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BEFORE THE BOARD OF COMMISSIONERS
OF CHELTENHAM TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PUBLIC HEARING

Wednesday, November 16, 2011
Commencing at 7:40 p.m.

Curtis Hall
Greenwood Avenue and Church Road
Wyncote, Pennsylvania

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2 BEFORE:
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4 HARVEY PORTNER, PRESIDENT
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6 ART HAYWOOD, VICE PRESIDENT
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8 MICHAEL SWAVOLA, WARD 5
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10 CHARLES D. McKEOWN, WARD 7
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12 MORTON J. SIMON, JR., WARD 6
13
14 KATHY A. HAMPTON, WARD 4
15
16 J. ANDREW SHARKEY, WARD 1
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18 DAVID M. LYNCH, TOWNSHIP ENGINEER
19
20 JOSEPH BAGLEY, ESQUIRE, SOLICITOR
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1 2 PRESIDENT PORTNER: Next on our
2 3 agenda, item seven, it's a public hearing to receive
3 4 any and all comments regarding the adoption of an
4 5 ordinance creating a Glenside Business Improvement
5 6 District.

6 7 I'd like to call on our assistant
7 8 township manager, Bryan Havir, to give us an update and
8 9 frame the whole process that we're talking about.

9 10 Mr. Havir.

10 11 MR. HAVIR: Thank you, President
11 12 Portner.

12 13 I have a few comments I wanted to
13 14 make, background comments about the process that the
14 15 township is going through for the creation -- or the
15 16 proposed creation of the Glenside Business Improvement
16 17 District.

17 18 At the recommendation of the
18 19 Economic Development Task Force and the resolution by
19 20 the Cheltenham Township Board of Commissioners, the
20 21 administration filed a \$25,000 matching planning grant
21 22 application to the Pennsylvania Department of Community
22 23 and Economic Development in 2007 for the purpose of
23 24 hiring a consultant to explore the feasibility of
24 25 creating a Business Improvement District in downtown

1 2 Glenside, Cheltenham Township.

2 3 The township was subsequently
3 4 awarded funding in 2008 and later that year solicited
4 5 proposals for professional consultant services which
5 6 ultimately led to the hiring in 2009 of Delta
6 7 Development Group of Mechanicsburg, Pennsylvania.

7 8 A steering committee of business
8 9 owners from Glenside, representatives from both the
9 10 Greater Glenside and Eastern Montgomery County Chambers
10 11 of Commerce, representatives from the EDTF and
11 12 representatives from Cheltenham Township staff and
12 13 commissioners worked with the consultant over a period
13 14 of 18 months to explore the feasibility of developing a
14 15 plan for a BID in downtown Glenside.

15 16 Initially, the study area
16 17 incorporated close to 130 properties, which included a
17 18 proposed boundary along Easton Road, extending between
18 19 Mt. Carmel Avenue to Arcadia University.

19 20 After eight steering committee
20 21 meetings were held to develop a preliminary draft plan,
21 22 there were two community meetings held at Glenside Hall
22 23 with the commercial property owners. Those transpired
23 24 in March 2010 and April of 2010, where the consultant
24 25 presented the preliminary draft plan, and it was

1 2 determined that the majority property owners did not
2 3 want a BID boundary to extend between Waverly Road to
3 4 Arcadia University.

4 5 The proposed boundary for the
5 6 district and the budget was revised and reduced and
6 7 incorporated into a final draft plan which was
7 8 presented to the Public Works Committee in July of
8 9 2010.

9 10 The final proposed boundary of the
10 11 district was shortened to include 109 properties along
11 12 East and West Glenside Avenue and along Easton Road
12 13 between Mt. Carmel Avenue to Waverly Road.

13 14 Earlier this year, the township
14 15 requested the consultant to reach out one last time to
15 16 all the property owners, of which there were 98, within
16 17 the proposed boundary and to have a community meeting
17 18 to gauge support prior to scheduling a public hearing
18 19 for the consideration of the adoption of the plan and
19 20 the ordinance for the creation of the BID.

20 21 That meeting was held on June 21st,
21 22 2011 at Glenside Hall. All property owners were
22 23 notified of that meeting by the Delta Development Group
23 24 by a post card that was sent out via U.S. mail.

