER AND CONTRACTOR SHALL PROVIDE ALL INDEPENDENT INVESTIGATION AS NECESSARY TO PREPARE BID AND TO EXECUTE THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND EXISTING CONDITIONS AT THE PROJECT, AND VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. ALL SIGNIFICANT DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT 2018 IBC BUILDING CODE WITH PA AMENDMENTS, ALL APPLICABLE FEDERAL, STATE OF PENNSYLVANIA AND MUNICIPAL CODES AND ORDINANCES, INCLUDING FIRE AND O.S.H.A. REGULATIONS.
 - PRIOR TO FABRICATION OF ANY ASSEMBLIES OR PLACEMENT OF ANY REPAIR MATERIAL, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS. REPORT ALL DISCREPANCIES TO THE OWNER/ENGINEER IMMEDIATELY.
 - DO NOT SCALE DRAWINGS.
- B. CONSTRUCTION DOCUMENTS**
- THE EXTENT OF REPAIR AREAS SHOWN ON THE DRAWINGS INDICATES ENGINEER'S ESTIMATES ONLY. THE UNIT QUANTITIES ARE INCLUDED IN THE BID DOCUMENTS ARE BASED ON THE ESTIMATED UNITS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACTUAL EXTENT AND LOCATIONS OF REPAIR AREAS. THE ACTUAL REPAIR QUANTITIES SHALL BE VERIFIED AND AGREED UPON BY THE ENGINEER PRIOR TO COMMENCING THE REPAIR WORK.
 - WHEN THE PLANS INCLUDE INFORMATION PERTAINING TO PRELIMINARY INVESTIGATIONS AND CONDITION SURVEY, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION, CHARACTER, OR QUANTITY OF THE MATERIALS ENCOUNTERED AT THE TIME OF THE EVALUATION. THE OWNER & ENGINEER DO NOT WARRANT AND MAKE NO GUARANTEE THAT CONDITIONS INDICATED ARE REPRESENTATIVE THROUGHOUT THE PROJECT OR THAT UNANTICIPATED FIELD CONDITIONS WILL NOT OCCUR.
- C. WORK ITEM DETAILS AND SYMBOLS**
- ALL BUILDING REPAIR DETAILS ARE SHOWN ON DRAWING R-102.
 - DETAILS WITH A LAST DIGIT OTHER THAN 0 AND LABELED (FOR CLARIFICATION ONLY) DO NOT REPRESENT A SEPARATE PRICE ITEM. THESE DETAILS SUPPLEMENT THE BASIC DETAIL TO PROVIDE ADDITIONAL INFORMATION. IN SOME CASES, THESE DETAILS SHOW VARIATION(S) OF THE TYPICAL CONDITION.
 - WHERE THE WORK ITEM BUBBLE IS NOTED "TYP," IT IS DEFINED AS FOLLOWS: THE WORK ITEM OCCURS AT ALL LOCATIONS WHERE THE APPLICABLE WORK ITEM, DETERIORATING CONDITION, FEATURE, OR DESIGNATION SYMBOL OCCURS ON THAT PLAN.
 - WHERE "T.A.R." IS NOTED, IT MEANS THERE MAY BE AREAS OF THIS WORK IN ADDITION TO THE PARTICULAR DESIGNATED AREAS.
 - WHERE TWO OR MORE WORK BUBBLES ARE GROUPED TOGETHER, IT MEANS ANY OR ALL OF THE DESIGNATED WORK ITEMS MAY BE APPLICABLE. COORDINATION OF WORK ITEMS IS THE CONTRACTOR'S RESPONSIBILITY.
 - WHEN A WORK ITEM OR DETAIL IS LISTED AS INCIDENTAL THAT WORK IS INCLUDED IN THE PAY UNIT OF OTHER WORK ITEMS AND DOES NOT HAVE A SEPARATE PRICE.
 - WHEN A DETAIL IS LABELED (FOR REFERENCE ONLY) IT PROVIDES INFORMATION ONLY ABOUT INCIDENTAL WORK AND DOES NOT HAVE A PAY UNIT.
- D. EXISTING SERVICES AND UTILITIES**
- CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL ELECTRICAL, AND MECHANICAL SERVICES, AND UTILITIES AFFECTED BY THE REPAIR WORK. MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL AREAS OF THE BUILDING OR OTHER AREAS "NOT-IN-CONTRACT" (NIC) AFFECTED BY THE WORK. THE CONTRACTOR SHALL SUBMIT THE METHODS AND SCHEDULE OF CONNECTIONS FOR THE OWNER'S APPROVAL PRIOR TO COMMENCEMENT.
- E. CONSTRUCTION PHASING, SEQUENCING AND TRAFFIC MAINTENANCE**
- WORK SEQUENCE AND SCHEDULING SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND BUILDING OPERATIONS STAFF.

- 2. OWNER WILL CONTINUE TO USE BUILDING DURING REHABILITATION. CONTRACTOR SHALL PHASE AND ARRANGE WORK SO AS TO MAINTAIN ACCESS AND EGRESS TO ENTRANCES, EXITS, DRIVES, ETC. AT ALL TIMES TO ALL AREAS THAT ARE NOT UNDER CONSTRUCTION.**
- 3. THE CONTRACTOR SHALL VERIFY AND COORDINATE WORK HOURS WITH THE OWNER.**
- F. MISCELLANEOUS REQUIREMENTS**
- THE CONTRACTOR IS RESPONSIBLE FOR COLLECTION AND REMOVAL OF ALL CONSTRUCTION DEBRIS ON A DAILY BASIS, AND THE SITE SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION, SATISFACTORY TO THE OWNER.
 - THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL PRODUCT MANUFACTURER'S REQUIREMENTS NECESSARY FOR APPROPRIATE USE OF MATERIALS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL ADJACENT STRUCTURES, LANDSCAPING, AND OTHER SURFACES/ITEMS WHICH COULD BE AFFECTED BY THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL ADJACENT STRUCTURES, LANDSCAPING, AND OTHER SURFACES/ITEMS WHICH COULD BE AFFECTED BY THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY REQUIRED SECURITY AT THE WORK SITE, AND BARRICADES. ANY SITE RELATED PROTECTION, BARRICADES AND SECURITY SHALL BE COORDINATED WITH THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, AND AUTHORIZATIONS PRIOR TO BEGINNING THE WORK.
 - THE OWNER RESERVES THE RIGHT TO PERFORM OTHER WORK IN CONJUNCTION WITH THE PROJECT. COORDINATE ALL WORK WITH OTHER CONTRACTORS.
- G. ABBREVIATIONS**
- | | | |
|--------------------|---|----------------------------------|
| 1. ATL | = | ALTERNATE (BID) |
| 2. C. J. | = | CONSTRUCTION JOINT/CONTROL JOINT |
| 3. CLR. | = | CLEARANCE |
| 4. COL. | = | COLUMN |
| 5. CONC. | = | CONCRETE |
| 6. DET. | = | DETAIL |
| 7. EA. | = | EACH |
| 8. E.J. | = | EXPANSION JOINT |
| 9. EXIST. | = | EXISTING |
| 10. FIN. | = | FINISHED |
| 11. FL. | = | FLOOR |
| 12. HR. | = | HOUR |
| 13. INC. | = | INCIDENTAL |
| 14. L.F. | = | LINEAR FOOT |
| 15. L.S. | = | LUMP SUM |
| 16. MAX. | = | MAXIMUM |
| 17. MIN. | = | MINIMUM |
| 18. N/A. | = | NOT APPLICABLE |
| 19. NIC. | = | NOT IN CONTRACT |
| 20. N.T.S. | = | NOT TO SCALE |
| 21. O.C. | = | ON CENTER |
| 22. O.H. | = | OPPOSITE HAND |
| 23. REQ'D | = | REQUIRED |
| 24. S.F. | = | SQUARE FOOT |
| 25. SIM. | = | SIMILAR |
| 26. S.O.G. | = | SLAB ON GRADE |
| 27. SPEC. | = | SPECIFICATION |
| 28. SUP'T. | = | SUPPORTED |
| 29. T.A.R. | = | TYPICAL AS REQUIRED |
| 30. TYP. | = | TYPICAL |
| 31. U.N. OR U.N.O. | = | UNLESS NOTED OTHERWISE |
| 32. W.I. | = | WORK ITEM |

WORK ITEM	DESCRIPTION	UNITS	ALTERNATE BID QUANTITY	BASE BID QUANTITY
PART I: GENERAL REQUIREMENTS/PRELIMINARY MATTERS				
1.0 GENERAL REQUIREMENTS				
1.1	Project Mobilization	L.S.	1	1
1.6	Elevation Survey	L.S.	1	1
1.7	General Construction Allowance	L.S.	1	1
PART II: CONCRETE FLOOR/CEILING SURFACES				
3.0 CONCRETE FLOOR REPAIR				
3.1	Floor Repair - Partial Depth/Shallow	S.F.	30	30
3.3	Floor Repair - Full Depth	S.F.	27	9
PART IV: CRACKS AND JOINTS				
11.0 CRACK AND JOINT REPAIR				
11.1	Seal Cracks and Joints	L.F.	80	80
PART V: FLOOR SURFACE PROTECTION				
16.0 WATERPROOFING MEMBRANE				
16.1	Waterproofing Membrane	S.F.	520	520
16.2	Waterproofing Membrane - Removal	S.F.	520	520
PART VII: MECHANICAL/ELECTRICAL SYSTEMS				
25.0 MECHANICAL - DRAINAGE				
25.2	Mechanical - Supplementary Floor Drain	EA.	3	1
25.3	Mechanical - Pipe and Hangers	L.F.	80	35

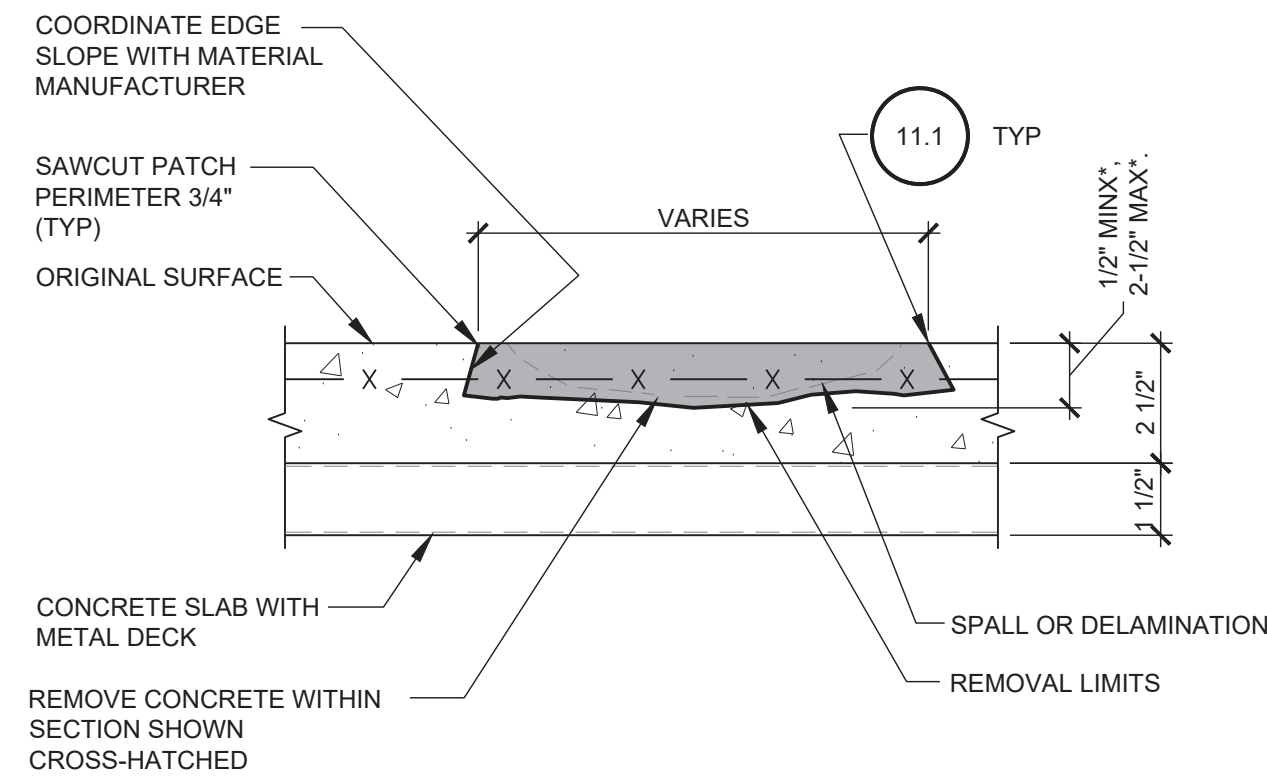
FOR BID - NOT FOR CONSTRUCTION

FIRE TRAINING SIMULATOR
 ROOF REPAIR
 ABINGTON PA

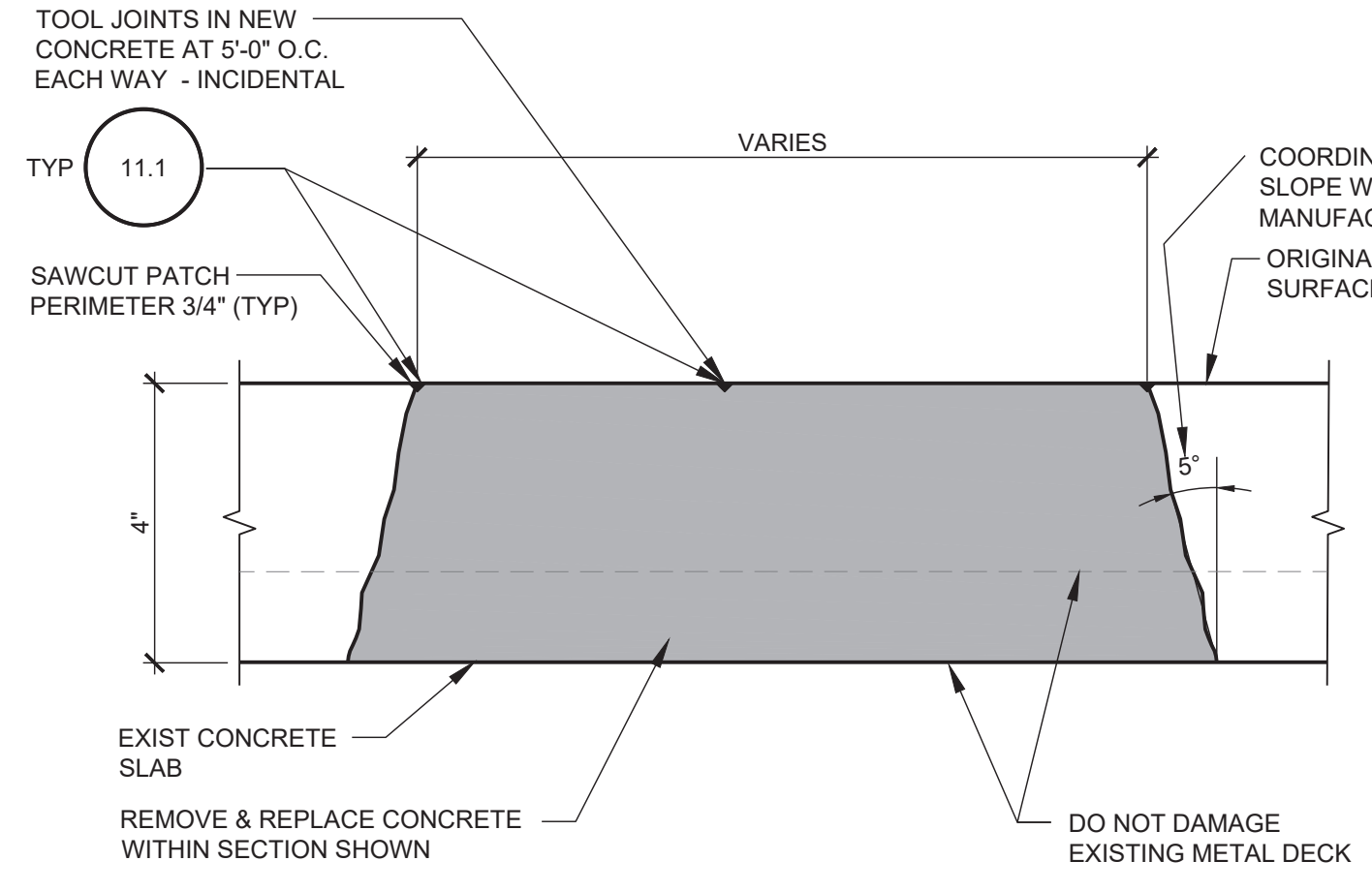
MARK	DATE	DESCRIPTION	ISSUE

PROJECT NO: 14-004588.01
 DRAWN BY: WL
 CHECKED BY: GJN
 SHEET TITLE:
ROOF PLAN AND GENERAL NOTES

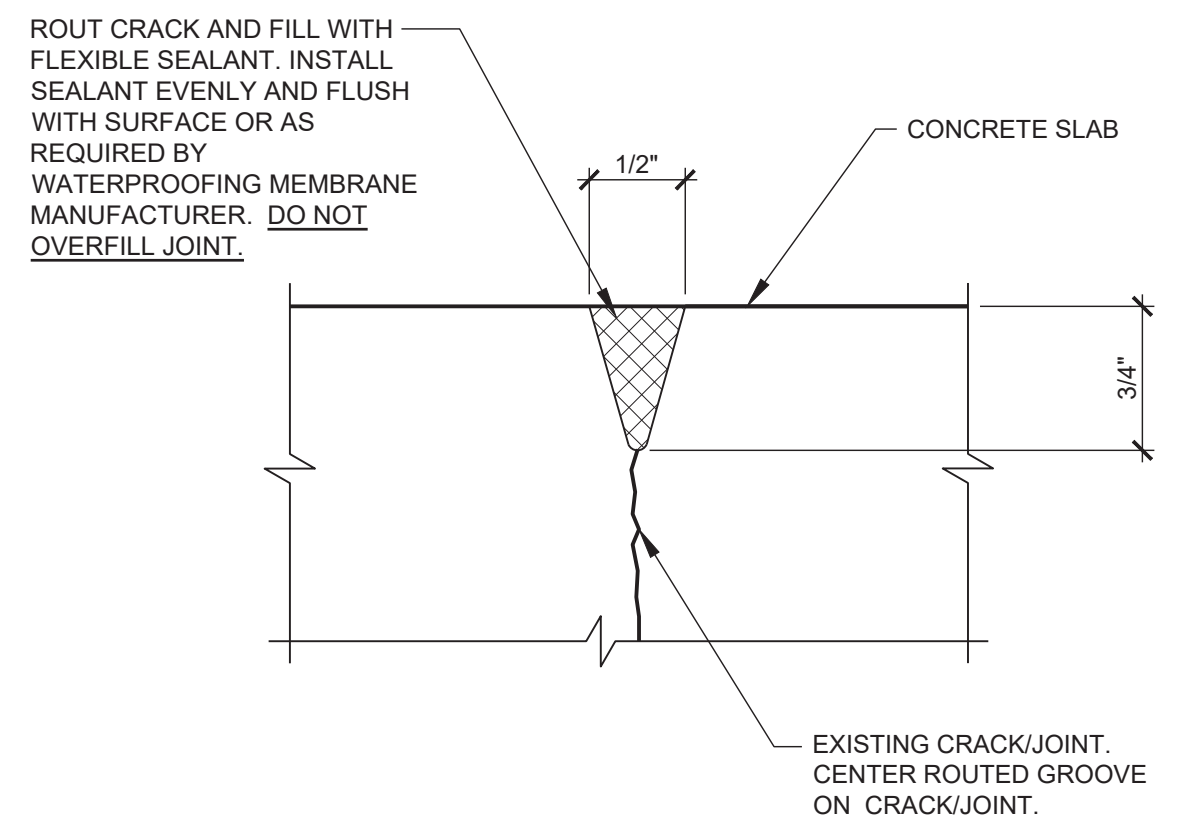
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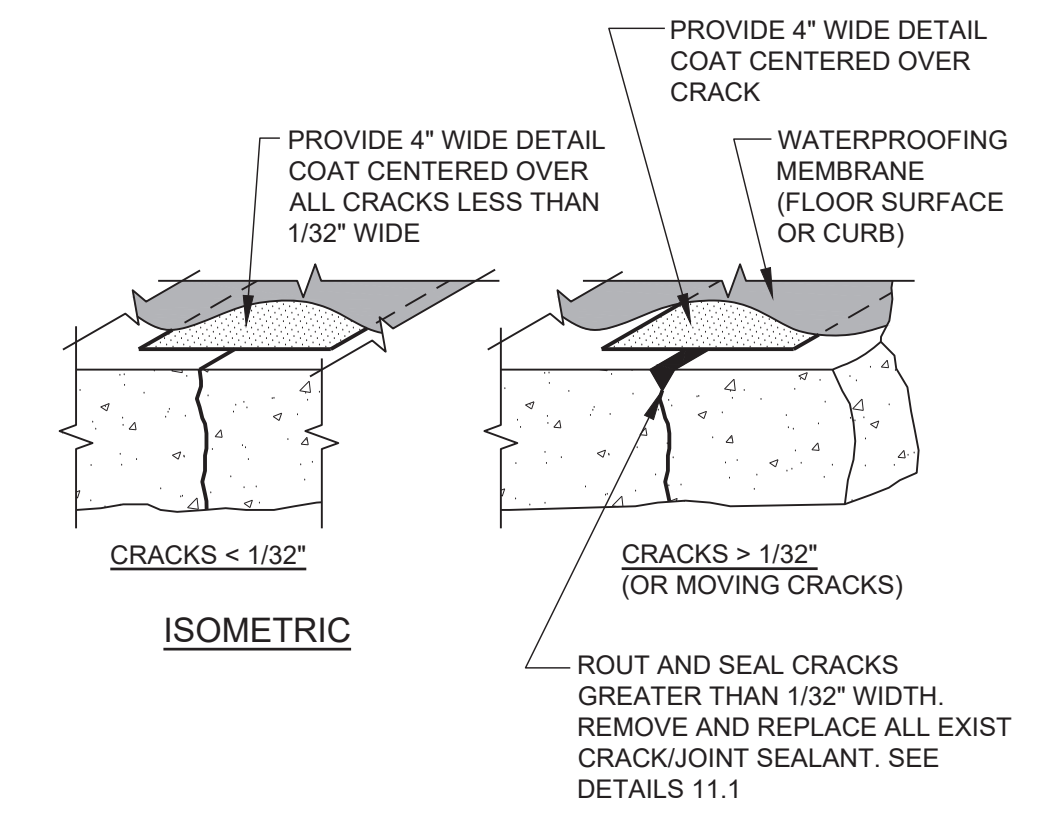
3.1 FLOOR REPAIR - PARTIAL DEPTH/SHALLOW



