

East Pikeland Township – Open Space Committee

October 21, 2014

- 1. Meeting called to order by the Chairman, Rusty Strauss at 7:07**

Present: Rusty Strauss, John Schott, George Irwin, Marilyn Randolph, Stock Illoway, Lee Johnson, Kersten Appler

Absent: Martin Sheehan, Frank Giardina

Guest: Jonathan Gayle

- 2. John moved and Marilyn seconded the approval of the September 16 minutes with minor corrections and additions.**
- 3. Brownfields (Shrawder) – The township has obtained an appraisal and is interested in purchasing this property at the appraised value. The committee made minor corrections to the draft letter to be directed to the principals of Brownfields, L.P. Rusty will be available to discuss this further with the principals.(Draft letter attached)**
- 4. Mary Scott Letter – We discussed our motion to have the Board of Supervisors seek an appraisal of the entire property. Stock will talk to Jeff Effgin and Terry Brett about a 27,000 sq. ft. rectangle. Stock will determine if Jeff is interested in this corner.**
- 5. Davis Property – Extensive discussions were held on potential uses for this property including input from our guest, Jonathan Gayle.**

A meeting is to be held 9/27 with Rusty Kim, Al Koons on this property to include parking for the fair, and ball fields. There are tax problems with the property associated with it's sale. There xare concerns associated with the costs to improve and a desire not to have these costs fall on the Township. Stock will talk to Kim about available grants.

Jonathan Gayle expressed interest in developing a conference center in the woods.

- 6. French Creek Trail – Concerns with extending beyond Hares Hill Road. There are three options with heading west.**

If we extend through Kimberton Waldorf School there is a question of whether we can add easements to their property.

A meeting is scheduled for November 7 to see if we can connect through their property.

- 7. Rusty brought us up to date on the “Devault Line” connections. The Committee reviewed the trail maps and how East Pikeland is involved in these trails.**

- 8. East Pikeland Elementary School. - We discussed the land behind the school and preservation of the school. This school is on the agenda for the school district on their meeting of the 27th.**

The new elementary school is scheduled to be occupied in the 2017 school year. We should let the school district know that we have funds to put easements on the property.

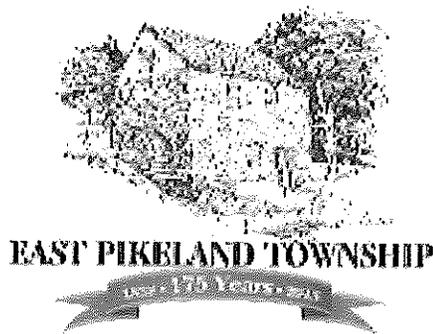
- 9. Piazza Property – Our contact is Scott Williams, broker. Lee has obtained positive feed back from Piazza. He is open to preserving the land. There are 30 acres and a house on Hares Hill Road. They have an appraisal of 1.89 million. Are we interested in buying?. We should keep talking.**

- 10. Database – No updates**

- 11. Stock moved and John seconded the adjournment of the meeting.**

Respectfully submitted,

George M. Irwin, Secretary



Via email to Mike Holmes (mikehfm@comcast.net)

October 20, 2014

Mike Holmes
James Shrawder
Brownfields, LP
1000 Township Line Road, Ste 6
Phoenixville, PA 19460

Re: 26-3-112, 1009 Township Line Road

Mike & Jim:

As you had previously authorized, the township obtained an appraisal for your property on Township Line Road. The township is interested in purchasing the property in order to complete the French Creek Trail to Township Line Road and to create a trailhead.

Township ordinance sets forth the procedures that must be followed for the acquisition of open space. The appraisal establishes the highest and best use market value of the subject property. The township is interested in the unrestricted purchase of the property at the appraised value of \$85,000. A member of the Open Space Committee would be willing to meet with you to discuss the appraisal details. If you should desire a second appraisal, that would be at your expense.

If you are satisfied with this offer, the next step would be the execution of a memorandum of understanding (MOU) between the property owners and the Township. The memorandum would acknowledge a general understanding between the parties to acquire the property and the steps to be undertaken as part of this process. The MOU would be followed by an Agreement of Sale which would specify the terms of the acquisition.

If you choose not to accept our offer to purchase the property; ^{; another} ~~the other~~ option would be for you to grant the township an easement. Based on the appraisal, the township would be authorized to offer \$23,500 for a trail and trailhead easement. Please contact me in the township office so that we may discuss this offer and the steps to be taken. Thank you for your consideration.

Sincerely,

Kimberly Moretti
Township Manager