24 25 Of those attending the meeting, a

1 2 majority were in favor of pursuing the public process
2 3 for creating the BID. This was documented by the
3 4 consultant in a technical assistance report, which was
4 5 reviewed by the EDTF at its July 19th, 2011 meeting and
5 6 subsequently at the August 3rd, 2011 Public Affairs
6 7 Committee meeting, at which time the township
7 8 administration was directed to set forth the schedule
8 9 and send out notifications for a public hearing to be
9 10 held November 16th, 2011.

10 11 The township solicitor's office
11 12 subsequently worked with the township administration to
12 13 formalize the draft ordinance, of which a copy was sent
13 14 via certified mail, along with a cover letter dated
14 15 October 14th, 2011, to all 98 property owners.

15 16 In addition to the ordinance, the
16 17 mailing included the following exhibits:

17 18 Exhibit A: A copy of the final
18 19 plan;

19 20 Attachment I: The proposed
20 21 boundary map;

21 22 Attachment II: The properties to
22 23 be assessed;

23 24 Attachment III: The proposed
24 25 budget;

1 2 Attachment IV: The bylaws for the
2 3 501c-3 creation;

3 4 Attachment V: The articles of
4 5 incorporation for the 501c-3 creation.

5 6 As of today, 87 certified, return
6 7 receipt cards have been returned to the township,
7 8 indicating receipt of the mail by the property owners.
8 9 Six packets were returned undelivered and/or
9 10 unaccepted. Five packets have not been returned.

10 11 Since the mailing, three property
11 12 owners have called the assistant township manager's
12 13 office to advise that their properties are actually
13 14 residential and not commercial and requested that they
14 15 be removed from the assessment. Follow-up
15 16 documentation by those three property owners was
16 17 requested to substantiate their claim, but none have
17 18 been received to date.

18 19 The purpose of tonight's hearing is
19 20 to allow public comment on the proposed creation of the
20 21 Glenside BID plan and the ordinance in accordance with
21 22 Pennsylvania Neighborhood Improvement District Act 73,
22 23 P.S. Section 831.

23 24 This hearing was duly advertised in
24 25 the Times Chronicle on October 13th and 20th, 2011.

1 2 Depending on the comments this
2 3 evening, at the close of the hearing, the Board of
3 4 Commissioners can either authorize staff to follow up
4 5 with a second mailing containing a schedule for
5 6 consideration of adoption of the final ordinance, along
6 7 with a ballot to the property owners to vote for or
7 8 against the creation of a BID.

8 9 The ballots will need to be
9 10 returned to the township for official tally. Should
10 11 40 percent or more property owners vote against the
11 12 creation of the BID, it will not go forward.

12 13 Any future mailings will be done
13 14 either by U.S. Postal Service regular mail or by
14 15 e-mail.

15 16 All property owners that are here
16 17 this evening for the public hearing are asked to sign
17 18 the special sign-in sheet in the foyer and to be sure
18 19 to verify their mailing address and e-mail address.

19 20 At this point, I would recommend we
20 21 open the floor for public comment. Thank you.

21 22 PRESIDENT PORTNER: Before we open
22 23 it for public comment, I would like some comment from
23 24 the Commissioners' Board either for, against, yea, nay,
24 25 and we're here to listen. And at some point after this

1 2 listening, we'll make a determination based on what is
2 3 sent back.

3 4 Are there any comments from any of
4 5 the Commissioners?

5 6 (No response.)

6 7 PRESIDENT PORTNER: If not, we'll
7 8 open it up to the public.

8 9 Please raise your hand, step
9 10 forward, give us your name and address and say what you
10 11 have to say. We're all ears.

11 12 Yes, sir.

12 13 MR. McSHANE: Hi. My name is Frank
13 14 McShane. I am at 141 East Glenside Avenue.

14 15 I just wanted -- I wanted to state
15 16 two points. One, I wasn't clear if we were having a
16 17 ballot or not. A meeting I went to in, I think, May of
17 18 2010, they said there would be a ballot. It sounds
18 19 like there is a ballot?

19 20 MR. HAVIR: There will be a ballot.

20 21 MR. McSHANE: Okay. That was one
21 22 point I wanted to make sure, so that we do get a fair
22 23 hearing. Because I feel like the June meeting where
23 24 they took the pulse, there probably weren't very many
24 25 of us business owners there.

1 2 The second thing I really want to
2 3 make a point is that I felt like the fact that you're
3 4 excluding about half of the businesses and expecting
4 5 the other half to put on this business -- or to pay for
5 6 the Business Improvement District, the -- if we improve
6 7 the downtown Glenside business, all businesses will
7 8 be -- benefit from it. Why are only half being
8 9 assessed a tax? The other get off scot-free and enjoy
9 10 the benefit.