3.3 FLOOR REPAIR-FULL DEPTH

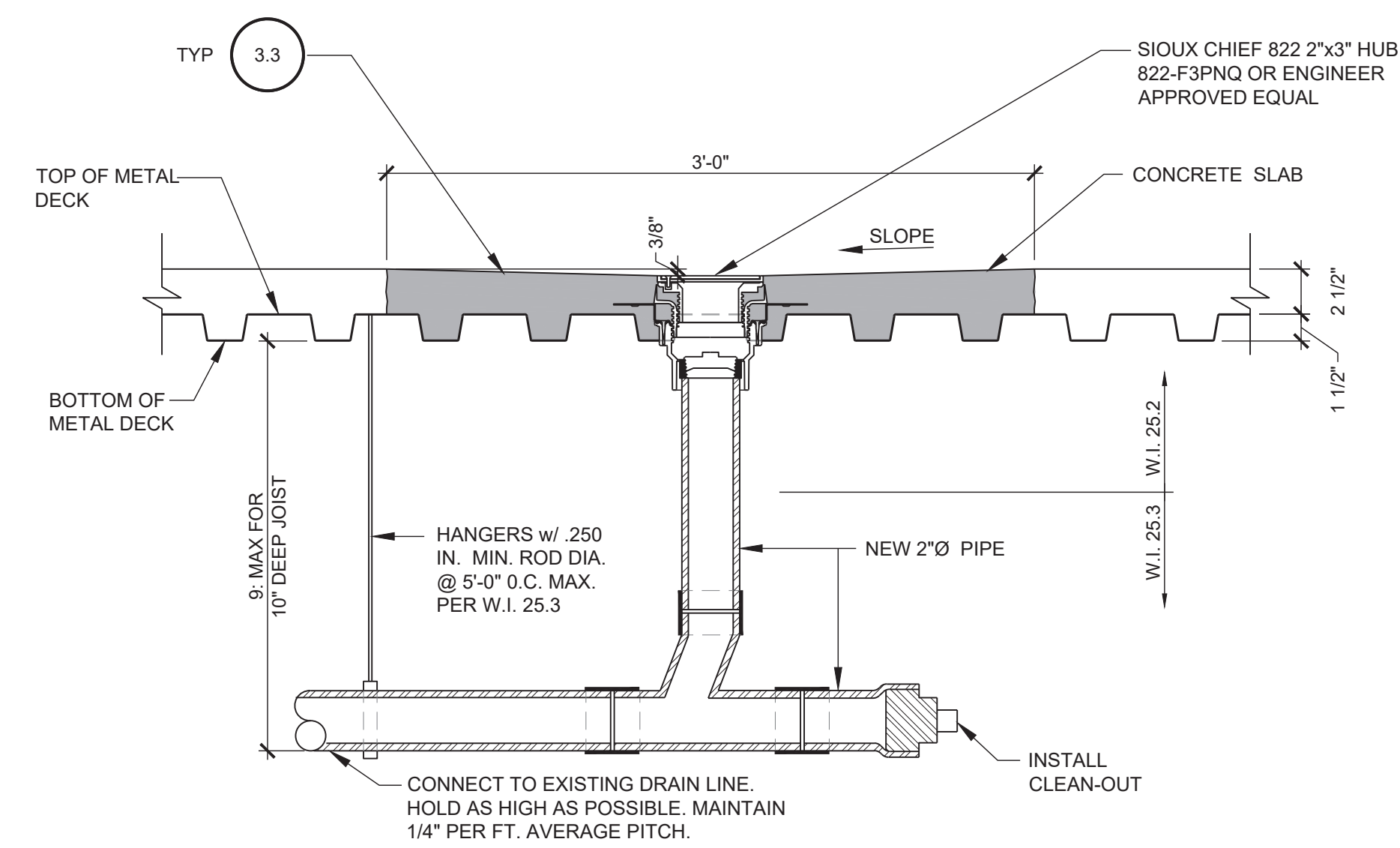


11.1 SEAL CRACKS AND JOINTS



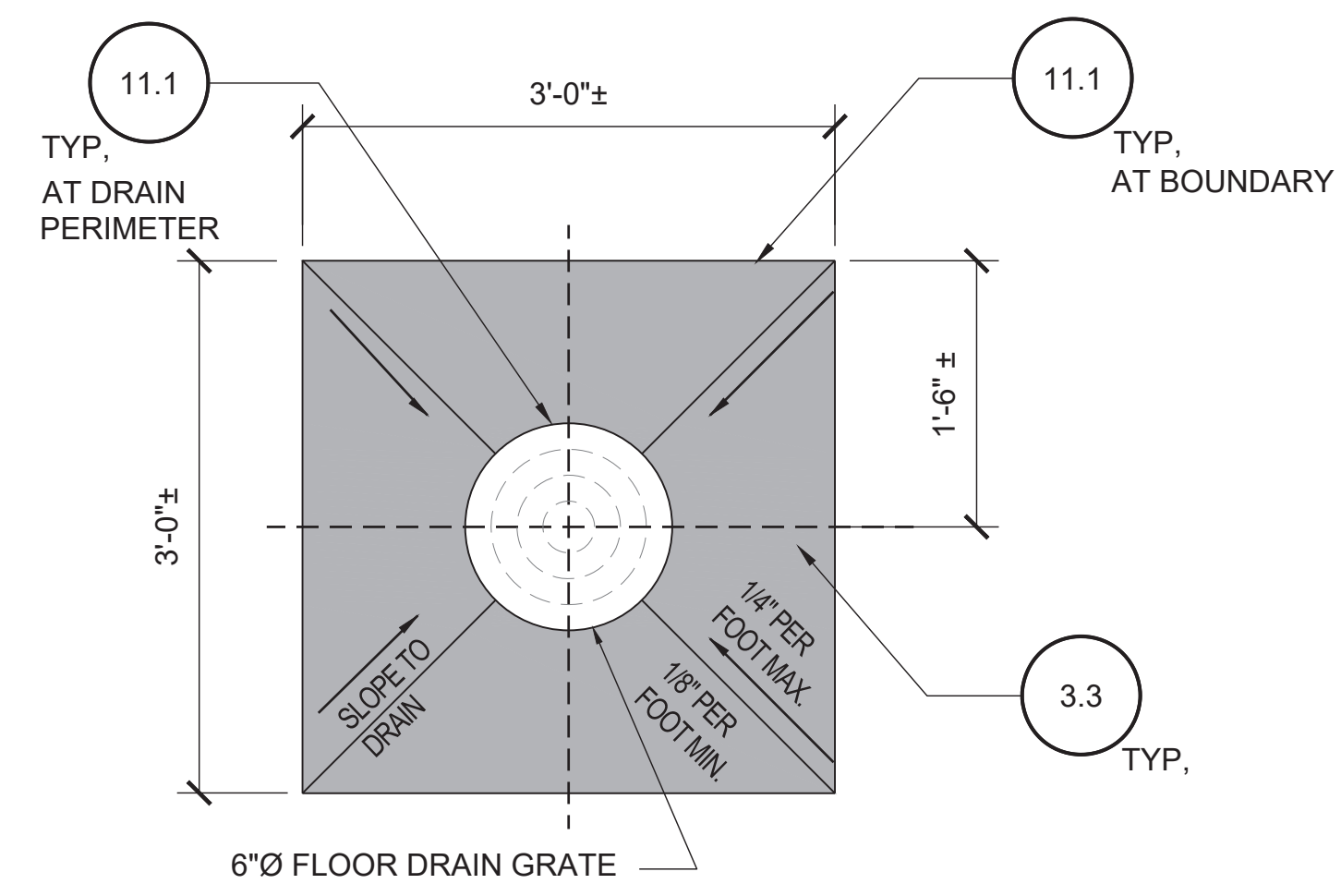
NOTE:
 1. QUANTITIES BASED ON HORIZONTAL APPLICATION AREA. VERTICAL DETAILING, ADDITIONAL DETAIL COAT OVER CRACKS, LAP OVER EXISTING MEMBRANE, ROUTING AND SEALING CRACKS, INSTALLATION OF COVE OR MEMBRANE SEALANT, AND REMOVAL AND REPLACEMENT OF EXISTING SEALANTS ARE INCIDENTAL TO THIS WORK.

16.0 WATERPROOFING MEMBRANE



- NOTES:
 1. USE SCHEDULE 40 PVC PIPE AS A MINIMUM AND ALL MATERIALS SHALL BE IN ACCORDANCE WITH PREVAILING BUILDING ORDINANCES.
 2. CONCRETE AROUND DRAIN TO WORK ITEM 3.3.
 3. INSTALL ADJUSTABLE HANGERS AS REQUIRED. VERIFY MINIMUM HEIGHT RESTRICTIONS OF PREVAILING BUILDING ORDINANCES PRIOR TO INSTALLATION.

25.2 25.3 MECHANICAL-SUPPLEMENTAL FLOOR DRAIN/PIPE AND HANGERS



25.2.1 SUMP SURFACE PROFILE PLAN

FOR BID - NOT FOR CONSTRUCTION

OWNER'S AND/OR SUBS LOGO

FIRE TRAINING SIMULATOR
 ROOF REPAIR
 ABINGTON
 PA

MARK	DATE	DESCRIPTION	ISSUE

PROJECT NO: 14-004588.01
 DRAWN BY: WL
 CHECKED BY: GJN
 SHEET TITLE:

REPAIR DETAILS

Table of Contents

Item Description

- I Project Location
- II Intent
- III Schedule
- IV Construction Constraints
- V Safety
- VI Contractor Furnished Items
- VII Owner Furnished Items
- VIII Conditions of the Contract and Required Insurance
- IX Definitions
- X Technical Specifications and Drawings
- XI Bidding Procedure and Bid Forms

I. PROJECT LOCATION

A. The location of the work is as follows:

1. The project street address is 2200 Florey Lane Abington, PA 19001.
2. Work occurs within the roof of the 2008 horizontal expansion to the tower.
3. The fire training facility also known as the "burn tower" was originally constructed in 1958 with additions over the years. In 2008 a horizontal addition consisting of a nominal 20 foot by 40 foot, 1-story steel frame building was constructed. The concrete roof of this addition has not been performing as anticipated, with the concrete continuing to erode at its top surface even after the application of several coatings. This portion was observed to be constructed of cold-rolled steel framing, wall panels, roof deck with concrete infill (identified as "Gunite") above the roof deck. The interior surfaces are protected from high heat by rigid refractory panels mechanically fastened to the framing. Original design drawings are available, as a reference, from the Owner.

II. INTENT

A. The intent of this work is to perform concrete repairs, waterproofing repairs, and plumbing repairs to the 2008 expansion's roof at the project location.

III. LIQUIDATED DAMAGES AND SCHEDULE

- A. Contact the Owner for information related to the liquidated damages.
B. The schedule is as follows:

1. Complete work as shown within a mutually acceptable schedule.

IV. CONSTRUCTION CONSTRAINTS

A. The construction constraints are as follows:

1. Work shall be performed during normal business hours. Normal Business Hours are Monday-Friday 7:00 a.m. to 6:00 p.m. Noisy, Work, Demolition and sandblasting must occur after 8:00 a.m. Coordinate any required closings with Owner.
2. Contractor shall be responsible for all necessary vehicular and pedestrian traffic control required by work. At all times emergency egress routes must remain open.
3. Contractor shall be responsible for all necessary dust, fumes and debris control required by work. Comply with Federal, State, County and Municipal dust abatement ordinances. Broom clean and remove debris daily. Wet areas of concrete demolition to eliminate airborne dust. Sweep or vacuum dust laden water at end of shift. All debris shall be disposed of by Contractor.
4. Contractor shall be responsible for all necessary noise control required by work. Comply with Federal, State, County and Municipal noise abatement

ordinances. Owner imposes no additional requirements that are more stringent than governing ordinances.

5. Contractor shall receive 1,000 square feet for storage area.

V. SAFETY

- A. The safety of the work and all associated activities is, as it affects all persons and property, solely the responsibility of the contractor.

VI. CONTRACTOR FURNISHED ITEMS

- A. Unless noted otherwise, all work shown within these documents is furnished by the Contractor.
- B. Unless noted otherwise, all incidentals to work shown within these documents is furnished by the Contractor. This includes, but is not limited to:
 1. All insurance, bonding and warranties.
 2. All permits, including but not limited to building permits, regulatory fees, taxes.
 3. All expediting fees
 4. All inspection fees
 5. Any utilities not provided by Owner.
 6. All utility temporary hookups and meters to Owner supplied utilities.
 7. All debris removal.
 8. Electricity.
 9. Sanitary facilities.

VII. OWNER FURNISHED ITEMS

- A. Note that all utilities provided by the Owner are at existing capacities and location without guarantee of adequacy. Unless noted otherwise, the following is furnished by the Owner:
 1. Water

VIII. CONDITIONS OF THE CONTRACT AND REQUIRED INSURANCE

- A. The general conditions of the contract shall be as resolved by Owner and Contractor.
- B. The required insurance, retainage, bonding and other general issues are as resolved by Owner and Contractor.
- C. The contract will be awarded based on Contractor stated unit costs multiplied by estimated quantities to arrive at a total anticipated project cost. The Contractor will be paid based on Contractor stated unit costs multiplied by actual verified quantities installed in the field which may be more or less than total anticipated project cost. Contractor shall not exceed total anticipated project cost identified in bid without Owner's consent. Not all repairable items are necessarily intended to be repaired in this contract. Contractor shall survey all areas and provide

anticipated repair quantities and locations prior to beginning any work and obtain Owner's written consent to quantity and location of work before commencement.

- D. All work shall have a 2-year warranty unless noted otherwise. Repair all defective work at no cost to owner during warranty period.

IX. DEFINITIONS

- A. The **OWNER** is: Abington Township
1176 Old York Road
Abington, PA 19001
Attn: Larry W. Siefken
- B. The **CONTRACTOR** is the provider of all services requested by this specification.
- C. The **ENGINEER** is:
- D. The project name is "Fire Training Simulator Roof Repairs"

The engineer can not make changes to the contract which modifies schedule or cost without Owner's consent. Contractor must receive confirmation of Owner's consent prior to making changes that modify schedule or cost.

X. TECHNICAL SPECIFICATIONS AND DRAWINGS

- A. The technical specifications are as follows:

Specification #	Date	Title
000001	May, 2022	General Conditions and Bid Requirements
020010	May, 2022	Work Items
025130	May, 2022	General Concrete Surface Preparation
025140	May, 2022	Surface Preparation for Patching
033021	May, 2022	Cast-in-Place Concrete Restoration
071800	May, 2022	Waterproofing Membranes

- B. The drawings are as follows:

Drawings #	Date	Title
R-101	May, 2022	Roof Plan and General Notes
R-102	May, 2022	Repair Details

Whenever a standard code, guideline or other document is referenced, the edition applicable is the most recent at time of bid unless noted.

XI. BIDDING PROCEDURE AND BIDDING FORMS

- A. Contact the Owner for bidding procedures and forms.
- B. Drawings and specifications are supplied by Walker Consultants for the purpose of obtaining bids for this project. No other purpose is expressed, implied or permitted. No item within these documents shall be interpreted as granting any license, royalty, patent infringement, waiver or any regulatory standard or law. These drawings and specifications remain the property of Walker and shall be returned upon request.
- C. See "Conditions of The Contract and Required Insurance" for Owner's process to select successful Contractor.

Contractor: _____

TO: Abington Township

FROM: _____

(Contractor Firm Name, Address, Contact Phone and email address)

(Signature)

I _____ hereby agree to complete repair work described within documents entitled "Fire Training Simulator Roof Repair" by Walker Consultants for the unit prices stated below. Owner may change quantity by 50% up or down in any work item at no change in unit price. I am qualified to bind my firm to this Contract.

Contractor: _____

BASE BID SHEET

WORK ITEM	DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	TOTAL COST
PART I: GENERAL REQUIREMENTS/PRELIMINARY MATTERS					
1.0 GENERAL REQUIREMENTS					
1.1	Project Mobilization	L.S.		1	\$
1.6	Elevation Survey	L.S.		1	\$
1.7	General Construction Allowance	L.S.	\$2,000	1	\$ 2,000
PART II: CONCRETE FLOOR/CEILING SURFACES					
3.0 CONCRETE FLOOR REPAIR					
3.1	Floor Repair - Partial Depth/Shallow	S.F.		30	\$
3.3	Floor Repair - Full Depth	S.F.		27	\$
PART IV: CRACKS AND JOINTS					
11.0 CRACK AND JOINT REPAIR					
11.1	Seal Cracks and Joints	L.F.		80	\$
PART V: FLOOR SURFACE PROTECTION					
16.0 WATERPROOFING MEMBRANE					
16.1	Waterproofing Membrane	S.F.		520	\$
16.2	Waterproofing Membrane - Removal	S.F./L.S.		520	\$
PART VII: MECHANICAL/ELECTRICAL SYSTEMS					
25.0 MECHANICAL - DRAINAGE					
25.2	Mechanical - Supplementary Floor Drain	EA.		1	\$
25.3	Mechanical - Pipe and Hangers	L.F.		35	\$
TOTAL					\$ -

Contractor: _____

ALTERNATE BID SHEET

WORK ITEM	DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	TOTAL COST
PART I: GENERAL REQUIREMENTS/PRELIMINARY MATTERS					
1.0 GENERAL REQUIREMENTS					
1.1	Project Mobilization	L.S.		1	\$
1.6	Elevation Survey	L.S.		1	\$
1.7	General Construction Allowance	L.S.	\$2,000	1	\$ \$2,000
PART II: CONCRETE FLOOR/CEILING SURFACES					
3.0 CONCRETE FLOOR REPAIR					
3.1	Floor Repair - Partial Depth/Shallow	S.F.		30	\$
3.3	Floor Repair - Full Depth	S.F.		27	\$
PART IV: CRACKS AND JOINTS					
11.0 CRACK AND JOINT REPAIR					
11.1	Seal Cracks and Joints	L.F.		80	\$
PART V: FLOOR SURFACE PROTECTION					
16.0 WATERPROOFING MEMBRANE					
16.1	Waterproofing Membrane	S.F.		520	\$
16.2	Waterproofing Membrane - Removal	S.F./L.S.		520	\$
PART VII: MECHANICAL/ELECTRICAL SYSTEMS					
25.0 MECHANICAL - DRAINAGE					
25.2	Mechanical - Supplementary Floor Drain	EA.		3	\$
25.3	Mechanical - Pipe and Hangers	L.F.		80	\$
TOTAL					\$ -

END OF SPECIFICATION

SECTION 02 00 10 - WORK ITEMS

PART 1 - GENERAL

WI 1.0 GENERAL REQUIREMENTS

A. Scope of Work

1. Work consists of performing all tasks, specifically required and incidental, which are not identified under separate Work Item designation, but necessary to perform the work identified in this project. This work includes, but is not limited to the following items:

WI 1.1 - Mobilization
WI 1.6 - Elevation Survey
WI 1.7 - General Construction Allowance

WI 1.1 PROJECT MOBILIZATION

A. Scope of Work

1. Work consists of coordinating, scheduling, obtaining and assembling at construction site all equipment, materials, permits, supplies, manpower and other essentials and incidentals necessary to perform Work defined in this Contract. Payment of lump sum amount for mobilization shall be according to following schedule and shall be based on percentage of original contract amount earned.

B. Materials

1. None

C. Execution

1. At execution of agreement by all parties, mobilization payment shall not be more than 25% of mobilization lump sum amount.
2. When billing amount earned is equal to or greater than 25% but less than 50% of original contract amount, total payment for mobilization shall not be more than 75% of mobilization lump sum amount.
3. When billing amount earned is equal to or greater than 50% of original contract amount, total payment for mobilization shall be 100% of mobilization lump sum amount.

WI 1.6 ELEVATION SURVEY

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to perform elevation survey(s) in work area(s), to establish reference elevations to all pertinent working points within, and adjacent to, work area(s).
- B. Materials/Equipment (Not Applicable)
- C. Execution
1. Prior to start of work, Contractor to meet with Owner to identify floor drainage requirements and benchmarks.
 2. Where work includes drain installation or membrane removal/ replacement, an initial survey shall be made before demolition. Additional surveys shall be performed after removals/repairs are complete and as necessary to set/verify final elevations and slopes.

WI 1.7 GENERAL CONSTRUCTION ALLOWANCE

- A. Scope of Work
1. Work consists of furnishing all labor, materials, equipment, supervision, and incidentals necessary to perform miscellaneous project work not covered by existing Work Items as directed in writing by the Engineer or Owner.
- B. Materials/Equipment (Not Applicable)
- C. Execution
1. Special conditions, hidden conditions, and similar situations shall be brought to the attention of the Owner and Engineer.
 2. Where above conditions warrant, or if Owner elects to add or delete work, contract modifications will be made in accordance with general conditions. The General Allowance is the property of the Owner and remains Owner's property unless transferred to Contractor for additional work via a change order. Contractor shall not bill, charge, invoice or in any other manner request payment against this Work Item unless specifically directed to do so by Owner as indicated above.

WI 3.0 CONCRETE FLOOR REPAIR

- A. Scope of Work
1. This Work consists of furnishing all labor, materials, equipment, supervision and incidentals including shoring necessary to locate existing spalls, locate and remove delaminated and unsound floor concrete, prepare cavities and install new concrete and reinforcing (as required) materials to restore concrete floor to original condition and appearance. Refer to Detail Series 3.0 for specific requirements.
- B. Materials

1. Acceptable cementitious repair materials for this Work are as follows:
 - a. "MasterEmaco S440," by BASF Corporation.
 - b. "Eucocrete," by Euclid.
 - c. "FA-S10 Concrete," by King.
 - d. "Planitop 11," by MAPEI.
 - e. "Sikacrete 211," by Sika.
2. Acceptable polymer modified materials for this Work are as follows:
 - a. "MasterEmaco T310 CI" by BASF Corporation.
 - b. "Sika Repair 222 with Latex R," "SikaTop 111 Plus", or "Sikacrete 211 SCC+," by Sika
 - c. "Duraltop" by Euclid
1. Conventional steel reinforcement is not required. The existing concrete is unreinforced "gunite" according to the Owner, and therefore repair concrete shall be un-reinforced.

C. Execution

1. Locating, marking, removal, preparation, and inspection of deteriorated concrete and preparation, repair and installation shall be performed as specified in Division 02 Section "Surface Preparation for Patching and Overlay."
2. Final surface preparation, concrete placement, finishing and curing shall be performed as specified in concrete repair material specification. Manufacturer specifications/requirements for these issues shall also be followed in the event proprietary bag mix repair materials are used.

WI 3.1 FLOOR REPAIR - PARTIAL DEPTH/SHALLOW

- A. Refer to Work Item 3.0, "Concrete Floor Repair" for scope of Work, materials and Execution procedure associated with this Work Item. Refer to Detail 3.1 for specific requirements.

WI 3.3 FLOOR REPAIR - FULL DEPTH

- A. Refer to Work Item 3.0, "Concrete Floor Repair" for Scope of Work, Material and Execution procedures associated with this Work Item. Refer to Detail 3.3 for specific requirements.

WI 11.0 CRACK AND JOINT REPAIR

WI 11.1 SEAL CRACKS AND JOINTS

- A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary to locate, prepare and seal random cracks and unsealed construction and control joints in concrete floor and/or membranes. Refer to Detail 11.1 for specific requirements.

B. Materials

1. Acceptable polyurethane control joint sealants (traffic bearing):
 - a. Sikaflex-11fc or Sikaflex-1A, Sika.
2. Acceptable polyurethane vertical and cove joints sealants (non-traffic bearing):
 - a. Sikaflex-2c NS EZ, Sika.
 - b. MasterSeal NP-2, BASF.
 - a. Dynatred, Pecora.
 - b. Iso-flex 881, Lymtal.

C. Execution

1. Contractor shall thoroughly clean and inspect concrete slabs for cracks and unsealed construction and control joints. Those identified as either greater than 0.03 in. wide or showing evidence of water leakage and/or salt staining on ceiling below shall be sealed. All cracks and joints identified for repair shall be marked with chalk to aid in precision routing. Determine depth of electrical conduit (metal or plastic). Do not exceed this depth of routing where the crack to be repaired crosses the embedded items. Damage to embedded items will require repair or replacement at no cost to the Owner.
2. Cracks and construction joints shall be ground or sawcut to an adequate width and depth as required by Work Item Detail. Routing shall be performed by mechanized device that has positive mechanical control over depth and alignment of cut. Hand held power grinders with abrasive disks shall not be used on control joints but may be used on random cracks.
3. Cavities shall be thoroughly cleaned by either sandblasting or grinding to remove all laitance, unsound concrete and curing compounds which may interfere with adhesion. Groove shall be air blasted to remove remaining debris.
4. Sealant materials and installation procedures shall be in accordance with referenced specifications for selected material.
5. Waterproofing Membrane manufacturer shall verify in writing that joint sealant is compatible with waterproofing membrane.

WI 16.0 WATERPROOFING MEMBRANE

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals, including installation of joint sealant materials, necessary to prepare existing floor surfaces and install waterproofing membrane . Coating of all vertical

surfaces within Work limits shall be incidental to installation of waterproofing membrane . Refer to Detail series 16.0 for specific requirements.

