

**East Pikeland Township
Open Space Committee**

**Meeting Minutes
November 20, 2018**

Meeting called to order at 7:00pm

Present: Rusty Strauss, Stock Illoway, John Schott, Lori Beck, & Betsy Burns

Absent: Kersten Appler & Martin Sheehan

Guests: Jonathan Gayl, Chris Meszaros, & Michael Wolf

Staff: Michelle Rubin

Minutes from the October meeting were approved with no changes.

Michelle reported that the open space fund is \$5.178M.

New Business

1. Bond Presentation—Michael Wolf, Boenning & Scattergood Inc.
 - The committee listened to a presentation from Michael Wolf, a finance counselor, about bonds and the committee's financing options.
2. December Meeting
 - The committee would like to keep the December meeting an option for now.

Old Business

1. Brief Property Updates
 - Pikeland Glen
 - A meeting between the Township and developer will be held in the next few weeks. Michelle will keep the committee updated and send the appraisal to the committee.
 - Stock reported that he will attend a meeting with the Township and French and Pickering Creeks Conservation Trust about Open Space financing options.
 - East Pikeland Elementary School
 - Michelle reported that the appraisal for the school was \$3.5M.
 - The committee members discussed the appraisal and believe it's too high for the property. They don't believe that the school in its current state is worth that and that the comparable properties listed are not similar. John Schott specifically indicated that he felt the comparables used were not relevant as they favored 5 new office buildings with different zoning in industrial parks, not in R2.
 - Guest, Chris Meszaros reported that the School District's appraisal for the old school property was \$3.5M for the vacant ground and \$6.7M for the land including the building.
 - He asked the Township to reconsider their interest in the old school property.
 - Kolb—No updates.
 - Wagner—No updates.
 - Graham
 - Michelle and Betsy attended the most recent walk of the property and will post pictures on Dropbox. Nothing else to report from the walk.
 - Michelle reported that the Board of Supervisors is still considering the best way to preserve the property. Along with a conservation easement they are also considering a Declaration of Public Trust.
 - The Committee asked if public access should be included in the lease.

- Davis—No updates.
 - Steimer—No updates.
 - Dixon—No updates.
 - Harpoon Louie's—No updates.
 - Waterworld—No updates.
 - Brimful Farm—No updates.
2. Volunteer Appreciation Dinner 12/6 @ 6pm
- Michelle collected RSVPs from Committee members.

Public Comment

None.

Adjourned at 8:30pm