10 11 I'm basically against it. I don't
11 12 feel like it's overly helpful to begin with.

12 13 In a conversation with Stewart
13 14 Toland, who was instrumental in helping to set up the
14 15 Jenkintown BID which they just voted out, this is one
15 16 of the guys who was for it and helped set it up, but
16 17 then he voted it out.

17 18 The problem with the Jenkintown
18 19 one, as he put it, was there were not enough people,
19 20 not enough real money to make it work. They were
20 21 paying more than half to hire the person that was
21 22 implementing it.

22 23 Also, most of the events that they
23 24 had in Jenkintown were already -- like were already
24 25 there, like the jazz fest, et cetera. We have in

1 2 Glenside the motorcycle show, the car show, and other
2 3 events that are already established.

3 4 I feel that, you know, just maybe
4 5 better advertising and better outreach with regular tax
5 6 dollars instead of this special money will help bolster
6 7 that.

7 8 Those are the points I wanted to
8 9 make.

9 10 The main one I wanted to stress,
10 11 though, is the unfairness of having half the businesses
11 12 pay for the benefit of all of the businesses. And I
12 13 feel like you're discriminating on -- in one area
13 14 saying you have to pay an extra tax, you guys don't,
14 15 but you're all going to get the same benefit. It's
15 16 just not fair.

16 17 PRESIDENT PORTNER: Thank you for
17 18 your comments.

18 19 Anyone else?

19 20 Any comments from the Board once
20 21 again?

21 22 Oh, I'm sorry. David, come forward
22 23 and tell us who you are.

23 24 MR. COHEN: David Cohen, Elkins
24 25 Park.

1 2 I'm here tonight as vice chairman
2 3 of the Economic Development Task Force.

3 4 As Bryan indicated before, we've
4 5 been actively involved in the process both in terms of
5 6 reviewing and also been personally actively engaged in
6 7 the Glenside BID.

7 8 I've also personally been involved
8 9 in the startup operations -- I've been involved in
9 10 three BIDs in Pennsylvania. And BIDs are not
10 11 guaranteed to work, but, in general, they're recognized
11 12 as a very good tool to promote economic development.
12 13 And I feel it's worthy of consideration of the
13 14 Commissioners and of the property owners that would be
14 15 impacted by this.

15 16 A few brief notes. One is that the
16 17 BID is not set up in perpetuity. It operates under the
17 18 five-year Sunset Clause provision, so they have to
18 19 prove themselves. If they do not prove themselves
19 20 during the five years, it will not be probably
20 21 authorized and will not operate sustained in
21 22 perpetuity, as many people might believe.

22 23 The second aspect is, as indicated
23 24 in the plan, already the BID is leveraging money by
24 25 getting a \$20,000 commitment from Arcadia University.

1 2 The last key point I want to make
2 3 is that there are a number of very good, diligent
3 4 volunteers in Glenside, as there are throughout the
4 5 community. However, these volunteers lack resources
5 6 and time and are focused on their personal and business
6 7 lives, and having an executive director or a person to
7 8 really steer the ship and to try to implement the plan
8 9 and go after additional resources is key to the success
9 10 of the BID, I believe.

10 11 It cannot all fall upon the burden
11 12 of the people that have existing busy lives, that are
12 13 diligent, but, frankly, it falls secondary or third in
13 14 their lives is reasonably to be expected.

14 15 Again, I want to advocate for the
15 16 adoption of this ordinance, and I hope that the BID
16 17 process moves forward. Thank you.

17 18 PRESIDENT PORTNER: Thank you for
18 19 your comments.

19 20 Anyone else?

20 21 MS. HAFF: My name is Maureen Haff,
21 22 H-A-F-F. My address is 117 South Easton Road.

22 23 PRESIDENT PORTNER: A little
23 24 louder.

24 25 MS. HAFF: I am actually in favor

1 2 of the BID. I am one of those volunteers that have
2 3 been volunteering for about eight years, maybe more,
3 4 putting together all those great events that we have in
4 5 Glenside. The problem is that we're all getting a bit
5 6 burned out, and we do put a lot of our time into things
6 7 that we probably should be focusing more on our
7 8 businesses. I feel that Glenside is a great town and
8 9 we're stuck.