B. Materials

1. Waterproofing Membrane materials shall be as specified in Division 07 Section "Waterproofing Membranes."

C. Execution

1. Floor surface preparation shall be performed by coating system licensed applicator or under its direct supervision.
2. Shotblast surface preparation is required.
3. Coating system shall be installed by licensed applicators in strict accordance with manufacturer's recommendations and referenced specification section.
4. Crack preparation, including installation of sealant material where required, is incidental to Waterproofing Membrane work.
5. Coating system shall be thoroughly cured prior to Work areas being returned to service.

WI 16.2 WATERPROOFING MEMBRANE - REMOVAL

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary to remove existing membrane while not damaging underlying substrate.

B. Materials

1. None.

C. Execution

1. All existing coating shall be removed and exposed existing concrete surfaces prepared in accordance with manufacturer's recommendations and referenced specifications.
2. Preparation of new concrete patches shall be in strict accordance with manufacturer's recommendations and referenced specifications.

WI 25.0 MECHANICAL - DRAINAGE

WI 25.2 MECHANICAL - SUPPLEMENTARY FLOOR DRAIN

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary to install additional drain(s) and penetrations through exterior wall(s). Work Item 25.3, "Mechanical - Pipe and Hangers" is directly related to this Work Item. Refer to Detail 25.2 for specific requirements.

B. Materials

1. Approved materials for this Work are as shown on Detail 25.2.
2. Sealant materials shall be as specified in work item 11.1.

C. Execution

1. Contractor shall locate and mark all areas where supplemental floor drains are to be installed.
2. Contractor shall verify low points on slab by ponding and elevation survey prior to locating drains.
3. Contractor shall locate and mark all penetrations through wall siding where drain piping discharges are to be installed.
4. Concrete work shall be as shown on Detail 25.2 and as specified in Work Item 3.3.
5. Drains shall be installed as shown on Detail 25.2.

WI 25.3 MECHANICAL - PIPE AND HANGERS

A. Scope of Work

1. Work consists of furnishing all labor, materials, equipment, supervision and incidentals necessary to supplement existing floor drain system by installing pipe and hangers. Work Item 25.2, "Mechanical - Supplementary Floor Drain" is directly related to this Work Item. Refer to Detail 25.3 for specific requirements.

B. Materials

1. Approved materials for this Work are as shown on Detail 25.3 and as follows:
 - a. Drain piping shall be galvanized threaded piping and fittings in accordance with ASTM A120, "Specification for Black and Hot-Dipped Zinc-Coated (Galvanized) Welded and Seamless Steel Pipe for Ordinary Use" unless otherwise identified.
 - b. Drain piping may be ASTM D3034, "Specification for Type PSM Poly (Vinyl Chloride) (PVC) Sewer Pipe and Fittings" in areas protected by fire resistant panels at contractor option.
 - c.

C. Execution

1. Drain plumbing shall be run beneath metal deck and above the fire-resistant panels in the 10-inch interstitial space and shall run parallel to the steel joists where fire-resistant panels are located. Owner will remove prior to plumbing work the fire-resistant panels. Owner will re-install after plumbing work the fire-resistant panels.

Contractor shall penetrate the building's exterior metal panels and extend drain 2 inches beyond panels as directed by Owner.

2. Contractor shall locate and mark all areas where supplemental floor drain piping is to be installed.
3. Pipes and hangers shall be installed with adequate positive drainage slope at all locations along pipe runs.
4. Pipes and hangers shall be installed as shown on Detail 25.3 and in accordance with referenced specification section.

END OF SECTION 02 00 10

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SECTION 02 51 30 - GENERAL CONCRETE SURFACE PREPARATION

PART 1 - GENERAL

1.1 DEFINITIONS

- A. **DELAMINATIONS:** Fracture planes, "internal cracks," within concrete. Typically these fractures are parallel to the member face and vary in depth.
- B. **NEAR-VERTICAL CHIPPED EDGES:** Provide an edge dressed to within 20° of perpendicular of finished surface.
- C. **SPALLS:** Potholes, cavities or voids in concrete. Usually result of delamination migrating to face of concrete member. When fracture finally reaches surface, concrete encompassed by delamination breaks away, resulting in spall.
- D. **UN SOUND CONCRETE:** Concrete exhibiting one or more of:
 - 1. Incipient fractures present beneath existing delaminated or spalled surfaces.
 - 2. Honeycombing.
 - 3. Friable or punky areas.
 - 4. Deterioration from freeze-thaw action.
- E. **SCALING:** Deterioration which attacks mortar fraction (paste) of concrete mix. First appears as minor flaking and disintegration of concrete surface. Scaling eventually progresses deeper into concrete, exposing aggregate which breaks away.
- F. **SHOTBLASTING:** Scarification of concrete surfaces using an abraded metal shot-rebound. See ICRI Guideline 03732 "Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays."

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION (NOT APPLICABLE)

END OF SECTION 02 51 30

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09SECTION 02 51 40 - SURFACE PREPARATION FOR PATCHING AND OVERLAY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

- A. This Section includes the provision of all labor, materials, equipment, supervision and incidentals necessary to locate and remove all delaminated and unsound concrete, all existing failed patches, all existing surface spalls and potholes, and preparation of cavities created by removal to receive concrete patching material.
- B. This Section includes the provision of all labor, materials, equipment, supervision and incidentals necessary to prepare existing sound concrete slab surfaces to receive bonded concrete overlay.
- C. Related Sections: Following Sections contain requirements that relate to this Section:
 - 1. Division 03 Section "Cast-in-Place Concrete"
 - 2. Division 03 Section "Cast-in-Place Concrete – Restoration"
 - 3. Division 03 Section "Prepackaged Repair Mortar"

1.3 REFERENCES

- A. "Specifications for Structural Concrete for Buildings" (ACI 301) by American Concrete Institute, herein referred to as ACI 301, is included in total as specification for this structure except as otherwise specified herein.
- B. Comply with provisions of following codes, specifications and standards except where more stringent requirements are shown on Drawings or specified herein:
 - 1. "Concrete Repair Guide" (ACI 546R-04)

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

3.1 INSPECTION

- A. Floor Slabs:
 - 1. Floor slab delaminations: locate by sounding surface with hammer, rod, or chain drag.
 - 2. When delaminated area is struck, distinct hollow sound is heard.
 - 3. Contractor: sound all designated floors for delaminations.
- B. Vertical and Overhead Surfaces:
 - 1. Vertical and overhead surface delaminations: locate by sounding appropriate member with hammer or rod.
 - 2. Cracks, usually horizontal in orientation along beam faces, and vertical in orientation near column corners are indicators of delaminated concrete.
 - 3. Contractor: sound only vertical and overhead surfaces that show evidence of cracking and/or salt and water staining.
- C. Delaminated areas, once located by Contractor, shall be further sounded to define limits. Mark limits with chalk or paint.
- D. Contractor: locate spalls by visual inspection and mark boundaries with chalk or paint after sounding surface.
- E. Engineer/Architect will define and mark additional unsound concrete areas for removal, if required.
- F. Areas to be removed shall be as straight and rectangular as practical to encompass repair and provide neat patch.
- G. Contractor: Locate and determine depth of all embedded REINFORCEMENT, and ELECTRICAL CONDUIT in repair area and mark these locations for reference during concrete removal. Do **NOT** nick or cut any embeds unless approved by Engineer/Architect.

3.2 PREPARATION

- A. **Temporary shoring may be required at concrete floor repair areas exceeding 5 sq ft and at any beam, joist, or column repair. Contractor: Review all marked removal and preparation areas and request clarification by Engineer/Architect of shoring requirements in questionable areas. Shores shall be in place prior to concrete removal and cavity preparation in any area requiring shores.**
- B. Delaminated, spalled and unsound concrete floor areas: mark boundaries. All concrete shall be removed from within marked boundary to minimum depth of 0.75 in. using 15 to 30 lb chipping hammers equipped with chisel point bits. When directed by Engineer/Architect, chipping hammers less than 15 lb shall be used to minimize damage to sound concrete. Near vertical chipped edge shall be provided along perimeter of repair area where shown on drawings. Areas to be removed shall encompass repair and provide uniform cavity surface. If delaminations exist beyond minimum removal depth,

chipping shall continue until all unsound and delaminated concrete has been removed from cavity.

- C. Where embedded reinforcement or electrical conduit is exposed by concrete removal, exercise extra caution to avoid damaging it during removal of unsound concrete. If bond between exposed embedded reinforcement and adjacent concrete is impaired by Contractor's removal operations, Contractor shall perform additional removal around and beyond perimeter of reinforcement for minimum of 0.75 in. along entire length affected at no cost to Owner.
- D. If rust is present on embedded reinforcement where it enters sound concrete, additional removal of concrete along and beneath reinforcement required. Additional removal shall continue until non-rusted reinforcement is exposed, or may be terminated as Engineer/Architect directs. Notify Engineer/Architect when removal exceeds 12 inches for direction prior to additional removal.
- E. Sawcut patch and overlay boundaries to depth of 0.75 in. into floor slab, unless otherwise noted. No sawcutting required at overlay boundaries abutting existing vertical surface (wall, beam, curb, etc.). For vertical and overhead surfaces marked boundary may be sawcut, ground or chipped to depth of 0.5 in. to 0.625 in. into existing concrete, measured from original surface. All edges shall be straight and patch areas square or rectangular-shaped. Diamond blade saw or grinder with abrasive disk suitable for cutting concrete is acceptable for performing work. Edge cut at boundary shall be dressed perpendicular to member face. It shall also be of uniform depth, for entire length of cut. Exercise extra caution during sawcutting to avoid damaging existing reinforcement and electrical conduit and any other embedded items near surface of concrete. Any damage to existing reinforcement, post-tensioning tendons or sheathing during removals shall be repaired by Contractor with Engineer/Architect-approved methods at no additional cost to Owner.

3.3 INSPECTION OF REPAIR PREPARATION

- A. After removals are complete, but prior to final cleaning, exposed concrete surfaces and exposed reinforcement shall be inspected by Contractor and verified by Engineer/Architect for compliance with requirements of this Section. Where Engineer/Architect finds unsatisfactory surface or cavity preparation, Engineer/Architect shall direct Contractor to perform additional removals. Engineer/Architect shall verify areas after additional removals.
- B. Contractor shall inspect embedded reinforcement and conduits exposed within cavity for defects due to corrosion or damage resulting from removal operations. Contractor shall notify Engineer/Architect of all defective and damaged reinforcement or conduits. Replacement of damaged or defective reinforcement or conduits shall be performed according to this Section and as directed by Engineer/Architect.
- C. After inspections of exposed surfaces and reinforcement are complete, Engineer/Architect and Contractor shall measure and document removal and replacement quantities for payment, as required.

3.4 REINFORCEMENT AND EMBEDDED MATERIALS IN REPAIR AREAS

- A. All embedded reinforcement exposed during surface preparation that has lost more than 15% (10% if 2 or more consecutive parallel bars and/or tendons are affected) of original cross-section due to corrosion shall be considered DEFECTIVE. All non-defective exposed reinforcement that has lost section to extent specified above as direct result of Contractor's removal operations shall be considered DAMAGED.
- B. **Embedded materials** including, but not limited to, electrical conduit, corrosion protection systems and snow/ice melting equipment **shall be protected by Contractor** during removal operations. **Damage due to removal operations shall be repaired by Contractor in accordance with national code requirements at no cost to Owner.** Embedded materials which are defective due to pre-existing conditions may be repaired or replaced by Contractor or abandoned at Owner's option and cost.
- C. Supplement defective or damaged embedded reinforcement by addition of reinforcement of equal diameter with Class "B" minimum splice per ACI 318 beyond damaged portion of reinforcement. Secure new reinforcement to existing reinforcement with wire ties and/or approved anchors. Supplemental reinforcement shall be ASTM A615 Grade 60 steel installed in accordance with Division 03 specification Sections.
- D. Loose and supplemental reinforcement exposed during surface preparation shall be securely anchored prior to concrete placement. Loose reinforcement shall be adequately secured by wire ties to bonded reinforcement or shall have drilled-in anchors installed to original concrete substrate. Drilled-in anchors shall be Powers "Tie-Wire Lok-Bolt" anchors, ITW Ramset/Red Head "TW-1400" anchor, or approved equivalent. Supplemental reinforcing needed to be held off substrate shall be adequately secured by drilled-in anchors installed to original concrete substrate with Powers "Tie-Wire Spike", ITW Ramset/Red Head Redi-Drive "TD4-112" anchors, or approved equivalent. Engineer/Architect will determine adequacy of wire ties and approve other anchoring devices prior to their use. Securing loose and supplemental reinforcement is incidental to surface preparation and no extras will be allowed for this Work.
- E. Concrete shall be removed to provide minimum of 3/4 in. clearance on all sides of defective or damaged exposed embedded reinforcement that is left in place. Minimum of 1.5-in. concrete cover shall be provided over all new and existing reinforcement. Concrete cover over reinforcement may be reduced to 1 in. with Engineer/Architect's approval if coated with an approved epoxy resin.
- F. Supplemental reinforcement and concrete removals required for repairs of defective or damaged reinforcement shall be paid for as follows:
 - 1. Concrete removals and supplemental reinforcement required for repairs of DEFECTIVE reinforcement shall be paid for by Owner at unit price bid.
 - 2. Concrete removals and supplemental reinforcement required for repairs of DAMAGED reinforcement shall be paid for by Contractor.

3.5 CLEANING OF REINFORCEMENT WITH DELAMINATION AND SPALL CAVITIES

- A. All exposed steel shall be cleaned of rust to bare metal by sandblasting. Cleaning shall be completed immediately before concrete placement to insure that base metal is not exposed to elements and further rusting for extended periods of time. Entire bar diameter is to be cleaned.
- B. After all sandblasting operations and cleanup are completed, paint all exposed steel with an approved epoxy. Protect prepared surfaces from damage prior to and during concrete placement.

3.6 PREPARATION OF CAVITY FOR PATCH PLACEMENT

- A. Floor slab and cavity surfaces will be examined prior to commencement of concrete placement operations. Sounding surface shall be part of examination. Any delamination noted during sounding shall be removed as specified in this Section.
- B. Cavities prepared by chipping or other impact methods shall be sandblasted to remove material that may impair concrete bonding. Sound concrete surfaces shall be prepared by shotblasting as previously specified in this section. Airblasting is required as final step to remove all debris including sand and dust. All debris shall be removed from site prior to commencement of concrete placement, bonding agent preparation, etc. as specified in Division 03 Sections.

END OF SECTION 02 51 40

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SECTION 07 18 00 – WATERPROOFING MEMBRANES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification Sections apply to this Section.

1.2 SUMMARY

- A. A single installer shall be responsible for providing complete water proofing system including all products specified in following Sections;
 - 1. Division 02 Section, “Work Items”
 - 2. Division 07 Section, “Waterproofing membranes”
- B. This Section includes waterproofing membrane: Fluid applied, waterproofing, traffic-bearing elastomeric membrane with integral wearing surface, where surface to which membrane is to be applied is one or more of following:
 - 1. Over enclosed rooms:
- C. Materials shall be compatible with materials or related Work with which they come into contact, and with materials covered by this Section.
- D. Related Sections: Following Sections contain requirements that relate to this Section.
 - 1. Division 02 Section, “Work Items”

1.3 ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
 - 1. Distribute reviewed submittals to all others whose Work is related.
- B. Pre-installation Conference: Meet at project site well in advance of time scheduled for Work to proceed to review requirements for Work and conditions that could interfere with successful coating performance. Require every party concerned with coating Work, or required to coordinate with it or protect it thereafter, to attend. Include manufacturer's technical representative and warranty officer.
- C. Submittals and Resubmittals: Engineer will review each of Contractor's shop drawings and/or submittal data initial time and, should resubmittal be required, one additional time to verify that reasons for resubmittal have been addressed by Contractor and corrections made. Resubmittal changes/revisions/corrections shall be circled. Engineer will review only circled items and will not be responsible for non-circled changes/revisions/corrections and additions. Should additional resubmittals be required, Contractor shall reimburse Owner for all costs incurred, including cost of Engineer's services made

necessary to review such additional resubmittals. Owner shall in turn reimburse Engineer.

1.4 ACTION SUBMITTALS

- A. Product Data: For each system indicated, submit the following at least 60 days prior to application.
 - 1. Product description, technical data, appropriate applications and limitations.
 - 2. Primer type and application rate
 - 3. Material, and wet mils required to obtain specified dry thickness for each coat.
 - 4. Type, gradation and aggregate loading required within each coat.
- B. Samples:
 - 1. One 4 in. by 4 in. stepped sample showing each component for each system indicated.
- C. Sample Warranty: For each system indicated.

1.5 INFORMATION SUBMITTALS

- A. Certificates
 - 1. Certification that products and installation comply with applicable federal, state, city where project is located, and local EPA, OSHA and VOC requirements regarding health and safety hazards.
 - 2. Evidence of applicator's being certified by manufacturer. Evidence shall include complete copy of manufacturer's licensing/certification document, spelling out repair responsibility for warranty claims.
 - 3. Certification stating static coefficient of friction meets minimum requirements of Americans with Disabilities Act (ADA) and a minimum of 0.5 when dry and 0.4 when wet.
 - 4. Certification stating materials have been tested and listed for UL 790 Class "A" rated materials/system by UL for WATERPROOFING MEMBRANE application specified on project. Containers shall bear UL labels.
 - 5. Certification from manufacturer confirming compatibility with existing underlying coatings and/or substrate.
- B. Manufacturer's Instructions: for each system indicated.
 - 1. Crack treatment and surface preparation method and acceptance criteria.
 - 2. Method of application of each coat.
 - 3. Maximum and minimum allowable times between coats.
 - 4. Final cure time before resumption of parking and/or paint striping.
 - 5. Any other special instructions required to ensure proper installation.
- C. Field Quality Control:
 - 1. Quality Control Plan as defined in Part 3.

D. Qualification Statements

1. Manufacturer's qualifications as defined in "Quality Assurance" article.
2. Installer's qualifications as defined in "Quality Assurance" article.

1.6 CLOSEOUT SUBMITTALS

- A. Final executed Warranty.

1.7 QUALITY ASSURANCE

- A. Manufacturer's Qualifications: Owner retains right to reject any manufacturer.

1. Evidence of acceptable previous work on WALKER-designed projects. If none, so state.

- B. Manufacturer's technical representative, acceptable to Owner, shall be on site during surface preparation and initial stages of installation.

- C. Installer's Qualifications: Owner retains right to reject any manufacturer.

1. Evidence of compliance with Summary article paragraph "A single installer. . ."
2. Evidence that installer has successfully performed or has qualified staff who have successfully performed at least 5 verifiable years of installations similar to those involved in this Contract, and minimum 10 projects with submitted system.
3. Listing of 5 or more installations in climate and size similar to this Project performed by installer's superintendent.

- D. Certifications

1. Waterproofing membrane shall satisfy current National Volatile Organic Compound (VOC) Emission Standards for Architectural Coatings.
2. Licensing/certification document from manufacturer that confirms system installer is a licensed/certified applicator for the manufacturer and is legally licensed to perform work in the state this project is being constructed.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver all materials to site in original, unopened containers, bearing following information:

1. Name of product.
2. Name of manufacturer.
3. Date of preparation.
4. Lot or batch number.

- B. Store materials under cover and protect from weather. Replace packages or materials showing any signs of damage with new material at no additional cost to Owner.

- C. Do not store material on slabs.

1.9 FIELD CONDITIONS

- A. Weather and Substrate Conditions: Proceed with work only when existing and forecast weather and temperature of concrete substrate will permit work in accordance with manufacturer's recommendations.

1.10 WARRANTY

- A. System Manufacturer: Furnish Owner with written total responsibility Joint and Several Warranty, detailing responsibilities of manufacturer and applicator with regard to warranty requirements (Joint and Several). Warranty shall provide that system will be free of defects, water penetration and chemical damage related to system design, workmanship or material deficiency, consisting of:
 - 1. Any adhesive or cohesive failures.
 - 2. Spalling surfaces.
 - 3. Weathering.
 - 4. Surface crazing (does not apply to waterproofing membrane protection course).
 - 5. Abrasion or tear failure resulting from normal traffic use.
 - 6. Failure to bridge cracks less than 0.0625 in. or cracks existing at time of waterproofing membrane installation on double tees only.
- B. If material surface shows any of defects listed above, supply labor and material to repair all defective areas and to repaint all damaged line stripes.
- C. Warranty period shall be a 5 year Joint and Several Warranty commencing with date of acceptance of work.
- D. Perform any repair under this warranty at no cost to Owner.
- E. Address following in terms of Warranty: length of warranty, change in value of warranty – if any- based on length of remaining warranty period, transferability of warranty, responsibilities of each party, notification procedures, dispute resolution procedures, and limitations of liability for direct and consequential damages.
- F. Vandalism, and abnormally abrasive maintenance equipment are not normal traffic use and are exempted from warranty.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturer: Subject to compliance with requirements, provide products of 1 of following, only where specifically named in product category:

1. Advanced Polymer Technology (APT), Harmony, PA
2. BASF Building Systems (BASF), Shakopee, MN
3. Lymtal International Inc. (Lymtal), Lake Orion, MI.
4. Neogard Division of Jones-Blair Company (Neogard), Dallas, TX.
5. Sika Corporation (Sika), Lyndhurst, NJ.
6. Technical Barrier Systems, Inc. (TBS), Oakville, Ontario.

2.2 MATERIALS, WATERPROOFING MEMBRANE

- A. Acceptable low odor coatings are listed below. Coatings shall be compatible with all other materials in this Section and related work.
1. Medium Duty:
 - a. Autogard, Neogard.
 - b. Iso-Flex 750U-HL MVT/760U-HL MVT Deck Coating System, LymTal.
 - c. MasterSeal Traffic 1500, BASF.
 - d. Qualideck Medium Vehicular MD-55 (152/252/372/512), APT
 - e. Sikalastic 710/715, Sika.
 - f. Kelmar TE Exposure 2, TBS.
 2. VOC Compliant, Extreme Low Odor, High-Solids, Fast Cure, Heavy Duty Coating System:
 - a. AutoGard FC HD-48, Autogard E, Neogard.
 - b. Iso-Flex 760 U HL AR and 760 U HL AL, Lymtal.
 - c. Kelmar FCW III, Exposure 3, TBS.
 - d. MasterSeal Traffic 2500, BASF.
 - e. Qualideck Heavy Vehicular (152/252/372/512), APT
 - f. Sikalastic 720/745 or 390/391/395, Sika.
- B. Finish top coat shall be colored grey.
- C. Substitutions: None for this project. Contact Engineer/Architect for consideration for future projects.

2.3 MATERIALS, CRACK SEALER

- A. Repair for isolated random horizontal cracks 0.01 in. to 0.06 in. wide. Acceptable products:
1. Denedeck Crack Sealer, Deneef.
 2. Iso-Flex 609 Epoxy Crack Sealer, Lymtal.
 3. MasterSeal 630, BASF.
 4. Sikadur 55 SLV Epoxy Crack Healer/Sealer, Sika.
 5. SikaPronto 19TF, Sika.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces to receive Work and report immediately in writing to Owner any deficiencies in surface which render it unsuitable for proper execution of Work.
- B. Coordinate and verify that related Work meets following requirements before beginning surface preparation and application:
 - 1. Concrete surfaces are finished as acceptable for system to be installed. Correct all high points, ridges, and other defects in a manner acceptable to Engineer/Architect.
 - 2. Curing compounds used on concrete surfaces are compatible with system to be installed.
 - 3. Concrete surfaces have completed proper curing period for system selected.
 - 4. Joint Sealants are compatible with waterproofing membrane.