9 10 I thought eight years ago we were
10 11 ready to take off, and every year I believe that's
11 12 going to happen, but it hasn't. I feel that we need
12 13 somebody to take the lead, market us.

13 14 And, you know, the township has
14 15 gone to great strides to do the street scape. And they
15 16 will not be able to go to Glenside Avenue because of
16 17 the other four districts that they have to concentrate
17 18 on.

18 19 If we get a BID and we have
19 20 somebody that will be able to -- because it will be a
20 21 501c-3 -- will be able to get funding and work on
21 22 Glenside Avenue, that would absolutely complete the
22 23 whole Glenside area.

23 24 I guess finally I would say if we
24 25 do nothing, nothing will happen. Thank you.

1 2 PRESIDENT PORTNER: Thank you for
2 3 your comments.

3 4 Anyone else? Step forward.

4 5 MR. KRAVITZ: Michael Kravitz. I
5 6 own 130 South Easton Road in Glenside.

6 7 I would say I'm in favor of it if
7 8 it's done right, if something really gets accomplished,
8 9 and that's where I believe the report as it is is
9 10 lacking. Where is the vision? What's going to be done
10 11 that's different?

11 12 We have, what, 4,000 between the
12 13 students and the faculty down the street? You never
13 14 see them in Glenside. They're not spending their money
14 15 there. They're not spending their parents' money
15 16 there, probably. That's what has to change.

16 17 Then once you get momentum, then
17 18 you'll find some developer is going to come in and say
18 19 I want to buy those four houses. I'm going to knock
19 20 them down and put in a brand-new building. You won't
20 21 have to incentivize somebody to make money when you
21 22 create the foot traffic.

22 23 Just to say we're going to market
23 24 it doesn't work for me. Tell me what you're going to
24 25 do before you get started.

1 2 My second point is what the other
2 3 gentleman was talking about, the unfairness of the way
3 4 the assessment is being done.

4 5 If you take the 90 grand total,
5 6 knock the 57 off, there's 33,000 in tax, our property
6 7 is being assessed for 3 percent of the total. I have
7 8 less than 3,000 square feet of retail space. I'm an
8 9 owner-occupied building, and that will not change
9 10 unless I move my business out of town. I don't think
10 11 we want that.

11 12 So you have light industrial users
12 13 that are owner-occupied that have no upside of bringing
13 14 in a tenant. You have a vacant building, you're going
14 15 to triple the value of the building. This needs to be
15 16 assessed based on what this will do for that use.

16 17 And, lastly, some people might be
17 18 upset at the administrative percentage compared to
18 19 everything. I want to reverse that. At \$35,000, are
19 20 we going to get somebody full time or part time? In
20 21 this, are we guaranteed X number of hours, or are we
21 22 going to get five, ten hours a week, and really nothing
22 23 is going to get done and this will be a waste?

23 24 I'll go back to my first point.
24 25 I'm in favor of it if it's done right.

1 2 PRESIDENT PORTNER: Thank you for
2 3 your comment, sir.

3 4 Anyone else? Step forward.

4 5 MR. BROKKER: My name is Bob
5 6 Brooker. My address is 108 South Easton Road.

6 7 A few questions or points.

7 8 Regarding the BID, how would -- as
8 9 Mr. Kravitz said, how do commercial users on the BID
9 10 proposed area benefit? How do apartment owners benefit
10 11 from the BID? What powers will the BID have over the
11 12 property owners per se? Is it going to be something
12 13 like Chestnut Hill, where they can determine what kind
13 14 of businesses move into those properties?

14 15 I also have a question.

15 16 As far as sending out the ballots,
16 17 these ballots are not going to be sent out certified?
17 18 How do you know they're going to get them?

18 19 Also, instead of having a majority
19 20 vote to determine whether it's going to pass or not,
20 21 it's whether there's enough minority votes against
21 22 whether it will determine whether it passes or not. I
22 23 would think, as an example with the Board, it's like
23 24 saying you have a quorum, but several of the Board
24 25 members didn't show up, so we're going to take their --

1 2 as an affirmative for anything that's voted on in the
2 3 evening. I would think that the majority of the owners
3 4 should be in favor of it in order for it to go forward.

4 5 That's it right now. Thank you.

5 6 PRESIDENT PORTNER: Thank you. We
6 7 appreciate your comments.

7 8 MR. SHARKEY: Mr. President --

8 9 PRESIDENT PORTNER: Commissioner,
9 10 go ahead.

10 11 Anyone else?

11 12 MR. SILVERMAN: My name is Jay
12 13 Silverman, 100 East Glenside Avenue.

13 14 I fail to see the benefit to a
14 15 light manufacturing company. We don't get foot
15 16 traffic. As a matter of fact, we would rather not have
16 17 any foot traffic.

17 18 It cost us \$2500 in the next --
18 19 over the next five years, and that's on top of the ten
19 20 to \$12,000 that we already pay in taxes and other
20 21 things.

21 22 I'd much rather have to put that
22 23 \$2500 into the aesthetic of the building, whether it's
23 24 cement work or painting or what have you, than to not
24 25 be able to spend it on that and instead put it into the

1 2 bucket.

2 3 I read through the letter. A
3 4 couple things I was concerned about.

4 5 First is, for the people who are
5 6 not very involved or active and haven't gone to any of
6 7 the previous meetings, there was a statement in there
7 8 that said that -- it was very positive, saying that
8 9 we've had several meetings and there have been a lot of
9 10 positive -- where people felt very positive about it.

10 11 I kind of took offense to that,
11 12 because the meeting that I attended, it was extremely
12 13 negative, so much so that there wasn't anything
13 14 positive that was said. And I asked if anyone was
14 15 there from the township, and someone stood up. It was
15 16 a person who no longer works for the township. But
16 17 there wasn't anything positive.

17 18 And if I was a homeowner or I was a
18 19 business owner that didn't have time to become active
19 20 and really learn about this, I would think that
20 21 everyone is in agreement, we should do it, I'll go
21 22 along with them. And I'm a little concerned about
22 23 that.

23 24 If there was a fair and equitable
24 25 way to have the people who are going to get the most

1 2 benefit pay the most for it, then it's probably an okay
2 3 thing, but to do it the way that it's being divvied up,
3 4 we're in, I think -- we're one of the top ten or top 15
4 5 of the 109 properties that are being assessed.

5 6 And I read every bullet. I read
6 7 every page. There wasn't one thing that addressed my
7 8 needs or anything that would benefit me from a payback
8 9 standpoint. We're a business. We've got to make
9 10 decisions. Do we hire people? Do we purchase
10 11 equipment?

11 12 Well, the question is, what is the
12 13 payback for the \$2500 that I'm going to spend over the
13 14 next five years? And that's what I would like you
14 15 guys -- well, I'd like everyone to take a good hard
15 16 look at and make sure that there is a payback for those
16 17 who you are asking to pay this tax.

17 18 Thank you very much.

18 19 PRESIDENT PORTNER: Thank you very
19 20 much.

20 21 Anyone else? Yes, ma'am.

21 22 MS. RIDDLER: I'm Lisa Riddler.
22 23 I'm a Glenside resident.

23 24 Until this past June, I was the
24 25 owner of Elsie's at the Glenside train station for the

1 2 last 11 years.

2 3 I have worked on lots of committees
3 4 in downtown Glenside. I'm not a property owner, but my
4 5 husband and I do real estate investing, so I
5 6 understand, you know, it feels a little funny me not
6 7 really having the sort of pay necessarily officially.
7 8 I don't want to say that I can represent who you are,
8 9 but I understand your concerns.

9 10 Everyone had a lot of good points
10 11 here. I am for sure for this BID. I don't necessarily
11 12 agree with every single aspect of it, but the beauty of
12 13 this is that the people that pay into it create the
13 14 Board and they -- you do have a say on where that money
14 15 gets spent.

15 16 You also as a BID have a voice to
16 17 go -- you know, try to get things done with the
17 18 township that you'd like to see done as a class of
18 19 people.

19 20 We all know when you have a
20 21 property or anything else, you have to put time or
21 22 money into it for it to increase in value. Whoever
22 23 runs this organization and the Board are crucial pieces
23 24 of that.

24 25 For the small amount of money, I

1 2 think, you know, the reason that it got changed from
2 3 having a full-time, more expensive administrator
3 4 initially is because of, you know, the concern for the
4 5 expense of it.

5 6 If we start small and we get the
6 7 right people on the Board and making good decisions and
7 8 spending that money wisely, where we're finding grants,
8 9 for example, if you want to, you know, do aesthetics on
9 10 your building that you know will increase your personal
10 11 value and you have a Board and an administrative
11 12 director who is going after those grants and seeking
12 13 money for you to get refunds on those improvements that
13 14 other counties are getting because they have
14 15 organizations like this in place, but because we don't
15 16 necessarily invest the time and money in people and the
16 17 organization to do that, we may be losing out on free
17 18 money that is available.