3.2 PREPARATION

- A. Seal all openings to occupied space to prevent cleaning materials, solvents and fumes from infiltration. All protective measures and/or ventilating systems required to prevent infiltration are incidental to this Work.
- B. Acid etching is prohibited.
- C. Remove all laitance and surface contaminants, including oil, grease and dirt as specified by manufacturer's written recommendations.
- D. Remove all debonded waterproofing membranes. Remove all laitance and surface contaminants, including oil, grease and dirt, by shotblasting and appropriate degreasers, or as specified by manufacturer's written recommendations to provide warranty.
- E. Before applying materials, apply system to small area to assure that it will adhere to substrate and joint sealants and dry properly and to evaluate appearance.
- F. All cracks on concrete surface shall be prepared in accordance with manufacturer's recommendations.
- G. All random cracks on concrete surface less than 0.03 in. wide and showing no evidence of water and/or salt water staining on ceiling below shall receive detail coat unless more complete treatment required in accordance with manufacturer's recommendations. Rout and seal random cracks, construction joints and control joints prior to installation of primer or base coat. Crack preparation including installation of joint sealant material, where required, is incidental to waterproofing membrane work.
- H. Mask off adjoining surfaces not to receive waterproofing membrane and mask off drains to prevent spillage and migration of liquid materials outside membrane area. Provide neat/straight lines at termination of waterproofing membrane.

3.3 INSTALLATION/APPLICATION

- A. Installation should include all of the following steps:
1. Surface Preparation: Prepare concrete for system application.
 2. Crack/Construction/Control/Cove Joint Sealing: Detail for crack bridging.
 3. Primer Coat: Insure proper adhesion of membrane to substrate.
 4. Base Coat: Provide crack spanning in conjunction with Crack Detail noted above.
 5. Aggregate Coat – to hold aggregate in system, providing skid and wear close up resistance.
 6. Aggregate: Correct size, shape, hardness and amount necessary to insure proper skid and wear resistance.
 7. Top Coat: Lock aggregate into place, provide a maintainable surface and provide resistance to ponding water, UV degradation, color loss and chemical intrusion.
- B. Do all Work in accordance with manufacturer's written instructions and specifications including, but not limited to, moisture content of substrate, atmospheric conditions (including relative humidity and temperature), coverages, mil thicknesses and texture, and as shown on Drawings.
- C. A primer coat is required for all systems. No exception.
- D. Do not apply waterproofing membrane material until concrete has been air dried at temperatures at or above 40°F for at least 30 days after curing period specified unless otherwise directed by waterproofing manufacturer.
- E. Cease material installation under adverse weather conditions, or when temperatures are outside manufacturer's recommended limitations for installation, or when temperature of work area or substrate are below 40°F.
- F. All adjacent vertical surfaces shall be coated with waterproofing membrane minimum of 4 in. above coated horizontal surface. Requirement includes, but is not limited to pipes, columns, walls, curbs (full height of vertical faces of all curbs) and islands.
- G. Complete all Work under this Section before painting line stripes.
- H. Clean off excess material and material smears adjacent to joints as work progresses using methods and materials approved by manufacturers.

3.4 FIELD QUALITY CONTROL

- A. Develop a quality control plan for assured specified uniform membrane thickness that utilizes grid system of sufficiently small size to designate coverage area of not more than 5 gallons at specified thickness. In addition, employ wet mil gauge to continuously monitor thickness during application. Average specified wet mil thickness shall be maintained within grid during application with minimum thickness of not less than 80% of average acceptable thickness. Immediately apply more material to any area not maintaining these standards.

- B. Install 1 trial section of coating system for each duty grade specified. Do not proceed with further coating application until trial sections accepted in writing by Owner. Remove and replace rejected trial sections with acceptable application. Trial section shall also be tested for:
 - 1. Wet mil thickness application.
 - 2. Adhesion to concrete substrate.
 - 3. Overall dry mil thickness.

- C. Use trial sections to determine adequacy of pre-application surface cleaning. Obtain Owner, and manufacturer acceptance of:
 - 1. Cleaning before proceeding with waterproofing membrane application.
 - 2. Visual appearance of finished coating application.
 - 3. Conformance to ADA static coefficient of friction.
 - 4. Elcometer or equivalent pull test to quantify waterproofing membrane adhesion to concrete and existing waterproofing membrane.

- D. Determine overall coating system mil thickness:
 - 1. Contractor shall provide 6 in. by 6 in. bond breaker (coating coupon) on concrete surface for each 25,000 sq ft, or fraction thereof, of coating to be placed as directed by Owner and manufacturer. Dimensionally locate coupon for easy removal.
 - 2. Contractor shall assist Owner in removing coating coupons from concrete surface at completion of manufacturer-specified cure period. Contractor shall repair coupon area per coating manufacturer's instructions.

END OF SECTION 07 18 00

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*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>BOC-11-071323</u>	FISCAL IMPACT
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000
<u>Administration</u>		Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED
		Cost > \$20,100
		Yes <input type="checkbox"/> No <input type="checkbox"/>

AGENDA ITEM:

Old York Road and Susquehanna Road Improvement Project Final Payment

EXECUTIVE SUMMARY:

This request is for final payment in the amount of \$176,800.00 for the Old York Road and Susquehanna Road Improvement Project as described in the attached document.

PREVIOUS BOARD ACTIONS:

The Board of Commissioners approved awarding BRB Contractors for the demolition of existing structures at 1100 Old York Road in the amount of \$168,500 at the September 8, 2022 Board of Commissioners Meeting.

RECOMMENDED BOARD ACTIONS:

Motion to approve final payment in the amount of \$176,800.00 for the Old York Road and Susquehanna Road Improvement Project.

June 21, 2023

ABINT22004

**Mr. Richard Manfredi, Township Manager
Abington Township
1176 Old York Road
Abington, PA 19001**

**RE: Old York Road & Susquehanna Road Building Demolition
Certificate of Payment #1 (Final)**

Dear Mr. Manfredi:

As requested, we completed our review and verification of Payment Release #1 (final). Based upon our site inspection and work completed, we recommend the release of \$176,800.00 which includes 0% retainage to BRB Contractors. This represents the first and final payment for the Old York Road & Susquehanna Road Building Demolition. The final original contract closeout documents (attached) have been reviewed and are acceptable. There is no maintenance period for this project.

Enclosed, you will find the Certification of Completion and Summary of Construction Cost Breakdown. Please review and process for release. Should you have any questions, please feel free to contact me at (610) 422-2499.

Sincerely,

PENNONI



Khaled R. Hassan, PE
Township Engineer

cc: Terry Castorina, Assistant to the Township Manager
Ashley McIlvaine, Assistant Township Manager and Assistant CAO

U:\ACCOUNTS\ABINT\ABINT22004 - OLD YORK ROAD_SUSQUEHANNA BLDG DEMO\CONSTRUCTION\PAY APPS\PAY APP NO. 1 (FINAL)\1 - COP RELEASE LETTER #1 (FINAL).DOCX



CERTIFICATE FOR PAYMENT

Date of Issuance: 06/21/2023 **Project No.:** ABINT22004 **Contract No.:** _____
Project: Old York Road & Susquehanna Road Building Demo **Certificate No.:** 1 (Final)
Contractor: BRB Contractors
Address: 204 Airport Road, Pottstown, PA 19464
For Period:
From: 04/10/23
To: 06/21/23
To: Municipality of Norristown OWNER

In accordance with the subject contract and the attached Application For Payment named contractor is entitled to payment in the amount stipulated below.

The present status of the account for the subject contract is as follows:

In providing this information as to the status of construction, Pennoni Associates and the municipality make no representations (except where expressly stated herein to the contrary) as to the final quality of the construction to date; its final conformance with applicable plans, specifications or municipal requirements; its ability to pass any final applicable test requirements, or the cost or degree of future work, which will be required to complete the work to conform with final applicable requirements. Pennoni Associates and the municipality expressly disclaim and all liability for claims or damages arising from any construction deficiencies hereafter discovered before final approval.

ORIGINAL CONTRACT SUM	\$168,500.00
Change Orders	
Total Additions	\$8,300.00
C.O. #1 \$8,300.00	
Sub Total	\$176,800.00
Total Deductions	\$0.00
TOTAL CONTRACT TO DATE	\$176,800.00
Balance to Finish	\$0.00
TOTAL COMPLETED TO DATE	\$176,800.00
Materials Stored	\$0.00
Total Completed & Stored	\$176,800.00
Less <u>0%</u> Retainage	\$0.00
Total Earned Less Retainage	\$176,800.00
Less Previous Payments	\$0.00
THIS CERTIFICATE	\$176,800.00

This certificate is not negotiable, it is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the owner or contractor under their contract.

ENGINEER: Pennoni Associates Inc. **DATE:** 06/21/2023

BY: *Khaleed Hassan, PE*

OWNER'S ACCEPTANCE

OWNER: _____ **DATE:** _____

BY: _____



Document G702™ - 1992

Application and Certificate for Payment

TO OWNER: BRINGTON TUSO

PROJECT: 1100 OLD YORK ROAD

FROM: 1776 Old York Road
Arlington PA 19001

ARCHITECT: PENNONI
Engineer

CONTRACTOR: BIRG CONTRACTORS
304 Airport Road
Petersburg PA 15104

APPLICATION NO: 01

PERIOD TO: Final

CONTRACT FOR: Construction of 1100 Old York Rd

CONTRACT DATE: 1 1

PROJECT NOS: 1 1

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$1,168,500.00

2. Net change by Change Orders \$ 8300.00

3. CONTRACT SUM TO DATE (Line 1 ± 2) \$1,176,800.00

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$1,176,800.00

5. RETAINAGE:

a. 0 % of Completed Work

(Column D + E on G703) \$ 0

b. 0 % of Stored Material

(Column F on G703) \$ 0

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0

6. TOTAL EARNED LESS RETAINAGE \$1,176,800.00

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 0

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$1,176,800.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0

(Line 3 less Line 6)

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 8300.00	\$	\$
Total approved this Month	\$ 8500.00	\$	\$
TOTALS	\$ 16800.00	\$	\$
NET CHANGES by Change Order	\$	\$	\$

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for that current payment shown herein is now due.

CONTRACTOR: By: [Signature]
State of: Pennsylvania
County of: Montgomery
Subscribed and sworn to before me this 13 day of Sept. 2023

Notary Public: [Signature]
My Commission expires 05/25/26
Commonwealth of Pennsylvania - Notary Seal
Lisae B. Elliott-St.Clair, Notary Public
Berks County
My commission expires May 25, 2028
Commission number 1004347

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 1,176,800.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: Engineer
By: [Signature] Date: 6/12/23

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Assurances, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
 In tabulation below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for the line items may apply.

APPLICATION NUMBER:
 APPLICATION DATE:
 PERIOD TO:
 ARCHITECT'S PROJECT NO.:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
01	Demolition of 1100 Old York Road Albany	176,800.00		176,800.00			176,800.00	100%	176,800.00	



CONTRACT CHANGE ORDER

Contract No. _____ Date 4/3/23
 Change Order No. 1 Project No. ABINT22004
 Location Abington Township
 To: (Contractor) BRB Contractors

You are hereby requested to comply with the following changes from the contract plans and specifications

Item No. (1)	Description of changes – quantities, units, unit prices, change in completion schedule, etc. (2)	Decrease in Contract Price (3)	Increase in Contract Price (4)
1	See page #2 for details of additional work		\$8,300.00
	Change in contract price due to this Change Order:		
	Total decrease		
	Total increase		\$8,300.00
	Difference between Col. (3) and (4)		\$8,300.00
	Net (increase/decrease) contract price		\$8,300.00

The sum of \$8,300.00 is hereby added to, deducted from, the total contract price and the total adjusted contract price to date thereby \$176,800.00.

The time provided for completion in the contract is unchanged, increased, decreased, by 0 calendar days. This document shall become an amendment to the contract and all provisions of the contract will apply hereto.

Accepted by: *Roha Lohar* 4-3-23
CONTRACTOR DATE
 Recommended by: *Khalid Hassan* 4/3/23
ENGINEER DATE
 Approved by: *Richard Mauer* 4/20/23
OWNER DATE

REQUEST AND JUSTIFICATION OF CHANGE

Project No.: ABINT2004

Contract No.: _____

Change Order No.: 1

NECESSITY FOR CHANGE:

Due to the delay, which were not caused by the contractor, of securing the required existing utility disconnections from the buildings the trucking and tipping fees at the land fill have increased. The total increase in these fees amounts to \$8,300.00 and the contractor as requested a contract cost increase in the amount of \$8,300.00.

BRB Contractors

204 Airport Road
Pottstown Pa. 19464

Invoice

Date	Invoice #
6/1/23	2509

PA095810

Bill To
Abington Township 1776 Old York Road Abington, Pa. 19001

Terms	Due Date
	6/1/23

Description	Amount
Demolition of 1100 Old York Road, Abington, Pa 19001	
Demolition per contract	168,500.00
Change order #1	8,300.00

Phone #	E-mail
610-476-2301	clilick4@gmail.com

Total	\$176,800.00
Payments/Credits	\$0.00
Balance Due	\$176,800.00

(TO BE COMPLETED AFTER CONSTRUCTION)

CONTRACTOR'S RELEASE

KNOW ALL MEN BY THESE PRESENTS THAT: BRB Contractors

(Contractor)

of Montgomery County and State of Pennsylvania

does hereby acknowledge that he has received this day of and from the
Abington Township

(Township)

the sum of ONE DOLLAR (\$1.00) and other valuable consideration in full satisfaction
and payment of all sums of money owing payable and belonging to _____

BRB Contractors

(Contractor)

by any means whatsoever, for on account of a certain agreement hereinafter called
the CONTRACT, between the said Abington Township

(Township)

and BRB Contractors

(Contractor)

dated 5-12-23

NOW THEREFORE, the said BRB Contractors
(Contractor)

(for myself, my heirs, executors and administrators) (for itself, its successors and assigns) do by these
presents remise, release, quit-claim and forever discharge the

said Abington Township
(Township)

its successors and assigns, of and from all claims and demands arising from or in connection with the
said CONTRACT dated 5-12-23 and of and from all, and all manner of

action and actions, cause and causes of action and actions, suits, debts, dues, duties, sum and sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, agreements, promises, variances, damages, judgments, extents executions, claims and demand, whatsoever, in law or equity, or otherwise which against the said Abington Township
(Township)

its successors and assigns, ever had, now have, or which (I, my heirs, executors, or administrators) (it, its successors and assigns) hereafter can, shall or may have, for upon or by reason of any matter, cause or thing whatsoever, from the beginning of the work to the date of these presents.

IN WITNESS WHEREOF BRB Contractors
(Contractor)

has caused these presents to be duly executed the 34 day of
May, 2023

Signed, Sealed and Delivered
in the presence of:

Robert Lohm (SEAL)
(Individual)

(Partnership Contractor) (SEAL)

By _____ (SEAL)
(Partner)

Attest:

(SEAL)

(Secretary)

By _____
(President or Vice-President)

(CORPORATE SEAL)

THE NOTARIZATION MUST BE COMPLETED ON FIRST AND LAST SUBMISSIONS ONLY. ALL OTHER INFORMATION MUST BE COMPLETED WEEKLY.

*FRINGE BENEFITS EXPLANATION (FB): Bona fide benefits contribution, except those required by Federal or State Law (unemployment tax, workers' compensation, income taxes, etc.)

Please specify the type of benefits provided and contributions per hour:

- 1) Medical or hospital care _____
- 2) Pension or retirement _____
- 3) Life insurance _____
- 4) Disability _____
- 5) Vacation, holiday _____
- 6) Other (please specify) CASH _____

CERTIFIED STATEMENT OF COMPLIANCE

1. The undersigned, having executed a contract with Abington Township
(AWARDING AGENCY, CONTRACTOR OR SUBCONTRACTOR)

_____ for the construction of the above-identified project, acknowledges that:

- (a) The prevailing wage requirements and the predetermined rates are included in the aforesaid contract.
- (b) Correction of any infractions of the aforesaid conditions is the contractor's or subcontractor's responsibility.
- (c) It is the contractor's responsibility to include the Prevailing Wage requirements and the predetermined rates in any subcontract or lower tier subcontract for this project.

2. The undersigned certifies that:

- (a) Neither he nor his firm, nor any firm, corporation or partnership in which he or his firm has an interest is debarred by the Secretary of Labor and Industry pursuant to Section 11(e) of the PA Prevailing Wage Act, Act of August 15, 1961, P.L. 987 as amended, 43 P.S. § 165-11(e).
- (b) No part of this contract has been or will be subcontracted to any subcontractor if such subcontractor or any firm, corporation or partnership in which such subcontractor has an interest is debarred pursuant to the aforementioned statute.

3. The undersigned certifies that:

- (a) the legal name and the business address of the contractor or subcontractor are: BRB Contractors
204 Airport Road Pottstown PA 19464
- (b) The undersigned is: a single proprietorship a corporation organized in the state of _____
 a partnership other organization (describe) _____
- (c) The name, title and address of the owner, partners or officers of the contractor/subcontractor are:

NAME	TITLE	ADDRESS
<u>Robert L Lick</u>	<u>owner</u>	<u>204 Airport Rd Pottstown PA 19464</u>

The willful falsification of any of the above statements may subject the contractor to civil or criminal prosecution, provided in the PA Prevailing Wage Act of August 15, 1961, P.L. 987, as amended, August 9, 1963, 43 P.S. § 165.1 through 165.17.

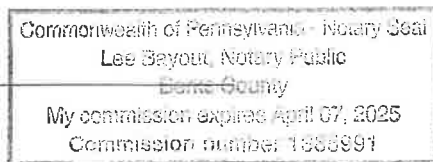
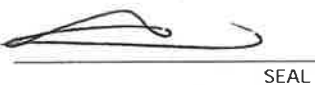
4-21-23

 (DATE)

Robert Lick

 (SIGNATURE)
owner

 (TITLE)



Taken, sworn and subscribed before me this 21 D 263
 of April A.D. 2023

WEEKLY PAYROLL CERTIFICATION FOR PUBLIC WORKS PROJECTS

Contractor or Subcontractor (Please check one)

ALL INFORMATION MUST BE COMPLETED

CONTRACTOR **B&B Contractors**
 ADDRESS **304 Airport Road Potstown PA 19464**
 PAYROLL NUMBER **D1** WEEK ENDING DATE **4-22-23**
 PROJECT AND LOCATION **700 CIOYORK ROAD ABINGTON PA**
 PROJECT SERIAL # **ABINT22004** PROJECT #



EMPLOYEE NAME	A.P.P.R. RATE (%)	WORK CLASSIFICATION	DAY AND DATE							S-TIME	BASE HOURLY RATE	TOTAL FRINGE BENEFITS (C=Cash) (FB=Contributions)	TOTAL DEDUCTIONS	GROSS PAY FOR PREVAILING RATE JOBS	CHECK #					
			S	M	T	W	Th	F	S							HOURS WORKED EACH DAY				
Robert L Lick		Owner Operator																		
Justin Lick		Laber																		
James Stong		Laber																		

Statement of Earnings For: James A Stong						BRB Contractors					
Employee #: 20		Department: 0001		Period Begin: 4/9/2023		Check Date: 4/21/2023		204 Airport Road			
Clock Number:		Federal Filing: Single or		Period End: 4/15/2023		Pay Type: Hourly		Pottstown, PA 19464			
Company Id: 1828		State Filing:		Exemptions:		Additional Tax:		Additional Tax:			
Voucher Id		Check Amount		Gross Pay		Net Pay		Check Message			
V4168224		\$0.00		\$2,226.60		\$1,619.54					
REGULAR		*Not included in Totals		^Hrs/Units = Units (Units not included in Totals)		TAXES			DEDUCTIONS		
Description		Rate Hrs/Units		Dollars YTD Hrs/Unit		YTD Dollars		Description		Current YTD	
Regular		61.8500 36.00		2,226.60 36.00		2,226.60		SOC SEC EE		138.05 138.05	
								MED EE		32.29 32.29	
								FEDERAL WH		343.54 343.54	
								PA WH		68.36 68.36	
								LIMERICK TWP		22.26 22.26	
								PA SUI EE		1.56 1.56	
								LIMERICK TWP		1.00 1.00	
Total:		36.00 2,226.60		36.00 2,226.60		Total:		607.06 607.06		Total:	
								0.00 0.00			
CURRENT PERIOD LEAVE ACCRUAL						DISTRIBUTION OF NET PAY					
						Checking		Account: #####5918		Deposit Amount: 1,619.54	

BRB Contractors
204 Airport Road
Pottstown, PA 19464

CHECK DATE	VOUCHER ID
4/21/2023	V4168224

TOTAL NET PAY
*****\$1,619.54

Your entire Net pay of \$1,619.54 has been deposited in your bank account(s).

20 0001
James A Stong
335 East Linfield Trappe Rd
Royersford, PA 19468

NOT NEGOTIABLE

Statement of Earnings For: Justin R Lilick						BRB Contractors					
Employee #: 0004		Department: 0001		Period Begin: 4/9/2023		Check Date: 4/21/2023		204 Airport Road			
Clock Number:		Federal Filing: Single		Period End: 4/15/2023		Pay Type: Hourly		Pottstown, PA 19464			
Company Id: 1828		State Filing:		Exemptions: 1		Additional Tax:					
Exemptions: 1											
Voucher Id	Check Amount	Gross Pay		Net Pay		Check Message					
V4168223	\$0.00	\$2,635.60		\$1,862.33							
Totals						TAXES			DEDUCTIONS		
^Hrs/Units = Units (Units not included in Totals)											
Description	Rate	Hrs/Units	Dollars YTD	Hrs/Unit	YTD Dollars	Description	Current	YTD	Description	Current	YTD
Regular	65.8900	40.00	2,635.60	640.00	30,161.60	SOC SEC EE	163.41	1,870.02			
						MED EE	38.21	437.34			
						FEDERAL WH	461.54	4,626.39			
						PA WH	80.91	925.96			
						LIMERICK TWP	26.36	301.66			
						PA SUI EE	1.84	21.11			
						LIMERICK TWP	1.00	16.00			
Total:		40.00	2,635.60	640.00	30,161.60	Total:	773.27	8,198.48	Total:	0.00	0.00
CURRENT PERIOD LEAVE ACCRUAL						DISTRIBUTION OF NET PAY					
						Checking	Account: ###5200	Deposit Amount:	1,862.33		

BRB Contractors
204 Airport Road
Pottstown, PA 19464

CHECK DATE	VOUCHER ID
4/21/2023	V4168223

TOTAL NET PAY
*****\$1,862.33

Your entire Net pay of \$1,862.33 has been deposited in your bank account(s).

0004 0001
Justin R Lilick
507 North Lewis Road
Royersford, PA 19468

NOT NEGOTIABLE

WEEKLY PAYROLL CERTIFICATION FOR PUBLIC WORKS PROJECTS

Contractor or Subcontractor (Please check one) ALL INFORMATION MUST BE COMPLETED

CONTRACTOR **RRB CONTRACTORS**
 ADDRESS **204 Airport Road**
Pottstown Pa 19404

SUBCONTRACTOR ADDRESS

PAYROLL NUMBER **62** WEEK ENDING DATE **4-29-23** PROJECT AND LOCATION **1160 Old York Road Abington**
 PROJECT SERIAL # **ABINT 2004** PROJECT #



EMPLOYEE NAME	APPR. RATE (%)	WORK CLASSIFICATION	DAY AND DATE							S-TIME 0- TIME	BASE HOURLY RATE	TOTAL FRINGE BENEFITS (C=Cash) (FB=Contributions)**	TOTAL DEDUCTIONS	GROSS PAY FOR PREVAILING RATE JOBS	CHECK #	
			S	M	T	W	Th	F	S							
Robert Liliak		DUNK OPERATOR														
Justin Liliak		Labor			8	8	8	8			40.33	C:25.65	771.58	1841.62	V4168643	

*SEE REVERSE SIDE

PAGE NUMBER 5 OF 9

Week 2

Statement of Earnings For: Justin R Lilick						BRB Contractors					
Employee #: 0004		Department: 0001		Period Begin: 4/16/2023		Check Date: 4/28/2023		204 Airport Road			
Clock Number:		Federal Filing: Single		Period End: 4/22/2023		Pay Type: Hourly		Pottstown, PA 19464			
Company Id: 1828		State Filing:		Exemptions: 1		Additional Tax:		Additional Tax:			
Voucher Id		Check Amount		Gross Pay		Net Pay		Check Message			
V4168643		\$0.00		\$2,639.20		\$1,864.62					
EARNINGS						TAXES			DEDUCTIONS		
*Not Included in Totals ^Hrs/Units = Units (Units not included in Totals)						Description			Description		
Description		Rate	Hrs/Units	Dollars YTD	Hrs/Unit	YTD Dollars	Current	YTD	Current	YTD	
Regular		65.9800	40.00	2,639.20	680.00	32,800.80					
							SOC SEC EE	163.63	2,033.65		
							MED EE	38.27	475.61		
							FEDERAL WH	462.41	5,088.80		
							PA WH	81.02	1,006.98		
							LIMERICK TWP	26.40	328.06		
							PA SUI EE	1.85	22.96		
							LIMERICK TWP	1.00	17.00		
Total:		40.00	2,639.20	680.00	32,800.80		Total:	774.58	8,973.06	Total:	
									0.00	0.00	
CURRENT PERIOD LEAVE ACCRUAL						DISTRIBUTION OF NET PAY					
						Checking Account: ###5200 Deposit Amount: 1,864.62					

BRB Contractors
 204 Airport Road
 Pottstown, PA 19464

CHECK DATE	VOUCHER ID
4/28/2023	V4168643

TOTAL NET PAY
*****\$1,864.62

Your entire Net pay of \$1,864.62 has been deposited in your bank account(s).

0004 0001
Justin R Lilick
 507 North Lewis Road
 Royersford, PA 19468

NOT NEGOTIABLE

WEEKLY PAYROLL CERTIFICATION FOR PUBLIC WORKS PROJECTS

Contractor or Subcontractor (Please check one) ALL INFORMATION MUST BE COMPLETED

CONTRACTOR **BRB CONTRACTORS**
 ADDRESS **304 Airport Road**
Pottstown Pa 19464

SUBCONTRACTOR ADDRESS

PAYROLL NUMBER **03** WEEK ENDING DATE **5-6-83** PROJECT AND LOCATION **1100 DIOYONIC ROAD ABINGTON**



EMPLOYEE NAME	APPR. RATE (%)	WORK CLASSIFICATION	DAY AND DATE							S-TIME (TIME)	BASE HOURLY RATE	TOTAL FRINGE BENEFITS (C=Cash) (FB=Contributions)*	TOTAL DEDUCTIONS	GROSS PAY FOR PREVAILING RATE (ORS)	CHECK #	
			S	M	T	W	T	F	S							
Robert Lilick		owner operator														
Justin Lilick		labor		8	8	8	8			✓	40.33	C: 25.65 FB:	597.17	1546.35	✓ 4189937	

Statement of Earnings For: Justin R Lilick						BRB Contractors					
Employee #: 0004		Department: 0001		Period Begin: 4/23/2023		Check Date: 5/5/2023		204 Airport Road			
Clock Number:		Federal Filing: Single		Period End: 4/29/2023		Pay Type: Hourly		Pottstown, PA 19464			
Company Id: 1828		State Filing:		Exemptions: 1		Additional Tax:					
Exemptions: 1											
Voucher Id	Check Amount	Gross Pay		Net Pay		Check Message					
V4189937	\$0.00	\$2,143.52		\$1,546.35							
EARNINGS		*Not included in Totals		^Hrs/Units = Units (Units not included in Totals)		TAXES			DEDUCTIONS		
Description	Rate	Hrs/Units	Dollars YTD	Hrs/Unit	YTD Dollars	Description	Current	YTD	Description	Current	YTD
Regular		40.00	2,143.52	720.00	34,944.32	SOC SEC EE	132.90	2,166.55			
	35.0000	16.00	560.00			MED EE	31.08	506.69			
	65.9800	24.00	1,583.52			FEDERAL WH	343.44	5,432.24			
						PA WH	65.81	1,072.79			
						LIMERICK TWP	21.44	349.50			
						PA SUI EE	1.50	24.46			
						LIMERICK TWP	1.00	18.00			
Total:	40.00	2,143.52	720.00	34,944.32		Total:	597.17	9,570.23	Total:	0.00	0.00
CURRENT PERIOD LEAVE ACCRUAL						DISTRIBUTION OF NET PAY					
						Checking	Account: ###5200	Deposit Amount:	1,546.35		

BRB Contractors
204 Airport Road
Pottstown, PA 19464

CHECK DATE	VOUCHER ID
5/5/2023	V4189937

TOTAL NET PAY
*****\$1,546.35

Your entire Net pay of \$1,546.35 has been deposited in your bank account(s).

0004 0001
Justin R Lilick
507 North Lewis Road
Royersford, PA 19468

NOT NEGOTIABLE

THE NOTARIZATION MUST BE COMPLETED ON FIRST AND LAST SUBMISSIONS ONLY. ALL OTHER INFORMATION MUST BE COMPLETED WEEKLY.

*FRINGE BENEFITS EXPLANATION (FB): Bona fide benefits contribution, except those required by Federal or State Law (unemployment tax, workers' compensation, income taxes, etc.)

Please specify the type of benefits provided and contributions per hour:

- 1) Medical or hospital care _____
- 2) Pension or retirement _____
- 3) Life insurance _____
- 4) Disability _____
- 5) Vacation, holiday _____
- 6) Other (please specify) COST _____

CERTIFIED STATEMENT OF COMPLIANCE

1. The undersigned, having executed a contract with ABINGTON TOWNSHIP
(AWARDING AGENCY, CONTRACTOR OR SUBCONTRACTOR)

_____ for the construction of the above-identified project, acknowledges that:

- (a) The prevailing wage requirements and the predetermined rates are included in the aforesaid contract.
- (b) Correction of any infractions of the aforesaid conditions is the contractor's or subcontractor's responsibility.
- (c) It is the contractor's responsibility to include the Prevailing Wage requirements and the predetermined rates in any subcontract or lower tier subcontract for this project.

2. The undersigned certifies that:

- (a) Neither he nor his firm, nor any firm, corporation or partnership in which he or his firm has an interest is debarred by the Secretary of Labor and Industry pursuant to Section 11(e) of the PA Prevailing Wage Act, Act of August 15, 1961, P.L. 987 as amended, 43 P.S. § 165-11(e).
- (b) No part of this contract has been or will be subcontracted to any subcontractor if such subcontractor or any firm, corporation or partnership in which such subcontractor has an interest is debarred pursuant to the aforementioned statute.

3. The undersigned certifies that:

(a) the legal name and the business address of the contractor or subcontractor are: BRB Contractors
204 Airport Road Pottstown PA 19464

(b) The undersigned is: a single proprietorship a corporation organized in the state of _____
 a partnership other organization (describe) _____

(c) The name, title and address of the owner, partners or officers of the contractor/subcontractor are:

NAME	TITLE	ADDRESS
<u>Robert Lick</u>	<u>owner</u>	<u>204 Airport Pottstown PA</u> <u>19464</u>

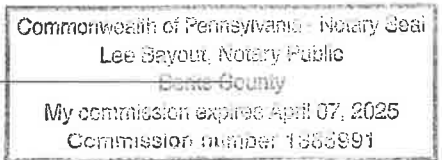
The willful falsification of any of the above statements may subject the contractor to civil or criminal prosecution, provided in the PA Prevailing Wage Act of August 15, 1961, P.L. 987, as amended, August 9, 1963, 43 P.S. § 165.1 through 165.17.

5-6-23
(DATE)

Robert Lick
(SIGNATURE)

owner
(TITLE)

[Signature]
SEAL



Taken, sworn and subscribed before me this 6 of May A.D., 2023 **271**

(TO BE COMPLETED AFTER CONSTRUCTION)

STATEMENT OF SURETY COMPANY

IN ACCORDANCE with the provisions of the CONTRACT dated _____
 _____ between the Abington Township
 _____ (Township)
 _____ and Robert J. Lilick, Sr., d/b/a B.R.B. Contractors
 _____ (Contractor)
 _____, the Great Midwest Insurance Company
 _____ (Surety)
 _____, SURETY on the Material and Labor Payment BOND of _____
 _____ Robert J. Lilick, Sr., d/b/a B.R.B. Contractors
 _____ (Contractor)

after a careful examination of the books and records of said CONTRACTOR or after receipt of an affidavit from CONTRACTOR, which examination of affidavit satisfies SURETY that all claims for labor and materials have been satisfactorily settled, hereby approved of the final payment to the said

Robert J. Lilick, Sr., d/b/a B.R.B. Contractors

CONTRACTOR and by these present witnessed that payment to the CONTRACTOR of the final estimates shall not relieve SURETY of any of its obligations to _____

Abington Township, as
(Township)

set forth in the said SURETY COMPANY'S BOND.

IN WITNESS WHEREOF, said SURETY has hereto set its hand and seal this

24th day of May, 2023.

WITNESS/
ATTEST:

Great Midwest Insurance Company

(SEAL) [Signature] BY Caitlin C Baker
Eric J. Follman, Sr., Witness Caitlin Christine Baker, President
Attorney-in-Fact



NOTE: This statement, if executed by any person other than the President or Vice President of the Company, must be accompanied by a certificate of even date showing authority conferred upon the person so signing to execute such instruments on behalf of the Company represented.

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Lynn M. Wheelock, Eric J. Follman, Sr., Fernanda L. DePaolantonio, Caitlin Christine Baker, Scott R. Kuzmic

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

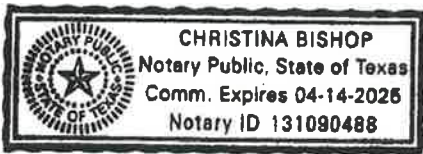


GREAT MIDWEST INSURANCE COMPANY

BY [Signature] Mark W. Haushill President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY [Signature] Christina Bishop Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 24th Day of May, 2023.



BY [Signature] Leslie K. Shaunty Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



*BOARD OF COMMISSIONERS REGULAR
PUBLIC MEETING*

AGENDA ITEM

<u>July 13, 2023</u>	<u>FC-02-071323</u>	FISCAL IMPACT	
<i>DATE</i>	<i>AGENDA ITEM NUMBER</i>	Cost > \$10,000	
<u>Community Development</u>		Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>DEPARTMENT</i>		PUBLIC BID REQUIRED	
		Cost > \$20,100	
		Yes <input type="checkbox"/>	No <input type="checkbox"/>

AGENDA ITEM:

PY2023 Annual Action Plan and Substantial Amendments to 2019 and 2021 Annual Action Plans

EXECUTIVE SUMMARY:

Abington is an entitlement community for HUD's Community Development Block Grant program, meaning that the Township receives an annual allocation to execute community development activities. For the PY2023, Abington has been granted \$730,982.

As part of the federal planning and approval process, the Township held public hearings and community input sessions, held a formal call for proposals from community partners, and is now presenting a draft Annual Action Plan to the BoC before presenting a draft plan publicly in June 2023. Approval by the board of an Annual Action Plan will be requested at the July 13, 2023 BoC meeting so that this plan can be submitted to HUD for approval before the Aug. 15, 2023 deadline. Funds will be available to expend on Oct. 1, 2023.

Additionally, amendments are being proposed to a previous plan year to make better use of the funds that were allocated under CDBG-CV.

A formal allocation letter has not yet been received by the Township from HUD regarding our CDBG allocation. However, HUD announced their "CPD Program Formula Allocations for FY2023" on February 27, 2023; the Township is using that funding information to inform its draft and may be adjusted pending formal notification.

PREVIOUS BOARD ACTIONS:

Approval of previous CDBG Annual Action Plans, and Consolidated Plans.
Presentation of draft 2023 plan and amendments to the Finance Committee.

RECOMMENDED BOARD ACTIONS:

Motion to approve the Plan Year 2023 Annual Action Plan and Substantial Amendments to 2019 and 2021 Annual Action Plans and adopt Resolution 23-010.

TOWNSHIP OF ABINGTON
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. 23-010

The Board of Commissioners of the Township of Abington, Montgomery County, Pennsylvania, approving the FY 2023 Annual Action Plan for the use of Federal CDBG Funds.

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS, the U.S. Department of Housing and Urban Development has advised the Township of Abington that under Federal Fiscal Year 2023, the Township is eligible to apply for an entitlement grant under the Community Development Block Grant (CDBG) Program in the amount of \$730,982; and

WHEREAS, the Township's Office of Community Development has prepared an Annual Action Plan for Federal Fiscal Year 2023, that the Township expects to initiate on October 1, 2023, which proposes how the entitlement grant funds will be expended to address the housing and community development needs identified in the Township's Five Year Consolidated Plan; and

WHEREAS, a draft of the FY 2023 Annual Action Plan was on public display from June 1, 2023 until June 30, 2023 and the Township held a series of public hearings on the said Plan and the comments of various agencies, groups, and citizens were taken into consideration in the preparation of the final document.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, PENNSYLVANIA, AS FOLLOWS:

SECTION 1. That the Annual Action Plan for the Federal Fiscal Year 2023 CDBG Program is hereby in all respects APPROVED and the Township Manager is hereby directed to file a copy of said Annual Action Plan for Federal Fiscal Year 2023 with the Official Minutes of this Meeting of this Board.

SECTION 2. That the Township is COGNIZANT of the conditions that are imposed in the undertaking and carrying out of the Community Development Block Grant Program with Federal financial assistance, including those relating to (a) the relocation of site occupants, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, or national origin, and other assurances as set forth under the certifications.

SECTION 3. That the President of the Board of Commissioners, on behalf of the Township of Abington, Pennsylvania, is AUTHORIZED to file an Application for financial assistance with the U.S. Department of Housing and Urban Development which has indicated its willingness to make available funds to carry out the CDBG Program in the amount of \$730,982 and the reprogramming of FY 2019 and 2021 CDBG and CDBG-CV funds attached as EXHIBIT A; and its further AUTHORIZED to act as the authorized representative of the Township of Abington to sign any and all documents in regard to these programs.

SECTION 4. That the President of the Board of Commissioners, on behalf of the Township of Abington, Pennsylvania, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental or revised data which the U.S. Department of Housing and Urban Development may request in review of the Township's Application.

ADOPTED INTO A RESOLUTION THIS 13TH DAY OF JULY 2023 BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, PENNSYLVANIA

APPROVED:

ABINGTON TOWNSHIP
BOARD OF COMMISSIONERS

Date

Thomas Hecker, President

ATTEST:

Richard J. Manfredi,
Township Manager & Secretary

ADOPTED: _____

EXHIBIT A

The following CDBG activities are proposed for funding under the FY 2023 Annual Action Plan:

1. Administration - \$145,196
2. Fair Housing - \$1,000
3. Infrastructure Improvements (LMI Area Paving) - \$135,996
4. Infrastructure Improvements (Inclusive Playground Site Accessibility Improvements) - \$231,790
5. Infrastructure Improvements (Rubicam Avenue Playground Equipment Replacement) - \$77,000
6. Infrastructure Improvements (Grove House Rehabilitation/ADA Design Phase) - \$40,000
7. Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation) - \$100,000

TOTAL \$730,982

The following CDBG activities are substantially amending for the FYs 2019 and 2021 Annual Action Plans to reallocate CDBG and CDBG-CV funds. The following changes will be made:

- FY 2019 Annual Action Plan – Reduce CV-Small Business Assistance by \$20,000 and reallocate the CDBG-CV funds to the existing CV-LMI High Speed Internet Connectivity project for a new budget total of \$40,000.
- FY 2019 Annual Action Plan – Reduce CV-Small Business Assistance by \$90,000 and reallocate the CDBG-CV funds to the existing CV-Food Pantry project for a new budget total of \$180,000.
- FY 2019 Annual Action Plan – Reduce CV-Small Business Assistance by \$45,000 and reallocate the CDBG-CV funds to a new project CV-Hedwig House FSIP for a budget total of \$45,000.
- FY 2019 Annual Action Plan – Reduce CV-Small Business Assistance by \$90,000 and reallocate the CDBG-CV funds to a new project CV-Redeemer Valley Farm Facility Expansion for a budget total of \$90,000.
- FY 2021 Annual Action Plan – Reduce Old Welsh Road Sidewalks by \$75,000 and reallocate the CDBG funds to a new project Salem Baptist Gymnasium ADA Improvements for a budget total of \$75,000.



FY 2023 ANNUAL ACTION PLAN FOR THE CDBG PROGRAM TOWNSHIP OF ABINGTON, PA



**OCTOBER 1, 2023 to
SEPTEMBER 30, 2024**

**The Township of Abington, Pennsylvania
Department of Community Development
1176 Old York Road, Abington, PA 19001**

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Township of Abington, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-530.1 et seq. (Source: www.hudexchange.info/programs/cdbg-entitlement)

In compliance with HUD regulations, the Township must annually prepare an Annual Action Plan to address how the Township will use CDBG funds to address its affordable housing, community, and economic development needs identified in the FY 2020-2024 Five Year Consolidated Plan. Abington's FY 2023 Annual Action Plan, the fourth Annual Action Plan under the Township's Five Year Consolidated Plan, outlines which activities the Township will undertake during the program year beginning October 1, 2023 and ending September 30, 2024.

The Annual Action Plan is a collaborative effort of the Township, Montgomery County, the community at large, social service agencies, housing providers, community development agencies, and economic development groups. The planning process was accomplished through a series of public meetings, funding requests, statistical data, and review of the Township's strategic plans.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Township of Abington's FY 2020-2024 Five-Year Consolidated Plan has identified the following six (6) priority needs and goals:

Housing Need: There is a need for decent, safe and sanitary housing that is affordable and accessible to homebuyers, homeowners and renters.

Goals:

- HS-1 Housing Support – Assist low- and moderate-income households to access decent, safe and sanitary housing that is affordable and accessible for rent or for sale through housing counseling and down payment/closing cost assistance.
- HS-2 Housing Construction – Encourage the construction of new affordable renter- and owner-occupied housing units.
- HS-3 Housing Rehabilitation – Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.

Homeless Need: There is a need for housing, services, and facilities for homeless persons and persons at-risk of becoming homeless.

Goals:

- HO-1 Housing – Support the Continuum of Care's efforts to provide emergency shelter transitional housing, rapid rehousing, utility support, permanent supportive housing, and other permanent housing opportunities.
- HO-2 Operation/Support – Support social service programs and facilities for the homeless and persons at-risk of becoming homeless.

Other Special Needs: There is a need for housing, services, and facilities for persons with special needs.

Goals:

- SN-1 Housing – Support an increase in the supply of decent, safe and sanitary housing that is affordable and accessible for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs, through rehabilitation and new construction of housing units.
- SN-2 Social Services – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Community Development Need: There is a need to improve the community facilities, infrastructure, public services, and quality of life in the Township.

Goals:

- CD-1 Community Facilities and Infrastructure – Improve the Township's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
- CD-2 Public Services – Improve and enhance the public and community development services in the Township.
- CD-3 Public Safety – Support the Township's public safety organizations.

- CD-4 Accessibility – Improve public and common use areas to be readily accessible and usable by persons with disabilities.
- CD-5 Clearance/Demolition – Remove and eliminate slum and blighting conditions in the Township.
- CD-6 Code Enforcement – Enforce the local building code and zoning ordinance to ensure structures and properties are compliant.

Economic Development Need: There is a need to promote skills training, employment development, connectivity, and economic opportunities in the Township.

Goals:

- ED-1 Employment – Support and promote job creation, retention, and skills training programs.
- ED-2 Redevelopment – Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial areas.
- ED-3 Financial Assistance – Promote new economic development through local, state, and federal tax incentives and programs.
- ED-4 Access to Transportation – Support the expansion of multimodal transportation services to assist the transportation needs of the Township.

Administration, Planning, and Management Need: There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

Goals:

- AM-1 Overall Coordination – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Annually, the Township of Abington prepares its Consolidated Annual Performance Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the Township’s Department of Community Development and on the Department’s web page.

The FY 2021 CAPER, which was the second CAPER for the FY 2020-2024 Five Year Consolidated Plan, was approved by HUD via letter dated March 21, 2023. During FY 2021, the Township expended 100.00% of

its CDBG funds to benefit low- and moderate-income persons. The Township expended 0.00% of its funds during the FY 2021 period on public service, which complied with the 15% regulatory cap. The Township obligated 15.14% of its funds during the FY 2021 period on Planning and Administration, which complied with the 20% regulatory cap. The Township's expenditure ratio on August 2, 2022 was 3.99, which exceeded the 1.5 expenditure ratio maximum.

The Township did not make any changes to its Five Year Priorities or Goals during the previous plan year. The following substantial amendments were made to the FY 2015, FY 2016, FY 2017, FY 2018, FY 2019, FY 2020, and FY 2021 Annual Action Plans.

FY 2015 Annual Action Plan:

- Create "Old Welsh Road Sidewalk Improvements" activity with \$590.86
- Reduce Administration activity (2015-1) by \$590.86

FY 2017 Annual Action Plan:

- Create "Old Welsh Road Sidewalk Improvements" activity with \$35,610.35
- Reduce Rental Rehabilitation (2017-4) activity by \$29,371.46
- Allocate uncommitted funds of \$6,238.89

FY 2018 Annual Action Plan:

- Create "Old Welsh Road Sidewalk Improvements" activity with \$1,669.54
- Reduce Fair Housing activity (2018-2) by \$185
- Reduce Parkview Avenue activity (2018-4) by \$1,484.54

FY 2019 Annual Action Plan:

- Increase existing "Welsh Road Curbs & Sidewalks" activity (2019-4) by \$19,218.98
- Reduce the "Ardsley Community Center Chair Lift" activity (2019-5) by \$18,893
- Reduce the "Fair Housing" activity (2019-2) by \$185
- Reduce the "LMA Paving Improvements" activity (2019-12) by \$140.98
- Create new activity "CV LMI High-Speed Internet Connectivity" \$20,000
- Reduce "CV Small Business Assistance" activity (2019-15) by \$20,000

FY 2020 Annual Action Plan:

- Create "Old Welsh Road Sidewalk Improvements" activity \$50,000
- Cancel the "TBRA" Activity (2020-4) \$50,000

FY 2021 Annual Action Plan:

- Increase Old Welsh Road Sidewalk Improvements” (2021-9) by \$78,369
- Cancel Rental Rehabilitation (2021-8) (\$33,369)
- Cancel Spot Blight Demo (2021-7) (\$30,000)
- Cancel Job Training (2021-5) (\$15,000)

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Township of Abington followed its Citizen Participation Plan in the planning and preparation of the FY 2023 Annual Action Plan. The Township maintains a stakeholder contact list for the CDBG program. All stakeholders received emails notifying the listees of all public hearings, meetings, and opportunities for engagement. The Township held its first public hearing on the needs of the community and its residents on February 22, 2023. The public hearing provided residents, agencies, and organizations with the opportunity to discuss the Township’s CDBG Program and to provide suggestions for future CDBG Program priorities and activities. Open applications for CDBG funding were advertised to the public and a training session was conducted on February 23, 2023. Applications for CDBG funding were due on March 17, 2023. A copy of the “Draft FY 2023 Annual Action Plan” was placed on display at the Abington Township Municipal Office, 1176 Old York Road, Abington, PA 19001 and online at: www.abingtonpa.gov/departments/community-development-dept from June 1, 2023 until June 30, 2023 for review and comment. The Township held its second public hearing on June 16, 2023. The public hearing provided residents, agencies, and organizations with the opportunity to discuss the Township’s proposed CDBG funded activities.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The Township of Abington held its Needs Public Hearing on February 22, 2023 at 10 AM. The following comments were received:

- There is a need for senior service facilities and mental health programming.
- There is a need to improve Township park facilities.
- There is a need for financial support for food pantries.
- There is a need for affordable housing.
- There is a need for psychiatric rehabilitation services.

A complete list of the comments received at the public hearings are included in the Appendix.