18 19 You know, we can't rely -- no
19 20 offense on the township to find grants out there and
20 21 things like that.

21 22 I agree with Maureen in that
22 23 there's only so much that lots of us that are
23 24 volunteers that are motivated and love Glenside can do,
24 25 but I just want to continue to see our neighborhood

1 2 move in the right direction and become an Ambler or a
2 3 West Chester.

3 4 When you look at those
4 5 neighborhoods 20 or 30 years ago and you look at them
5 6 now, they look different because there are
6 7 organizations like this BID in place.

7 8 And it's a little bit of money.
8 9 Maybe on average, let's say \$1.50 a day. I think it
9 10 will go a long way. That's it.

10 11 PRESIDENT PORTNER: Thank you.

11 12 Any other comments? Yes, sir.

12 13 MR. BARBIERI: My name is John
13 14 Barbieri.. I own the property at 341 West Glenside
14 15 Avenue, J. Bar, LLC.

15 16 We are a light commercial
16 17 industrial building. The property is rented out and
17 18 leased out to other companies under a five-year net --
18 19 three-year net arrangement.

19 20 What you're proposing is to pass
20 21 onto that business taxes that they haven't agreed to
21 22 and I can't pass them on.

22 23 Secondly, because we're so far
23 24 outside of the main Glenside area, we feel that we're
24 25 not really part of what is required for what you're

1 2 looking at is retail space and getting people to come
2 3 into Glenside. Again, we're a commercial building
3 4 dealing with people that come in and pick up warehouse
4 5 goods, not retail.

5 6 Also, additionally, whoever you
6 7 hired to send out post cards for previous meetings, we
7 8 never got any post cards. Thank you.

8 9 PRESIDENT PORTNER: Thank you for
9 10 your comment.

10 11 Anyone else?

11 12 (No response.)

12 13 PRESIDENT PORTNER: If not,
13 14 Commissioner Sharkey has something to say.

14 15 MR. SHARKEY: Thank you,
15 16 Mr. President.

16 17 I'll be brief, and I think everyone
17 18 that spoke had valid points.

18 19 What I would ask you to consider is
19 20 the following, and I think Mr. Kravitz adequately
20 21 expressed that if it's done right, it could be a very
21 22 positive thing for the community. And how do you make
22 23 it right? I think that's on you. I think it's on the
23 24 people that decide to become -- if the BID were to take
24 25 place, it would be on that Board. And I believe that

1 2 the way that the Board would be set up, it would have
2 3 an opportunity for both the large and the small
3 4 property owners to have a voice.

4 5 Some of the positive things that
5 6 could come from it: One, you would certainly have --
6 7 from the BID, you could speak as one when you have
7 8 concerns that you'd like to bring to this township.

8 9 You would have the opportunity to
9 10 have joint advertising dollars if you're a retail
10 11 business.

11 12 If you're a light industrial
12 13 business, I think some of the concern is if we do not
13 14 do something with downtown Glenside, whether you be at
14 15 the far end of Glenside Avenue or Easton Road, I don't
15 16 see good things for you.

16 17 I think we need to reinvest in that
17 18 community, and if you're not concerned about what
18 19 happens on the other side of Easton Road and Glenside
19 20 Avenue, you should be, because at the end of the day
20 21 your property values are going to be determined on what
21 22 happens with our community. When you think of
22 23 Glenside, you do think of Easton Road, you do think of
23 24 Glenside.

24 25 There is a lot of potential there.

1 2 There's a lot of potential if you're a retail business.
2 3 And if the retail establishments do well, you would
3 4 think that other businesses will do well also.

4 5 I know there's some concern about
5 6 the shrinking of the borders. I think we did that
6 7 because we felt the immediate benefit probably would be
7 8 between Waverly Road and Mt. Carmel Avenue and -- up on
8 9 Glenside Avenue and down to Keswick Avenue on the other
9 10 end.

10 11 You'll see the benefit, and,
11 12 hopefully, in time if you were to pass it, the other
12 13 side of Easton Road would see the benefit and would,
13 14 hopefully, join in. I do believe positive things can
14 15 happen from this.