6. Summary of comments or views not accepted and the reasons for not accepting them

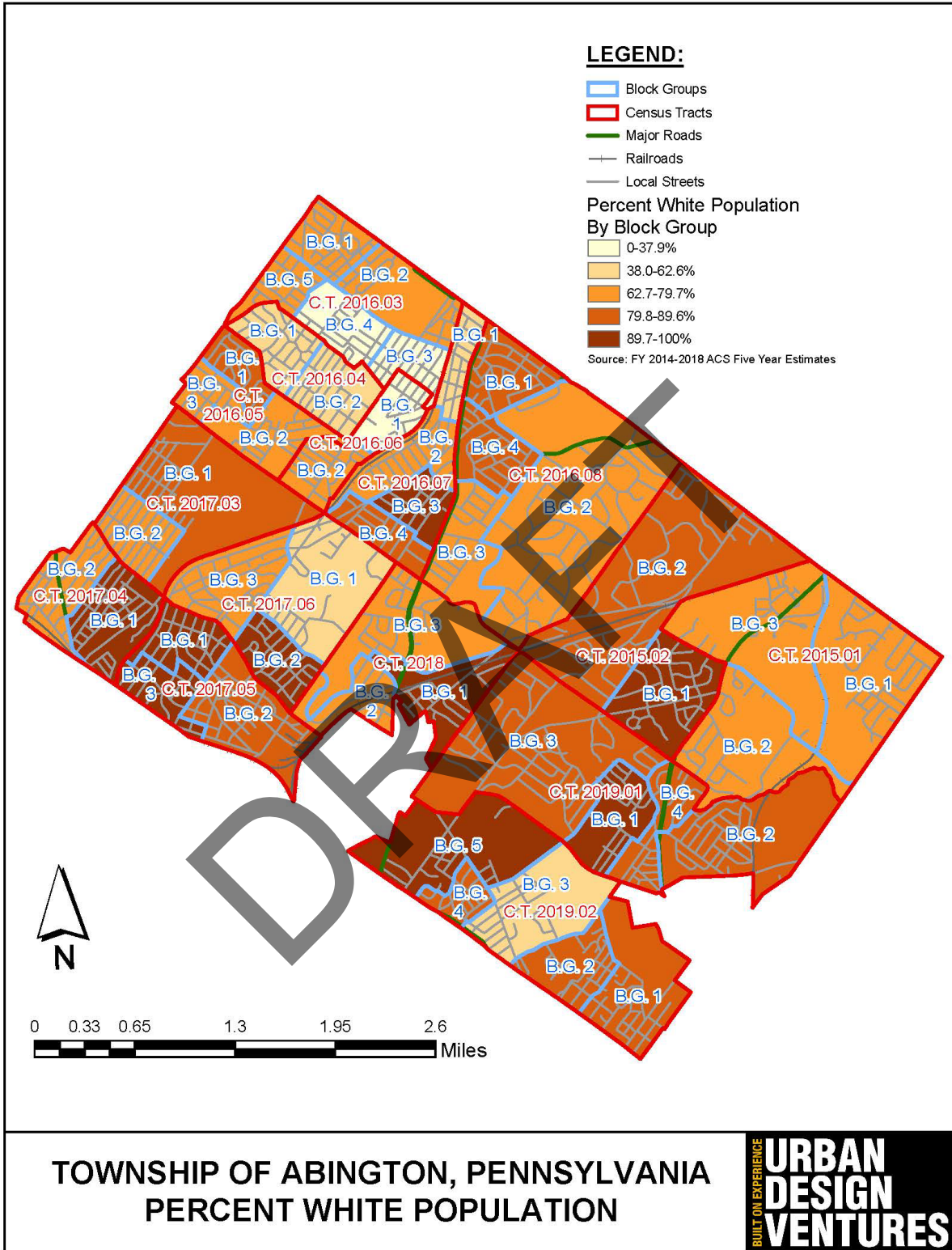
All comments and views were incorporated into this plan.

7. Summary

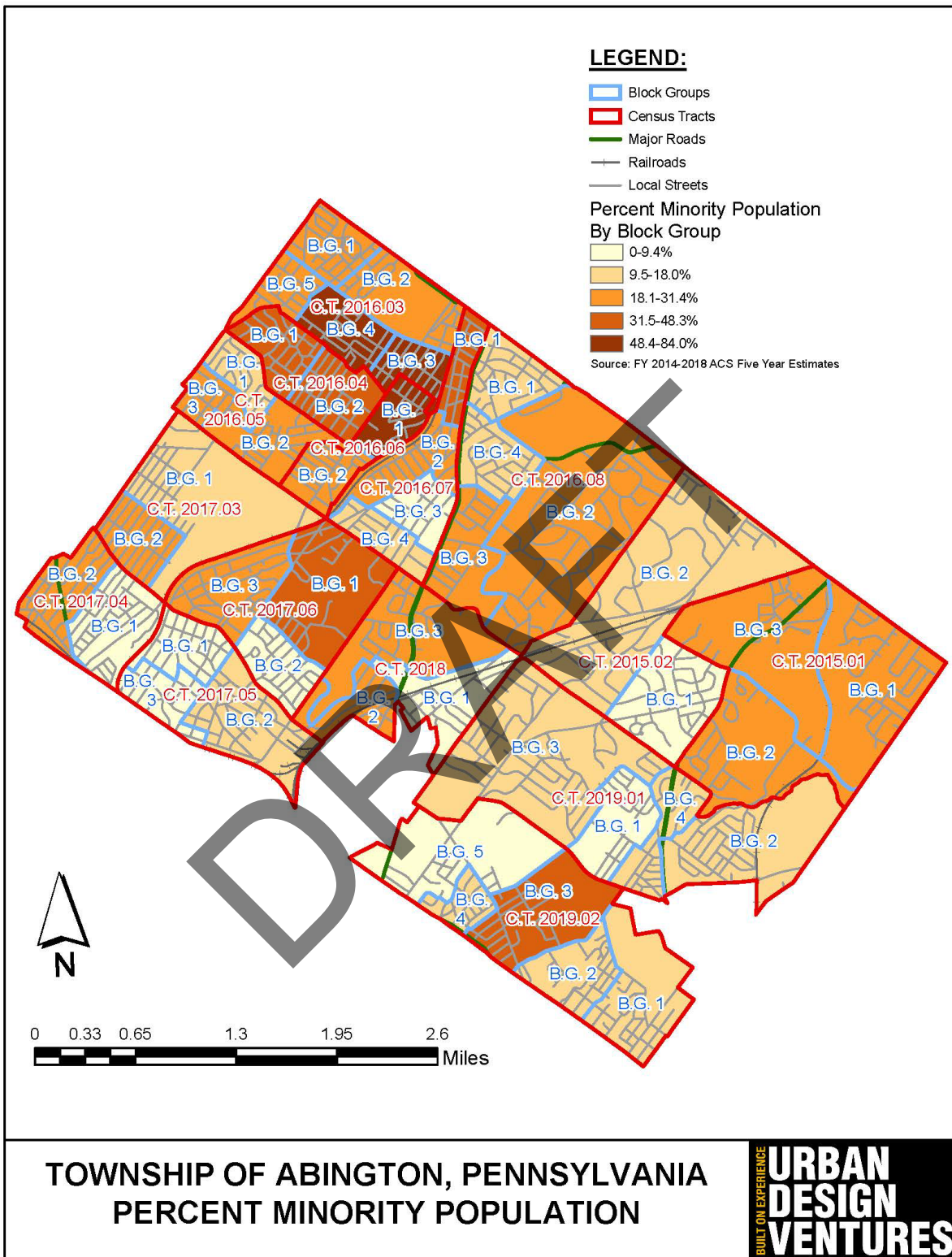
The overall goal of the Five Year Consolidated Plan is to improve the living conditions for all residents in the Township of Abington, to create a suitable and sustainable living environment, and to address the housing and community development needs of the Township. The Annual Action Plan planning process requires the Township to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The Township will use the Consolidated Plan's goals and strategies to allocate CDBG funds over the next five (5) years, as well as provide direction to partners addressing the housing and community development needs of low- and moderate-income persons. HUD will evaluate the Township's performance under the Five Year Consolidated Plan against these goals.

The following demographic maps are included at the end of this section:

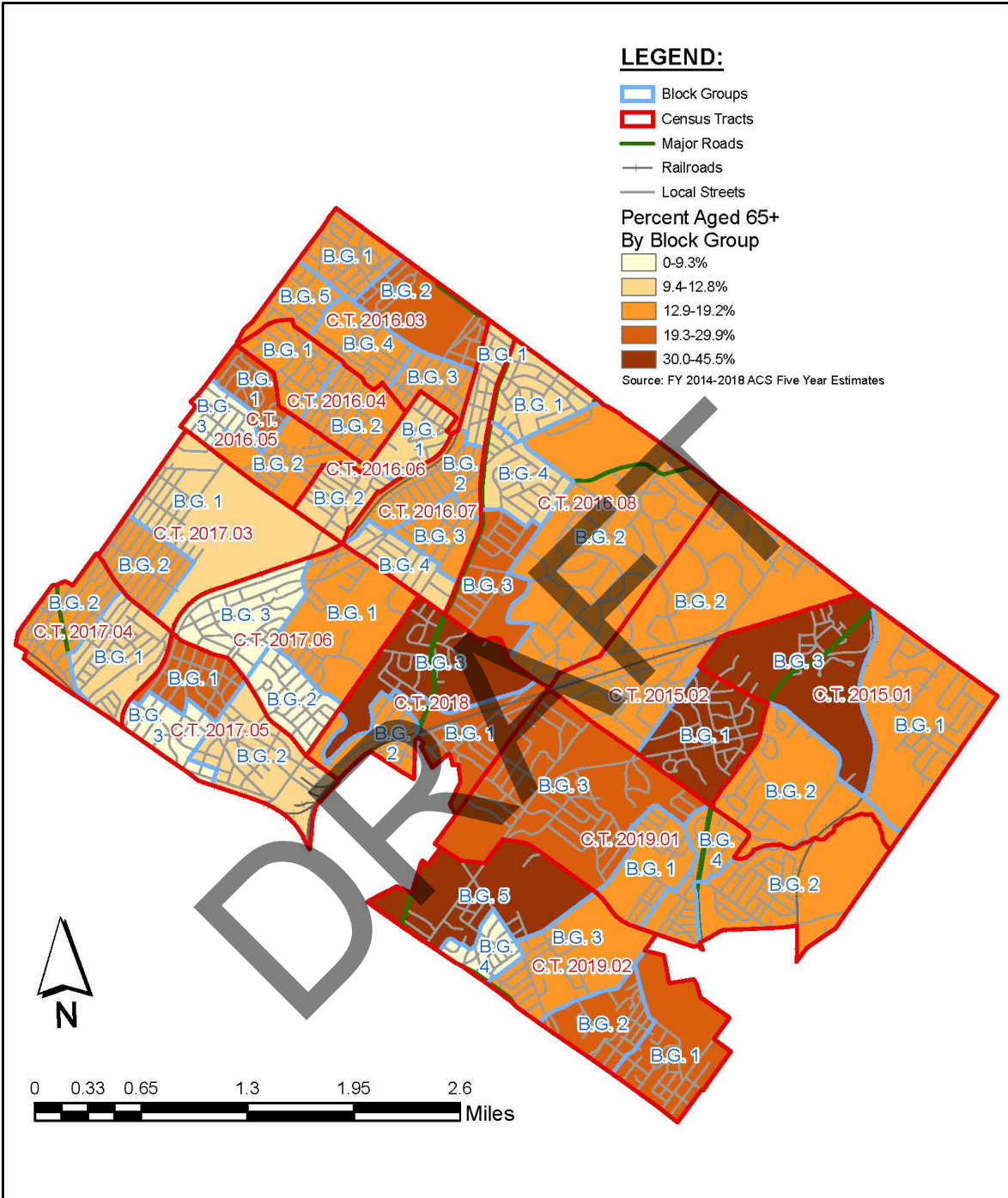
1. Percent White Population by Block Group
2. Percent Minority Population by Block Group
3. Percent Population Age 65 and Over by Block Group
4. Population Age 65 and Over by Block Group
5. Percent Owner Occupied Housing Units by Block Group
6. Percent Renter Occupied Housing Units by Block Group
7. Low- and Moderate-Income Percentage by Block Group



Percent White Population by Block Group



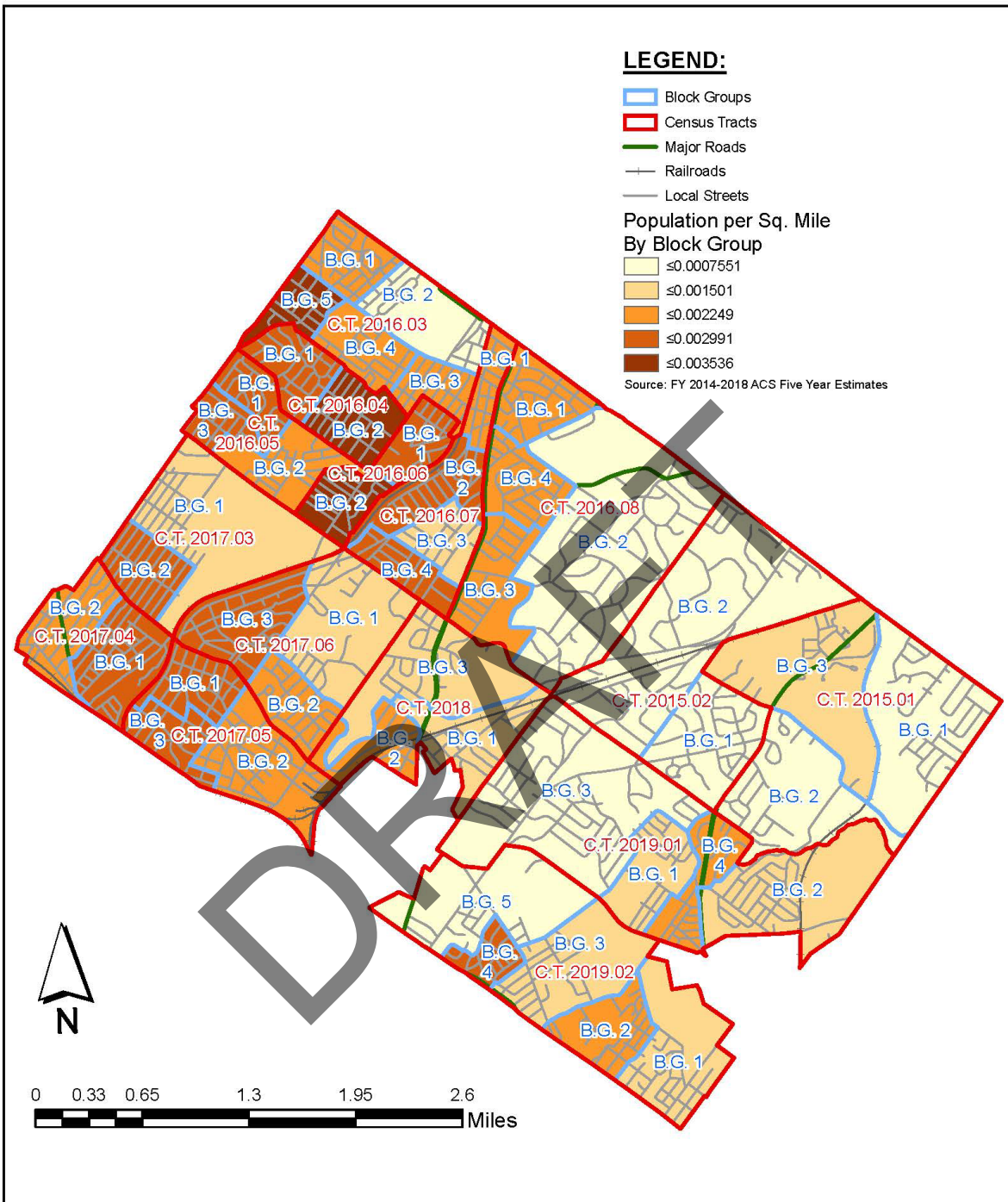
Percent Minority Population by Block Group



**TOWNSHIP OF ABINGTON, PENNSYLVANIA
PERCENT POPULATION AGED 65+**



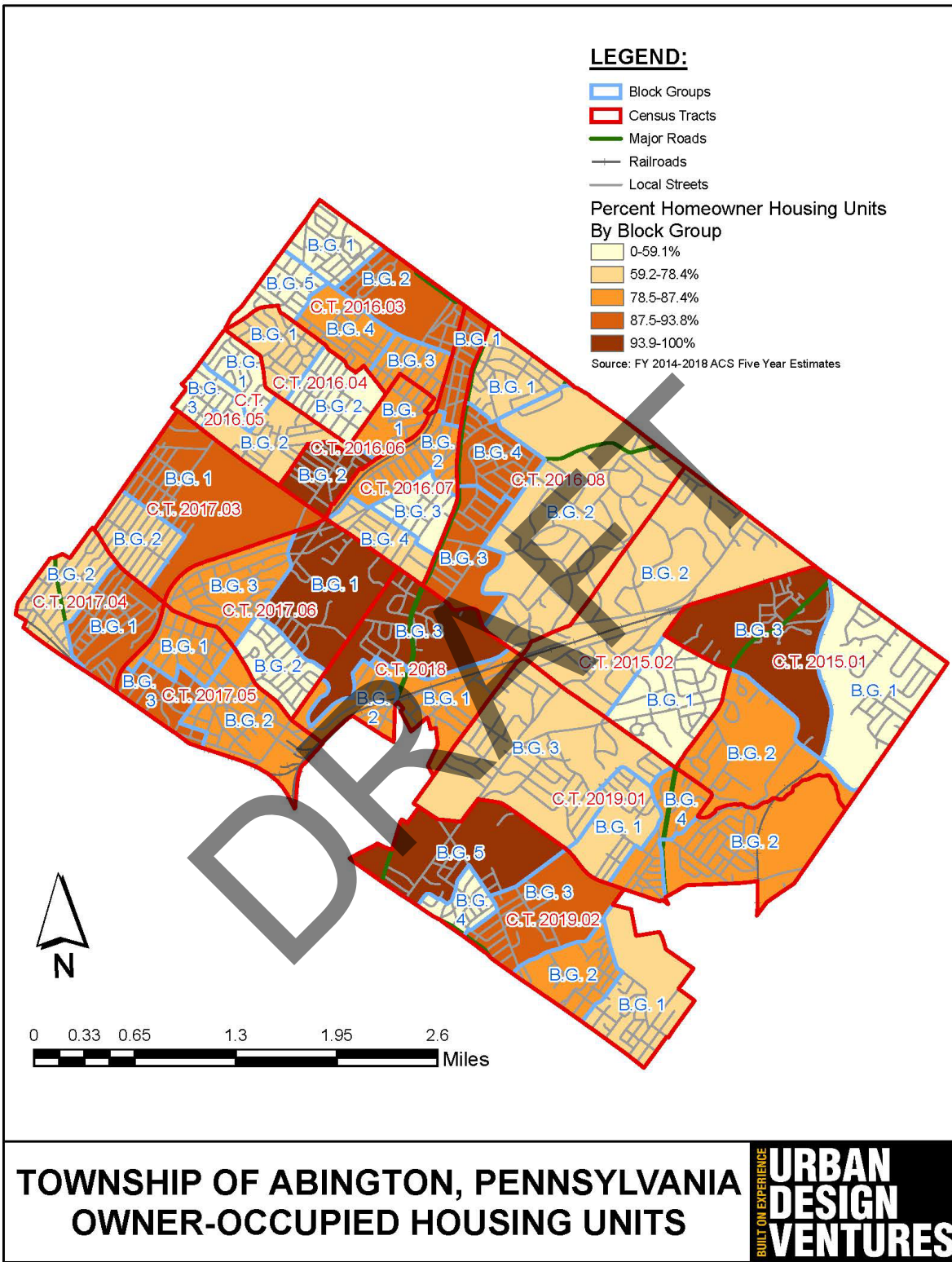
Percent Population Age 65 and Over by Block Group



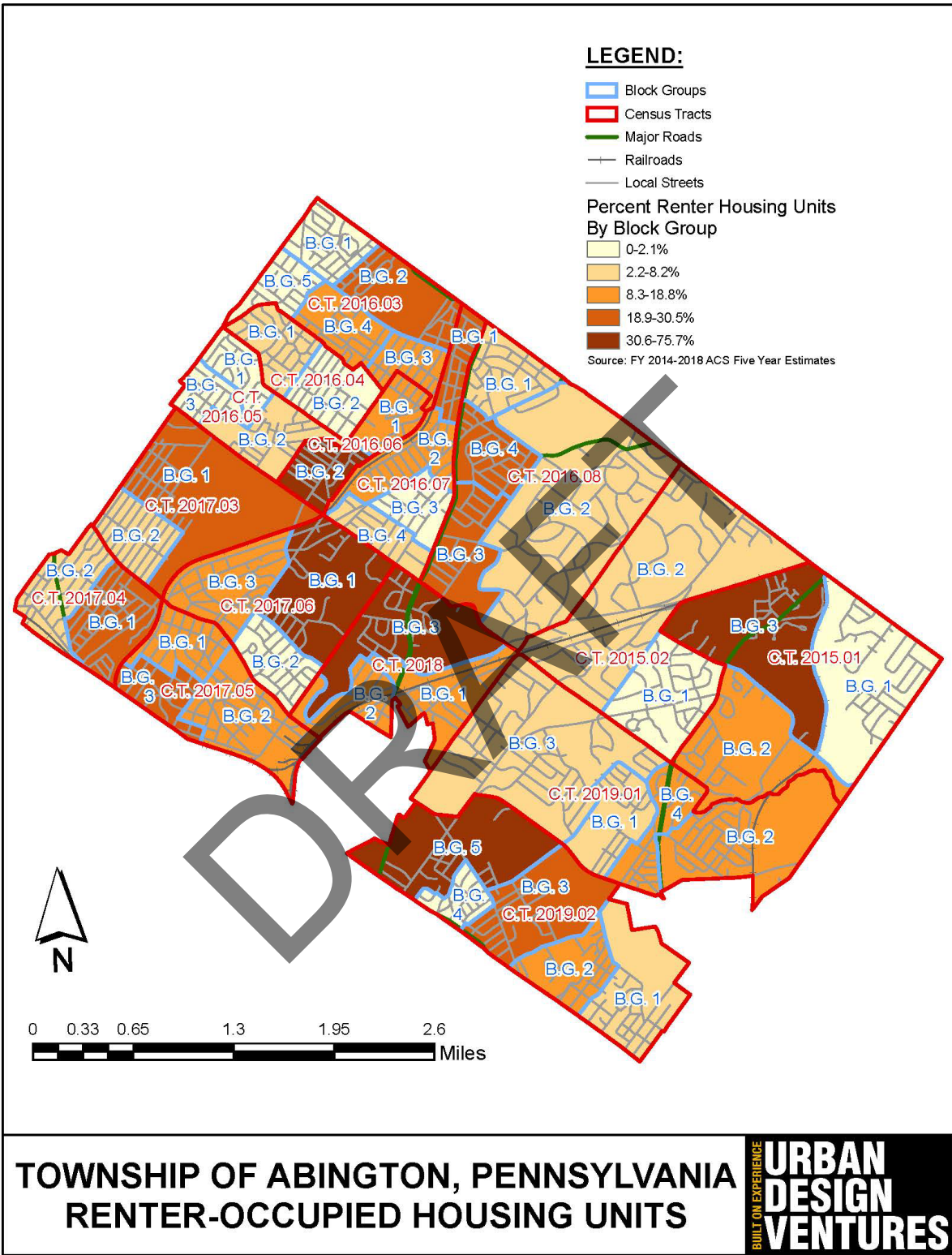
**TOWNSHIP OF ABINGTON, PENNSYLVANIA
POPULATION DENSITY**

**BUILT ON EXPERIENCE
URBAN
DESIGN
VENTURES**

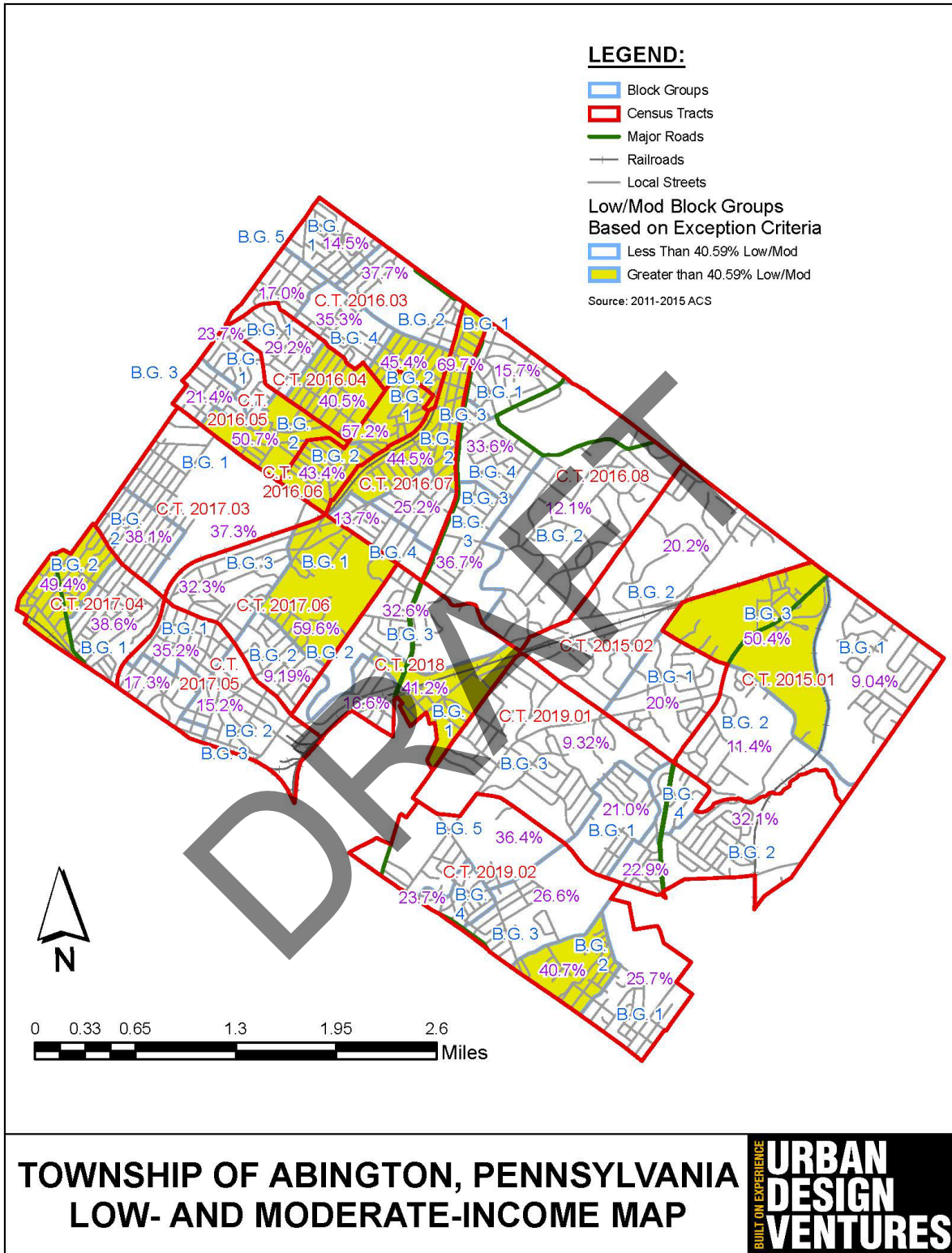
Population Density by Block Group



Percent Owner Occupied Housing Units by Block Group



Percent Renter Occupied Housing Units by Block Group



Low- and Moderate-Income Percentage by Block Group

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ABINGTON TOWNSHIP (MONTGOMERY COUNTY)	Department of Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The Township of Abington's Department of Community Development is the administrating agency for the CDBG program. The Department of Community Development prepares the Five Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERR's), the Consolidated Annual Performance Evaluation Reports (CAPER), monitoring, pay requests, contracting, and oversight of the programs on a day to day basis. In addition, the Township has a private planning consulting firm available to assist the Office on an as needed basis.

Consolidated Plan Public Contact Information

Kimberly Hamm, MBA
 Director of Community Development
 Township of Abington, 1176 Old York Road, Abington, PA 19001
 khamm@abington.org
 (267) 536-1019 Direct
 (267) 536-1000 Main
 (215) 884-8271 Fax

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

While preparing the FY 2023 Annual Action Plan, the Township of Abington held a series of meetings and consultations with local housing providers, social service agencies, community and economic development organizations, Montgomery County Housing Authority, members of the Continuum of Care, Township Department Directors, and surrounding jurisdictions. Input from the meetings, public hearings, and consultations were used to develop the Annual Action Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The Township of Abington acts as the single point of contact to coordinate efforts between public and assisted housing providers, as well as private and governmental health, mental health, and social service agencies. The Township works with the following agencies to enhance funding and service allocations to address the housing and community development needs of the Township:

- Township of Abington Department of Community Development - Oversees the CDBG program and administers competitive HOME grants offered through DCED.
- Montgomery County Housing Authority - Manages the Public Housing and Section 8 Housing Choice Voucher Program, creates improvements to public housing communities, and develops affordable housing.
- Social Services Agencies - Provides services to address the needs of low- and moderate-income persons.
- Housing Providers - Rehabilitates and develops affordable housing for low- and moderate-income families and individuals.
- Montgomery County CoC - Oversees the Continuum of Care Network for Montgomery County.

Collaboration and coordination with these entities will continue throughout the five-year period in order to capitalize on potential future funding opportunities, as well as potential project partnerships, that would result in increased benefits to low- and moderate-income households.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Township of Abington is a member of the PA-504 Montgomery County Pennsylvania Continuum of Care which is also known collectively as Your Way Home Montgomery County. Your Way Home (YHW) is the County’s unified and coordinated housing crisis response system for families and individuals

experiencing homelessness or at imminent risk of homelessness. Montgomery County Office of Housing and Community Development (OHCD) submits the annual CoC Consolidated Application for funding on behalf of the CoC. The Township works with the CoC, OHCD, and YWH to address homelessness by collaborating to develop a framework to deliver housing and services to the homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Your Way Home is a public-private partnership that engages nonprofits, government, philanthropy, residents, businesses, and other community partners to meet its vision of making homelessness rare, brief, and non-recurring. Stakeholders from all geographic areas (“Lower Merion/Abington/Norristown/Montgomery County) of the County are involved with YWH. These partners are knowledgeable about homelessness, and include CoC and ESG funded agencies. These agencies are represented on the Community Advisory Board (CAB) and Action Teams. The CAB meets regularly and is comprised of business, healthcare, educational and faith leaders, as well as elected officials, service providers, consumers, law enforcement, educators, housing developers, property managers/landlords, and advocates. The CAB review progress and provides feedback on YWH initiatives. Action Teams are short term, cross-sector volunteer teams focused on systems change and service innovation. Members include experts in each relevant subject area, which work together to make recommendations to the Your Way Home Leadership Council. They measure success by the number of residents for whom homelessness and its devastating consequences have been prevented or ended quickly and more effectively. The ultimate goal is for families and individuals to achieve housing and financial stability as well as food security, better health outcomes a higher quality of life, and lasting independence.

The 2019-2022 Your Way Home Program Operations Plan set the following three-year strategic priorities for the Your Way Home Program to end and prevent homelessness in Montgomery County:

- Coordinated Entry
- Emergency Shelter
- Diversion
- Rapid Re-Housing
- Housing Location and Landlord Engagement
- Housing Focused Case Management
- Homeless Prevention efforts, including Sprout, EPIC, and other potential pilots
- Connections to Supportive Services
 - Permanent Supportive Housing
 - Education
 - Financial Literacy
 - Physical, Mental, and Behavioral Health

- Job Training and Employment
- Legal Services and Public Benefits (including SOAR)
- Public Housing and Housing Choice Vouchers

The Montgomery County Office of Housing and Community Development coordinates public funding sources, including Affordable Housing Trust Fund, Community Development Block Grant, Emergency Solutions Grants, First Time Homebuyers Program, HOME Investment Partnership Program, Housing Reinvestment Program (in partnership with the Office of Behavioral Health and Developmental Disabilities), and performance-based contracts for shelter, transitional and permanent supportive housing providers, as well as rapid rehousing assistance. OHCD is also the Collaborative Applicant for the CoC and is the HMIS Lead Agency. In its capacity as the lead for the CoC and HMIS Lead Agency, OHCD has policies and procedures for the HMIS that are in conformance with 2020 HMIS Data Standards and all related HUD notices. OHCD works closely with the HMIS vendor to ensure that the database is in compliance with the 2020 data standards.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ABINGTON TOWNSHIP (MONTGOMERY COUNTY)
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Abington Township Departments were consulted on the housing, homeless, other special, community development, economic development and administration needs of the Township.
2	Agency/Group/Organization	Montgomery County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Housing Authority was consulted to determine the housing and community development needs in the Township of Abington.

3	Agency/Group/Organization	Your Way Home
	Agency/Group/Organization Type	Services-homeless Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Your Way Home was consulted to determine the homeless needs in the Township of Abington, as well as information on publicly funded institutions and systems of care that may discharge persons into homelessness.
4	Agency/Group/Organization	Housing Equality Center of Pennsylvania
	Agency/Group/Organization Type	Service-Fair Housing

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Housing Equality Center was consulted to determine the housing and community development needs in the Township of Abington.</p>
<p>5 Agency/Group/Organization</p>	<p>Fair Housing Rights Center in SEPA</p>
<p>Agency/Group/Organization Type</p>	<p>Service-Fair Housing</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing Rights Center was consulted to determine the housing and community development needs in the Township of Abington.
6	Agency/Group/Organization	CADCOM
	Agency/Group/Organization Type	Services-Employment Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Community Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CADCOM was consulted to determine the housing, community, and economic development needs in the Township of Abington.
7	Agency/Group/Organization	ACLAMO
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Health Services-Education Services-Employment Service-Fair Housing Planning organization Latino
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACLAMO was consulted to determine the housing and community development needs in the Township of Abington.
8	Agency/Group/Organization	Community Lenders
	Agency/Group/Organization Type	Business and Civic Leaders Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Lenders was consulted to determine the housing, community, and economic development needs in the Township of Abington.
9	Agency/Group/Organization	GENESIS HOUSING CORP.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Genesis was consulted to determine the housing, community, and economic development needs in the Township of Abington.

10	Agency/Group/Organization	Habitat for Humanity of Montgomery County
	Agency/Group/Organization Type	Housing Business and Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat was consulted to determine the housing, community, and economic development needs in the Township of Abington.
11	Agency/Group/Organization	INTER-FAITH HOUSING ALLIANCE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Alliance was consulted to determine the housing and homeless needs in the Township of Abington.
12	Agency/Group/Organization	Laurel House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Laurel House was consulted to determine the needs of victims of domestic violence in the Township of Abington.
13	Agency/Group/Organization	Montgomery County Planning Commission
	Agency/Group/Organization Type	Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Montgomery County Planning Commission was consulted to determine the housing, community, and economic development needs in the Township of Abington.
14	Agency/Group/Organization	PENNSYLVANIA DEPARTMENT OF HEALTH
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Pennsylvania Department of Health was consulted to determine the lead-based paint strategy for the Township. The Childhood Lead Surveillance Annual Reports were reviewed, as well.
15	Agency/Group/Organization	HEDWIG HOUSE INC.
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hedwig House was consulted for information on publicly funded institutions and systems of care that may discharge persons into homelessness.
16	Agency/Group/Organization	Visiting Nurse Association Community Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>VNA was consulted to determine the needs for community-based programs that address family health and social service needs and that support individual and family capacity, as well as information on publicly funded institutions and systems of care that may discharge persons into homelessness.</p>
17	<p>Agency/Group/Organization</p>	<p>MONTGOMERY COUNTY</p>
	<p>Agency/Group/Organization Type</p>	<p>Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Montgomery County Departments were consulted on the housing, homeless, other special, community development, economic development and administration needs of the Township.
18	Agency/Group/Organization	Comcast
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Comcast was consulted on the broadband needs of the Township.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montgomery County Office of Housing and Community Development	The CoC is the primary provider of housing and supportive services for the area's homeless and at-risk of being homeless population. The goals of the Township and the CoC are complementary.
Your Way Home Montgomery County Strategic Plan	Montgomery County Office of Housing and Community Development	Your Way Home Montgomery County updated its Strategic Plan in 2019. The goals in this plan were incorporated in the Five Year Consolidated Plans and the Annual Action Plans.
Five Year Plan and Annual Action Plan	Montgomery County Housing Authority (MCHA)	The Montgomery County Housing Authority is the lead agency providing public housing assistance and Section 8 vouchers in the Township of Abington. The goals of the Township and MCHA are complementary.
Vision2035 Abington's Comprehensive Plan Update	Abington Township Planning Department	The Township's Comprehensive Plan is in the process of being updated to define the goals and objectives for the future of the Township. The goals of the plans are complementary.
HUD's 2021 Climate Action Plan	U.S. Department of Housing and Community Development	The Township addresses the following HUD Climate Action Goals with CDBG and HOME funded activities: 2.5 Align Incentives with Efficiency; 3.3 Encourage Equitable Community Planning and Engagement; 3.4 Prevent Residential Lead Poisoning; and 3.5 Minimize Residential Radon Exposure.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Vision of the Township of Abington's Five Year Consolidated Plan seeks to develop a viable community by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The

primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. The Annual Action Plan is an application for FY 2023 CDBG funds under HUD's formula grant program. The Plans combined act as a strategic plan to be followed by the Township in carrying out federal programs.

Consultations during the planning process included information from the following stakeholders:

- Housing Services and Assisted Housing
- Health Services
- Social and Fair Housing Services
- Continuum of Care
- Public and Private Agencies that address housing, health, social service, victim services, employment, and education needs
- Publicly Funded Institutions and Systems of Care that may discharge persons into homelessness
- Corrections Institutions
- Business and Civic Leaders
- Child Welfare Agencies concerned with lead poisoning
- Adjacent Units of general Local Government and Regional Government Agencies
- Broadband Internet Service Providers
- Natural Hazard Risk Assessors

Consultation with persons, especially low-income persons, living in areas designated by the local jurisdiction as a revitalization area, areas designated by either a local jurisdiction or as a slum and blighted area and areas where CDBG funds are proposed to be used.

The Township prioritizes CDBG projects located in Census Tracts and Block Groups that are supported by LMI Census data. The Township has not designated any revitalization or blighted areas. Meetings, communications, and announcements are directed at these areas in the Township to consult and educate the LMI population of their housing and community development needs. Additionally, consultations with stakeholders that serve the LMA eligible areas were consulted on the prioritization and availability of CDBG funding.

Consultation with residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations).

The Department of Community Development works closely with the Montgomery County Housing Authority to address the housing and community development needs of HUD assisted housing residents. The Department participates in Housing Authority planning meetings and posts notices at Crest Manor, a public housing community located in the Crestmont neighborhood of Abington Township, concerning housing and community development activities.

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Township of Abington, in compliance with the Township’s Citizen Participation Plan, advertised and held two (2) public hearings on the Township of Abington’s CDBG Program that provided residents and stakeholders with the opportunity to discuss the Township’s housing and community development needs and priorities. The public hearings were advertised in The Intelligencer on February 5, 2023 and May 28, 2023. Additionally, all planning activities were announced through the Township’s social media accounts, such as: Facebook, Twitter, Instagram, and eNewsletter.

The needs public hearing was held in person and virtually on February 22, 2023 at 10 AM and the draft plan public hearing was held in person and virtually on June 16, 2023 at 10 AM. The “Draft FY 2023 Annual Action Plan” was placed on display at the Abington Township Municipal Office, 1176 Old York Road, Abington, PA 19001 and online at: www.abingtonpa.gov/departments/community-development-dept from June 1, 2023 until June 30, 2023 for review and comment.

Comments received during the planning process are included in the Attachment section of the Annual Action Plan. By following the Township's Citizen Participation Plan, the Township receives input from stakeholders and residents to fund activities that address the Township's housing and community development needs identified in the Five Year Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	A public hearing was held on February 22, 2023 at 10 AM to discuss the housing and community development needs of the Township. There were six (6) attendees.	The following comments were received: There is a need for senior service facilities and mental health programming; There is a need to improve Township park facilities; There is a need for financial support for food pantries; There is a need for affordable housing; and There is a need for psychiatric rehabilitation services.	Not applicable.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Non-targeted/broad community	A public hearing was held on June 16, 2023 at 10 AM to discuss the draft FY 2022 Annual Action Plan.		Not applicable.	Not applicable.

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Township of Abington will receive a total allocation of \$730,982 in CDBG funds for the FY 2023 program year. The Township’s FY 2023 CDBG program year starts on October 1, 2023 and concludes on September 30, 2024.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Public Improvements	730,982	0	0	730,982	750,000	The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. The Township is funding seven (7) CDBG projects in FY 2023.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Township completed its subrecipient contract for HOME funds through the Pennsylvania Department of Community and Economic Development (DCED) HOME Investment Partnership Program during the FY 2022 program year. HOME funds were used for housing rehabilitation activities. The Township will consider applying to DCED for HOME funds in the future. The Township will not leverage FY 2023 CDBG funds for other grants during the program year.

CDBG/HOME sub-recipients are encouraged to leverage additional resources (such as private, state and local funds) for projects. Subrecipients are required to submit matching fund sources in the subrecipient contracts. The Township assists sub grantees to match federal grants with the following private, state, and other sources:

- Low-Income Housing Tax Credit Program (LIHTC)
- Pennsylvania Housing Finance Agency (PFHA)
- HUD Section 202 Housing for the Elderly
- HUD Section 811 Housing for the Disabled
- Section 8 Rental Assistance Program
- Shelter Plus Care
- Pennsylvania Department of Community and Economic Development (DCED)
- Federal Home Loan Bank (FHLB)
- Financial Institutions – Several local financial institutions have developed flexible underwriting criteria to encourage homeownership

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Township has not designated any publicly owned land or property within the jurisdiction that will be used for future development to address the needs identified in the Plan.

Discussion

During the FY 2023 CDBG Program Year (October 1, 2023 through September 30, 2024), CDBG funds will be used to address the following priority needs:

- Housing Needs
- Community Development Needs
- Administration, Planning, and Management Needs

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AM-1 Overall Coordination	2020	2024	Administration, Planning, and Management	Areawide	Administration, Planning, and Management Need	CDBG: \$146,196	Other: 2 Other
2	CD-1 Community Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Areawide	Community Development Need	CDBG: \$484,786	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,297 Persons Assisted
3	HS-3 Housing Rehabilitation	2020	2024	Affordable Housing	Areawide	Housing Need	CDBG: \$100,000	Rental Units Rehabilitated: 4 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	AM-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.
2	Goal Name	CD-1 Community Facilities and Infrastructure
	Goal Description	Improve the Township’s public facilities and infrastructure through rehabilitation, reconstruction, and new construction.

3	Goal Name	HS-3 Housing Rehabilitation
	Goal Description	Conserve and rehabilitate existing affordable housing units occupied by owners and renters by addressing code violations, emergency repairs and handicap accessibility.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

It is estimated that the Township will provide emergency housing repairs to four (4) low-income households.

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Projects

AP-35 Projects – 91.220(d)

Introduction

In order to address the identifiable needs of the Township of Abington, the proposed FY 2022 One-Year Action Plan proposes the following activities:

Projects

#	Project Name
1	Administration
2	Fair Housing
3	Infrastructure Improvements (LMI Area Paving)
4	Infrastructure Improvements (Inclusive Playground Site Accessibility Improvements)
5	Infrastructure Improvements (Rubicam Avenue Playground Equipment Replacement)
6	Infrastructure Improvements (Grove House Rehabilitation/ADA Design Phase)
7	Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations and priorities were established through discussions with Township decision makers, meetings with stakeholders, survey responses, and public meetings. The largest obstacle to addressing the Township's underserved needs are financial in nature; there is a need for additional federal, state, and local funding to undertake additional housing and community development projects.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration
	Target Area	Areawide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Need
	Funding	CDBG: \$145,196
	Description	CDBG program administration.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	54,780 people 2011-2015 ACS Total Population Abington
	Location Description	Township of Abington, 1176 Old York Road, Abington, PA 19001
	Planned Activities	Matrix Code: 21A General Program Administration 570.206
2	Project Name	Fair Housing
	Target Area	Areawide
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Need
	Funding	CDBG: \$1,000
	Description	Fair housing training, seminars, outreach & education.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	54,780 people 2011-2015 ACS Total Population Abington
	Location Description	Township of Abington, 1176 Old York Road, Abington, PA 19001
	Planned Activities	Matrix Code: 21 D Fair Housing Activities 570.206(c)
3	Project Name	Infrastructure Improvements (LMI Area Paving)
	Target Area	Areawide

	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: \$135,996
	Description	Road reconstruction in LMI eligible areas of the Township.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1,000 LMI households
	Location Description	LMI eligible Block Groups
	Planned Activities	Matrix Code: 03K Street Improvements 24 CFR 570.201(c) National Objective: LMA Low/mod limited area benefit: activities which benefits a service area, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)
4	Project Name	Infrastructure Improvements (Inclusive Playground Site Accessibility Improvements)
	Target Area	Areawide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: \$231,790
	Description	Construction of an inclusive park and playground in Roychester Park. CDBG funds will be used to provide ADA improvements to the existing park playground.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	297 children under the age of 18 with any disability 2011-2015 ACS
	Location Description	Roychester Park, 1819 Harding Avenue, Abington, PA 19001
	Planned Activities	Matrix Code: 03Z Other Public Improvements Not Listed in 03A-03T 24 CFR 570.201(c) National Objective: LMC Low/mod limited clientele benefit: activities which benefits a limited clientele, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)(2)

5	Project Name	Infrastructure Improvements (Rubicam Avenue Playground Equipment Replacement)
	Target Area	Areawide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: \$77,000
	Description	Rubicam Avenue pedestrian and stormwater improvements.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1,000 households
	Location Description	Rubicam Avenue Playground, Rubicam Avenue and Franklin Avenue, Willow Grove, PA 19090.
	Planned Activities	Matrix Code: 03F Parks, Recreational Facilities 24 CFR 570.201(c) National Objective: LMA Low/mod limited area benefit: activities which benefits a service area, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)
6	Project Name	Infrastructure Improvements (Grove House Rehabilitation/ADA Design Phase)
	Target Area	Areawide
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: \$40,000

	Description	The Grove House, located in Grove Run Park, is currently used as administrative space by Abington’s Shade Tree Commission. Following the rehabilitation of this house, this building will contain space for administrative offices for various community-based Township initiatives, including the Shade Tree Commission, Environmental Action Committee, and others that may be added in the future. Additionally, the first floor will become a community meeting space and Township information outpost for residents in the neighborhood. The design of the building will address accessibility issues and bring it up to code standard for public occupancy. This stage will serve as funding to engage design professionals to ensure that all rehabilitation goals are met.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1,000 LMI households
	Location Description	Grove House, 1383 Easton Rd Roslyn, PA 19001
	Planned Activities	Matrix Code: 03E Neighborhood Facilities 24 CFR 570.201(c) National Objective: LMA Low/mod limited area benefit: activities which benefits a service area, at least 51 percent of whom are low- or moderate-income persons. 570.208(a)
7	Project Name	Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)
	Target Area	Areawide
	Goals Supported	HS-3 Housing Rehabilitation
	Needs Addressed	Housing Need
	Funding	CDBG: \$100,000
	Description	Willow Grove CDC Rental Property Rehabilitation.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	4 LMI Households
	Location Description	Willow Grove CDC, 210 Cedar Avenue, Willow Grove, PA 19090

Planned Activities	Matrix Code: 14A Rehabilitation: Single-Unit Residential 24 CFR 570.202(a)(1) National Objective: LMH Low/mod housing benefit: activities carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households. 570.208(a)(3)
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Township of Abington will direct CDBG funds areawide.

HUD defines an Area of Minority Concentration as, “A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.”

The racial and ethnic demographics of the total population of the Township of Abington according to the 2011-2015 American Community Survey was: 75.95% White; 12.58% Black or African American; 0.03% Native American; 4.99% Asian; 0.00% Pacific Islander; 0.06% from other races; 2.20% from two or more races; and the Hispanic or Latino population of any race was reported as 4.21%. Based on the HUD definition there are three (3) areas in the Township that have a minority population over 32.58%. The areas are: CT 2016.06 (50.98% minority), CT 2016.03 (48.77% minority), and CT 2016.04 (39.91% minority). These CTs border each other and are located in the northwestern corner of the Township.