15 16 What I would encourage you to do,
16 17 if you have questions -- one last thing. One of the
17 18 things we did do is we had the reduced millage
18 19 increase, you know, starting out small over the first
19 20 two years and then have it increase in years three and
20 21 four and five.

21 22 What I would encourage you to do if
22 23 you have questions or if you have concerns, before you
23 24 cast your no vote, as some of you would like to do, I
24 25 would encourage you to give me a call. You can

1 2 certainly call Theresa over there. And just give us a
2 3 few minutes to talk about the positives. And certainly
3 4 at the end of that conversation, if you're not
4 5 comfortable voting for it, certainly go ahead and do
5 6 that. And you have every right to do that. And I
6 7 would encourage you to express your opinion -- you vote
7 8 the way you feel it needs to be expressed.

8 9 But if you do believe that there is
9 10 more that can be done with our community in Glenside --
10 11 and I believe we all think more can be done -- I'd
11 12 encourage you to give this a shot.

12 13 Mr. Cohen spoke about how there's a
13 14 five-year Sunset provision. So if at the end of the
14 15 five years you don't like it -- and it's all of you.
15 16 It's not the township. You're the ones that will
16 17 decide to enact it and you're the ones that will decide
17 18 if it's to go away.

18 19 When you look at other districts,
19 20 you know, people can say we are -- you look at West
20 21 Chester, you look at Chestnut Hill, they're areas with
21 22 heavy retail. They've had success with the BIDs,
22 23 although there were certainly issues.

23 24 However, areas in Northeast
24 25 Philadelphia, Frankford and Germantown and Northwest

1 2 Philadelphia, also have BIDs because they have
2 3 different concerns. They want to address cleanliness
3 4 of the neighborhood and public safety, and they've been
4 5 able to use budget money to hire more police officers.

5 6 So what this plan that we presented
6 7 to you is just that. It's a plan. It's not set in
7 8 stone. You all can determine what the course of action
8 9 would be, what your master plan will be for Glenside.
9 10 And if it's retail, great. And if there's an
10 11 industrial owner that says, you know what, I'd really
11 12 like to have Glenside have this, well, that's your
12 13 opportunity to set the plan.

13 14 But if we don't do this, there will
14 15 be no plan. It will be status quo. I guess that's the
15 16 question you have to ask yourselves. Is the status
16 17 quo -- is it worth it to keep the status quo? If
17 18 you're happy with that, then so be it. Then,
18 19 obviously, you know how to cast your vote.

19 20 If you don't think that the status
20 21 quo, you know, five, ten, 15 years out is going to be
21 22 doing your property much good, then I would encourage
22 23 you to give this a shot. Again, I would encourage you
23 24 to reach out to me.

24 25 And they are my comments,

1 2 Mr. President.

2 3 PRESIDENT PORTNER: Thank you,
3 4 Commissioner.

4 5 I now declare the hearing closed.
5 6 The Board will await the responses from the business
6 7 community, and at some point we will either vote yea or
7 8 nay with the ordinance. Thank you. We appreciate all
8 9 of the comments from all of you.

9 10 MR. SIMON: Mr. President, the
10 11 comments that Bryan says the Board can authorize staff
11 12 to follow up with the second mailing and the vote and
12 13 whatnot or not. Do we have to take some action?

13 14 MR. KRAYNIK: I would suggest that
14 15 the Board, if it sees fit, make a motion -- and vote on
15 16 a motion to authorize staff to send out --

16 17 MR. SIMON: To move forward. Now,
17 18 it doesn't finalize anything, just --

18 19 PRESIDENT PORTNER: Would you make
19 20 that motion, Commissioner?

20 21 MR. SIMON: Drew, do you want to
21 22 make that motion?

22 23 MR. SHARKEY: Then I would have
23 24 make that motion that we go ahead and at least give --
24 25 go ahead with the balloting, sending out the ballot and

1 2 give you the opportunity, because it is your decision
2 3 to go forward or not. It shouldn't be up to this
3 4 Board. It really is up to you.

4 5 So I would go ahead and move that
5 6 we authorize sending out the ballots.

6 7 PRESIDENT PORTNER: All in favor?

7 8 (All members say aye.)

8 9 PRESIDENT PORTNER: Thank you.

9 10 (The proceedings were concluded at

10 11 8:15 p.m.)

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C E R T I F I C A T I O N

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me upon the above case, and that this is a true and correct transcript of the same.

Anita Russo Huber

ANITA RUSSO HUBER

Court Reporter

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