The following Census Tracts and Block Groups qualify as low- and moderate-income based on the Upper Quartile Exception Criteria established by HUD for the Township of Abington: CT 201607 BG 1 69.78%; CT 201706 BG 1 59.62%; CT 201606 BG 1 57.21%; CT 201605 BG 2 50.77%; CT 201501 BG 3 50.41%; CT 201704 BG 2 49.42%; CT 201603 BG 3 45.45%; CT 201607 BG 2 44.56%; CT 201606 BG 2 43.45%; CT 201800 BG 1 41.23%; CT 201902 BG 2 40.74%; and CT 201604 BG 2 40.59%. The Township of Abington has an overall low- and moderate-income percentage of 30.80% and an upper quartile limit of 40.59%.

Geographic Distribution

Target Area	Percentage of Funds
Areawide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Township of Abington has allocated its CDBG funds for FY 2023 based on which activities will principally benefit low- and moderate-income persons.

The public facilities and infrastructure projects have a low- and moderate-income service area benefit or

clientele.

The Housing activities have an income eligibility criterion; the income requirement restricts funds only to low- and moderate-income households in the Township.

Discussion

Under the FY 2023 CDBG Program, the Township of Abington will receive a grant in the amount of \$730,982 for activities during the program year. The Township allocated its FY 2023 CDBG allocation to \$146,196 for General Administration and Fair Housing activities. The balance of funds (\$584,786) will be allocated to: activities which principally benefit low- and moderate-income persons in the amount of \$484,786 for public facilities and infrastructure projects and \$100,00 for housing projects.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Township of Abington will utilize its CDBG funds to provide rental housing rehabilitation assistance for eligible low- and moderate-income persons that are renters with Willow Grove CDC.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

During the FY 2023 CDBG program year, the Township of Abington does not plan to fund any projects that will produce new units or acquire existing units. The Township of Abington will fund the following project to sustain affordable housing to four (4) LMI owner households:

- CD-23-07 Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)

AP-60 Public Housing – 91.220(h)

Introduction

The Montgomery County Housing Authority (MCHA) is the public housing agency that serves all 62 municipalities in Montgomery County, including the Township of Abington. The Housing Authority supports 550 units of public housing under and owns and manages 526 units of public housing. Additionally, the Housing Authority is authorized to administer up to 2,814 Housing Choice Vouchers for low- to moderate-income households for rental units in the County. The Housing Authority also administers Veteran Affairs Supportive Housing (VASH), and Family Unification Program (FUP) and Non-Elderly Disabled Vouchers. The MCHA is also a partner in the mixed finance development of two Low Income Housing Tax Credit (LIHTC) properties, Crest Manor and North Hills Manor. Crest Manor is located in Abington Township. The property consists of 46 affordable rental units: 24 public housing units; 16 project-based voucher units; and 6 non-subsidized affordable housing units.

Actions planned during the next year to address the needs to public housing

The Montgomery County Housing Authority plans to allocate the following FY 2021 funds (\$1,362,722) for its public housing units:

- Operations \$265,344.40
- Administration \$132,672.20
- General Capital Activity \$928,705.40

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Montgomery County Housing Authority encouraged and supported Resident Advisory Boards and provided advisory and counseling services to its residents. The MCHA continues to implement the Resident Opportunities and Self-Sufficiency Programs. Through the Self-Sufficiency Programs, the MCHA has successfully graduated a number of families into home ownership opportunities.

MCHA works closely with the Township of Abington and local social service providers to offer residents opportunities by connecting the residents to available housing programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

According to HUD guidelines and standards and their annual assessments tools, the MCHA is classified as a 'High-Performing' Public Housing Authority. Therefore, no assistance was needed to improve operations

of this Public Housing Authority.

Discussion

The Township of Abington has identified that there is a need for decent, safe, and sanitary housing that is affordable and accessible to address the households affected by housing problems, severe housing problems, and housing cost burdens. The largest income group affected by housing problems is the extremely low-income households. The Montgomery County Housing Authority is an important part of the Township of Abington’s housing strategy. MCHA is the primary assisted housing provider of housing for extremely low income, very low income, and lower income residents of Montgomery County and the Township of Abington.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Montgomery County Office of Housing and Community Development is the Collaborative Applicant responsible for facilitating Your Way Home Montgomery County's PA-504 Continuum of Care (CoC) Program Competition issued by the federal department of Housing and Urban Development (HUD), including the review, rating, and ranking of new and renewal projects that provide housing and services for residents experiencing or at imminent risk of homelessness using these federal dollars.

Abington will support the efforts of human service agencies, social service providers, and other organizations that provide services and assistance to individuals and families who are homeless or at imminent risk of becoming homeless. The Township of Abington does not receive Emergency Shelter Grant (ESG) funds to assist with homeless needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Your Way Home (YWH) Call Center is a centralized system for screening and intake for Montgomery County residents in need of housing. Instead of calling individual shelters, those experiencing homelessness or those at-risk of becoming homeless can call one toll-free number and may be connected to appropriate services. Calls to the Center are answered by operators at NJ 2-1-1, which has access to up-to-date data about which providers have space available, if the caller needs emergency shelter.

Abington supports the efforts of area organizations and will issue certificates of consistency for projects that provide supportive services, transitional, and supportive permanent housing options to homeless persons in Montgomery County.

Addressing the emergency shelter and transitional housing needs of homeless persons

For individuals and families who are experiencing homelessness, emergency shelters offer temporary housing, often for a maximum of 30 days. There are several emergency shelters in Montgomery County. Individuals experiencing homelessness, call the Your Way Home Call Center.

The CoC has set up three (3) Housing Resource Centers (HRC) that serve as a central location for coordinated response to housing crises for the most vulnerable families and individuals who are experiencing homelessness or at-risk for homelessness in Montgomery County.

Families and individuals referred to an HRC from the Your Way Home Call Center work with a Housing Stability Coach to develop and achieve a personalized Housing Stability Plan based on their own goals,

strengths and assets.

A Housing Locator Specialist with deep knowledge and relationships in the local rental housing market will then connect HRC clients to suitable housing.

In addition, HRCs will connect these families and individuals with mainstream and community resources, including food, shelter, childcare, primary and behavioral healthcare, budget counseling, career counseling and educational opportunities as needed. The Township of Abington is served by the North Penn HRC.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The member agencies of the CoC provide supportive services to homeless persons to prepare them to make the transition from homelessness to permanent housing. The CoC, through the Your Way Home (YWH) Permanent Housing Subcommittee, is working with landlords, builders and other housing providers to formulate policies and implement strategies for increasing permanent and PSH opportunities. The CoC has found that the first year after moving into permanent housing is the most critical in the program to end homelessness. Using the Coordinated Assessment System to make timely, appropriate referrals as vacancies become available the team will increase the number of PSH beds for persons experiencing chronic homelessness. It is imperative that supportive services be provided on an intensive case management basis to ensure the success of permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Montgomery County Department of Health and Human Services (DHHS) provides referral services and case management to persons being discharged from publicly funded institutions and systems of care, such as state mental institutions, health care facilities, foster care and correctional facilities. Cases are also referred to local social service agencies for follow-up and additional services available in the

community.

Discussion

Abington Township is funding the following FY 2023 activities that will address homeless and other special needs:

- CD-23-01 Administration
- CD-23-02 Fair Housing
- CD-23-07 Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)

Abington does not receive an ESG entitlement, but Montgomery County is an ESG direct entitlement grantee. Montgomery County will receive \$291,218 in FY 2023 ESG funds and has allocated ESG funding to the following activities:

- Rapid Re-Housing (ESG \$94,648) – Funds will support Rapid Re-housing Rental Subsidies and case management services to homeless individuals and families referred through the Your Way Home program.
- Short Term Housing (ESG 174,730) – To provide emergency shelter operation funding for Montgomery County residents experiencing homelessness.
- Administration (ESG \$21,840) – For administration of the ESG program.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Township will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The Township of Abington completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan.

The Township is committed to removing or reducing barriers to the development of affordable housing whenever possible. A variety of actions include, among others, to reduce the cost of housing to make it affordable:

- Provide developers with incentives for construction of affordable housing.
- Restructuring of fees for construction, tap-ins, plan review, etc.
- Consider changes to the Zoning Code to increase affordable housing development.
- Modifying development standards to increase density.
- Reuse of the 2nd and 3rd floors in the business district to promote new residential housing units.

From the Township's AI, the following impediment, goal, and strategies were identified in respect to public policies:

Impediment 4: Public Policy - The Township, in conjunction with the Montgomery County Planning Department, has been working on revising its Zoning Ordinance in accordance with the latest model codes. The Township needs to continue to move forward and complete this major revision to its Zoning Ordinance to bring it into compliance with the Federal Fair Housing Act, Section 504, the Americans with Disabilities Act, and related statutes, regulations, and executive orders.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Goal: Complete the work on the revisions to the Township's Zoning Ordinance to promote and affirmatively further fair housing by revising its purposes, definitions, and land use regulations. The strategies to achieve this goal include:

4-A: Revise the Zoning Ordinance to include additional definitions, statements, and revisions.

4-B: Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land

use as it applies to protected classes under the Fair Housing Act.

4-C: Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the Township.

4-D: Encourage LMI, minority, and protected class resident participation in the various Township Boards and Commissions.

The Township will continue to undertake the following actions through CDBG and HOME funding:

- Township will leverage its financial resources and apply for additional public and private housing funding.
- Continue to provide funds for housing rehabilitation for both owner and renter occupied housing units.
- Use of state funds to abate housing units from lead based paint hazards.
- Encourage higher density new housing construction in commercial areas with access to transportation.

Discussion:

The Township of Abington will fund the following affordable housing projects with FY 2023 CDBG funds:

- CD-23-01 Administration
- CD-23-02 Fair Housing
- CD-22-07 Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)

AP-85 Other Actions – 91.220(k)

Introduction:

The Township of Abington has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting the underserved needs in the Township of Abington is the limited financial resources available to address the priorities identified in the Five Year Consolidated Plan and the lack of affordable housing. The Township of Abington is not a HUD entitlement jurisdiction under the HOME program. Therefore, resources for housing activities are limited. Under the FY 2023 CDBG Program the Township will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds.
- Continue to provide financial assistance for housing rehabilitation.
- Continue to provide funding for public service activities.
- Continue to do provide public facility improvement.

Actions planned to foster and maintain affordable housing

The Township of Abington will fund the following affordable housing projects with FY 2023 CDBG funds:

- CD-23-01 Administration
- CD-23-02 Fair Housing
- CD-22-07 Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation)

The Montgomery County Housing Authority will continue to fund the following activities to foster and maintain affordable housing in the Township of Abington:

- Continue to provide Housing Choice Vouchers and public housing units.
- Continue to rehabilitate and make improvements to public housing units.

Actions planned to reduce lead-based paint hazards

The Township of Abington will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule) for its Housing Rehabilitation Program. In order to meet the requirements of the new lead-based paint regulations, the Township of Abington will take

the following actions regarding housing rehabilitation:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable Standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities.

Actions planned to reduce the number of poverty-level families

Based on 2015-2019 American Community Survey data, approximately 5.0% of the Township of Abington's residents lived in poverty, which is less than Montgomery County's poverty rate of 6.0%. It was estimated that 1,442 persons living below poverty level were families and 1,306 persons living below poverty level were non-families. Families with female householder, no spouse present, were the cohort most affected by poverty at 40.9% estimated living below the poverty level. The Township's goal is to reduce the extent of poverty by actions the Township can control and through work with other agencies and organizations. During this program year, the Township will fund:

- CD-23-01 Administration

Actions planned to develop institutional structure

The Township of Abington Department of Community Development will coordinate activities among the public and private agencies and organizations in the Township. This coordination will ensure that the goals and objectives outlined in the FY 2020-2024 Five Year Consolidated Plan will be effectively addressed by more than one agency. The staff of the Department of Community Development will facilitate and coordinate the linkage between these public and private partnerships and develop new partnership

opportunities in the Township.

This coordination and collaboration between agencies is important to ensure that the needs of the residents of Abington are being addressed. The main agencies that are involved in the implementation of the Plan, as well as additional financial resources that are available are the following:

Public Agencies - Township of Abington Department of Community Development – is responsible for administration of the CDBG program. Montgomery County Housing Authority – is responsible for administering Housing Choice Vouchers and public housing units.

Non-Profit Agencies - There are several non-profit agencies that serve low-income households in the Township. The Township continued to collaborate with these agencies.

Private Sector - The private sector is a key collaborator in the services and programs associated with the Five Year Consolidated Plan. The private sector brings additional financial resources and expertise that can be used to supplement existing services in the Township. Examples of these private sectors are: local lenders, affordable housing developers, business owners, community and economic development organizations, healthcare organizations, and others. The Township will continue to collaborate with local financial institutions, private housing developers, local realtors, etc.

Actions planned to enhance coordination between public and private housing and social service agencies

The Township of Abington is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the Township of Abington. The Township solicits funding requests for CDBG funds annually. The Department of Community Development staff provides help and assistance as needed to assist these public agencies that receive CDBG funding.

During this program year, the Township funded Project CD-23-01 Administration in the amount of \$145,196 to accomplish this.

Discussion:

The Department of Community Development has the primary responsibility for monitoring the Township's Consolidated Plan and Annual Action Plan. The department maintains records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. Service area documentation is achieved through scheduling activities, drawdown of funds, and maintenance of budget spread sheets which indicate the dates of expenditures. Program modifications are considered if project activities are not able to be completed within the allowable time limits of the grant. The department is

also responsible for the on-going monitoring of any sub-recipients for similar compliance.

The Department of Community Development has a "monitoring process" that is directed to the following:

- Program Performance
- Financial Performance
- Regulatory Compliance

The Township responsibility is to ensure that Federal Funds are used in accordance with all program requirements, determining the adequacy of performance under sub-recipient agreements; and taking appropriate action when performance problems arise. The Department of Community Development developed a "monitoring checklist" that is utilized when programs and activities are reviewed. A checklist, was developed in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform administrative Requirement for Grants and Cooperative Agreements of State and Local Governments.

CDBG funded activities are monitored periodically, during the construction phase and a final inspection is performed which details the cost benefit and benefit to low/moderate income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. The Township also reviews all affordable housing projects it has funded to insure compliance with all CDBG Program requirements. Copies of financial statements and audit reports are required and kept on file. For those activities, which trigger Davis-Bacon Wage Rates, employee payrolls are required prior to payment and on-site employee interviews will be held.

These monitoring standards are required for all administered projects and sub-recipient activities. For each activity authorized under the National Affordable Housing Act, the department has established fiscal and management procedures that will ensure program compliance and fund accountability. The monitoring process is an ongoing system of planning, implementation, communication and following up.

In the planning stage, sub-recipients are required to submit "proposals for funding". These proposals are reviewed by the department for eligibility, recommendations, and are then forwarded to the Township's Manager and Township Board of Commissioners for final funding approval. After a sub-recipient is approved for funding, the Community Development staff conducts "orientation" meetings to provide agencies information on their regulatory, financial and performance responsibilities. In addition, the monitoring process is outlined for the groups who are then guided into the "implementation" phase of the project. A scope of services and budget are finalized and the contract with each agency is executed.

The Township monitors its performance with meeting its goals and objectives with its Five Year Consolidated Plan. It reviews its goals on an annual basis in the preparation of its CAPER and makes adjustments to its goals, as needed.

The Township has a Section 3 Plan that to the greatest extent possible, provides job training, employment,

and contract opportunities for low- or very low-income residents in connection with projects and activities in their neighborhoods.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The Township of Abington will receive an allocation of CDBG funds in the amount of \$730,982 for FY 2023 and does not anticipate receiving program income during the program year. Since the Township receives a CDBG allocation, the questions below have been completed as applicable.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

Under the FY 2023 CDBG Program, the Township of Abington will receive a grant in the amount of \$730,982. The Township budgeted \$146,196, or 19.99%, for General Administration and Fair Housing activities. The balance of funds (\$584,786) will be allocated to: activities which principally benefit low- and

Annual Action Plan 60
2023

moderate-income persons in the amount of \$484,786 (82.90%) for public facilities and infrastructure projects and \$100,000 (17.10%) for housing rehabilitation projects.

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**NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING FOR
FY 2023 ANNUAL ACTION PLAN AND AMENDMENT TO FYs 2019 AND 2021
ANNUAL ACTION PLANS FOR THE TOWNSHIP OF ABINGTON, PA**

Notice is hereby given that the Township of Abington, Montgomery County, Pennsylvania has prepared an Annual Action Plan for FY 2023 and amendments to the FYs 2019 and 2021 Annual Action Plans. In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), these plans will be on public display for a period of 30 days, beginning June 1, 2023 until June 30, 2023 at the following locations:

**PHYSICAL COPY: The Township of Abington
Department of Community Development
1176 Old York Road, Abington, PA 19001**

ELECTRONIC COPY: <https://www.abingtonpa.gov/cd>

These plans are available for public inspection during normal business hours of operation. An electronic copy may be obtained by emailing khamm@abingtonpa.gov. Written or oral comments will be accepted until June 30, 2023. Comments may be directed to Ms. Kimberly Hamm, Director of Community Development, 1176 Old York Road, Abington, PA 19001, or emailed to khamm@Abingtonpa.gov, or phone at (267) 536-1019.

A public hearing will be held on June 16, 2023 at 10:00 AM at the Township Building, 1176 Old York Road, First Floor Conference Room, Abington, PA 19001 and by virtual conference call. There are two ways for the public to virtually participate in the meeting. Residents can access the meeting online, by a computer, iPad, iPhone or Android at <https://us06web.zoom.us/j/81236542554>. This link will enable residents to hear the meeting, see presentations, and make public comment. There will be no video capabilities. Residents who are unable to join online can listen to the meeting by calling 1-929-436-2866 and entering the meeting ID number 812 3654 2554 when prompted.

Any person requiring an interpreter for the hearing impaired or the visually impaired should contact Ms. Hamm at least five-(5) calendar days prior to the meeting and an interpreter will be provided. In addition, hearing-impaired persons may call Pennsylvania Relay at 711. Any non-English speaking person wishing to participate the public hearing should contact Ms. Hamm at least five (5) calendar days prior to the meeting and a language interpreter will be provided. Cualquier persona que no habla Inglés que deseen asistir a la audiencia pública deben comunicarse con la Sra Hamm cinco (5) días calendario antes de la reunión y un intérprete de lenguaje se proporcionará.

The purpose of the public hearing is to present the FY 2023 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds in the amount of \$730,982, as well as amendments to the FYs 2019 and 2021 Annual Action Plans. The Township intends to submit these documents to HUD on or before August 15, 2023.

The following CDBG activities are proposed for funding under the FY 2023 Annual Action Plan:

1. Administration - \$145,196
2. Fair Housing - \$1,000
3. Infrastructure Improvements (Low/Moderate Income Area Paving) - \$135,996
4. Infrastructure Improvements (Inclusive Playground Site Accessibility Improvements) - \$231,790
5. Infrastructure Improvements (Rubican Ave. Playground Equipment Replacement) - \$77,000
6. Infrastructure Improvements (Grove House Rehabilitation/ADA Design Phase) - \$40,000
7. Affordable Housing Rehabilitation (Willow Grove CDC Rental Property Rehabilitation) - \$100,000

TOTAL \$730,982

Additionally, the Township of Abington is substantially amending its FYs 2019 and 2021 Annual Action Plans to reallocate CDBG and CDBG-CV funds. The following changes will be made:

1. FY 2019 Annual Action Plan – Reduce CV-Small Business Assistance by \$20,000 and reallocate the CDBG-CV funds to the existing CV-LMI High Speed Internet Connectivity project for a new budget total of \$40,000.
2. FY 2019 Annual Action Plan – Reduce CV-Small Business Assistance by \$90,000 and reallocate the CDBG-CV funds to the existing CV-Food Pantry project for a new budget total of \$180,000.
3. FY 2019 Annual Action Plan – Reduce CV-Small Business Assistance by \$45,000 and reallocate the CDBG-CV funds to a new project CV-Hedwig House FSIP for a budget total of \$45,000.
4. FY 2019 Annual Action Plan – Reduce CV-Small Business Assistance by \$90,000 and reallocate the CDBG-CV funds to a new project CV-Redeemer Valley Farm Facility Expansion for a budget total of \$90,000.
5. FY 2021 Annual Action Plan – Reduce Old Welsh Road Sidewalks by \$75,000 and reallocate the CDBG funds to a new project Salem Baptist Gymnasium ADA Improvements for a budget total of \$75,000.

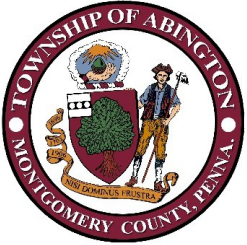
The plans will be submitted to the Township’s Board of Commissioners on July 13, 2023 at 7:00 PM, at which time these documents will be presented for approval at the regularly scheduled Board of Commissioners’ Meeting.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and use of Federal funds.

Honorable Thomas Hecker, President
Township of Abington Board of Commissioners



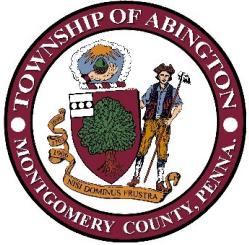
*2023 CDBG Annual Action Plan,
2019 AAP CDBG-Cv, & 2021 AAP CDBG
Amendments*



2023 Annual Action Plan Schedule

Date	Milestone
Feb. 22, 2023	Public Hearing #1 “Needs Hearing”
Feb. 23, 2023	Application Training Session for Prospective Applicants
Mar. 17, 2023	Applications Due for Grant Consideration
April 2023	Preliminary decisions made on grantee awards
May 11, 2023	Presentation of Draft to the Board of Commissioners
June 1-30, 2023	Public Display of Draft
June 16, 2023	Public Hearing #2
July 13, 2023	Presentation of Final Plan for Approval by the Board of Commissioners
August 15, 2023	Deadline for Submission to HUD

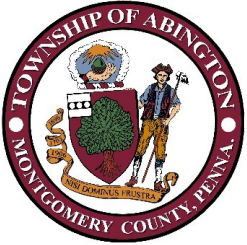
Updated April 18, 2023



Proposed PY2023 Annual Action Plan Activities

Activity	Amount
Administration (20% cap)	\$145,196
Fair Housing	\$1,000
Infrastructure Improvements - Low/Moderate Income Area Paving	\$135,996
Infrastructure Improvements - Inclusive Playground Site Accessibility Improvements	\$231,790
Infrastructure Improvements - Rubicam Ave. Playground Equipment Replacement	\$77,000
Infrastructure Improvements - Grove House Rehabilitation/ADA Design Phase	\$40,000
Affordable Housing Rehabilitation - Willow Grove CDC Rental Property Rehabilitation	\$100,000
TOTAL *	\$730,982*

*Estimated Allocation Based on data from
https://www.hud.gov/program_offices/comm_planning/budget/fy23

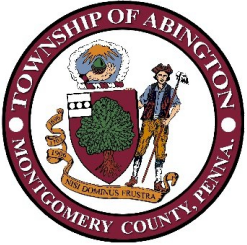


Substantial Amendments for FY 2019

Reduce	Increase	Amount	Total
CV-Small Business Assistance (2019-15)	CV LMI High-Speed Internet Connectivity	\$20,000	\$40,000
	Food Pantry (2019-16)	\$90,000	\$180,000

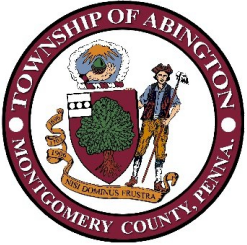
Reduce	Create	Amount
CV-Small Business Assistance (2019-15)	Hedwig House FSIP	\$45,000
	Redeemer Valley Farm Facility Expansion	\$90,000

\$60,000 remaining in SBA



Substantial Amendments for FY 2021

Reduce	Create	Amount
Old Welsh Road Sidewalks (2019-XX)	Salem Baptist Gymnasium ADA Improvements	\$75,000



2023 Annual Action Plan Schedule

Date	Milestone
Feb. 22, 2023	Public Hearing #1 “Needs Hearing”
Feb. 23, 2023	Application Training Session for Prospective Applicants
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August 15, 2023	Deadline for Submission to HUD

Updated April 18, 2023



Thank you