

**MONTGOMERY TOWNSHIP BUSINESS DEVELOPMENT PARTNERSHIP  
MEETING MINUTES  
October 18, 2022**

The October regular monthly meeting of the Montgomery Township Business Development Partnership (BDP) was held at 8:30 A.M. at the Township Administration Building. A virtual option was available via Microsoft Teams. The members of the BDP in attendance were J.P. Northrop (Vice-Chair), Jim Brusilovsky, Allan Nappen, Jay Haenn, Ryan Frazier, Jacqui Baxter-Rollins, and Joy Zwicker. Also present were Beth Staab, Board of Supervisors Liaison, Carolyn McCreary, Township Manager, Marianne McConnell, Deputy Zoning Officer, and Derek Muller, Public Information Coordinator. Officers Tim Woch, Andrew Haber, and Robert Johnson were present to share information about new developments in the Montgomery Township Police Department's Canine Unit.

**Regular Meeting**

**Call to Order:** The meeting was called to order at 8:33 a.m.

**Minutes:** On a motion by Mr. Nappen and a second by Mr. Frazier, the September 2022 meeting minutes were approved.

**Public Comment**

- There was no public comment.

**New Business**

- **Updates on Montgomery Township Police Department's Canine Unit**
  - Officers Tim Woch, Andrew Haber, and Robert Johnson introduced the newest canines to the MTPD's Canine Unit, Dante and Riggs. They explained the selection process for new canines and answered questions from the BDP.
  - Officer Johnson recommended the BDP keep an eye out for information about next spring's Citizens Police Academy, noting Mr. Nappen and Ms. Baxter-Rollins attended this year's program.
- **Presentation: Banking Fraud & Overview of Banking Industry**
  - Mary Griffith-Alfarano, a BDP member and employee of Fulton Bank, presented about banking fraud trends and ways businesses can protect their accounts. The presentation can be viewed in full at <https://youtu.be/CKc911oGEiM>

**Old Business**

- **Review Speakers/Presenters for future months**
  - The following topics were discussed for upcoming presentations:
    - Updates on Township Initiatives (November 2022)
- **Business Communication**
  - Mr. Northrop reported he will continue to deliver the BDP welcome letter to new businesses in the Township. Mr. Muller provides this information upon receiving the business' Certificate of Occupancy.
- **Business Updates** – This month's business updates had common themes, resulting in more of a discussion than a roundtable share.
  - **Jacqui Baxter-Rolling (Partnership TMA of Montgomery County)** – The

Partnership TMA gave out their 400<sup>th</sup> bike helmet during a recent event. In addition to giving out helmets, attendees received bike safety information. She shared information about the new Bike North Penn group, dedicated to improving bike mobility in the North Penn Region. They meet at the Lansdale Library once a month. SEPTA continues to hold webinars to share updates on their microtransit service and Bus Revolution initiative.

- **Carolyn McCreary (Montgomery Township Manager)** – The 20<sup>th</sup> Annual Autumn Festival was held on October 15, and it was a highly successful event followed by fireworks. She credited the staff and volunteers involved and shared the date for next year's Autumn Festival: October 14, 2023.
- **Marianne McConnell (Montgomery Township Planning & Zoning)** – Ms. McConnell provided updates on businesses coming to Montgomery Township. She shared that Higher Rock will request final approval for their subdivision behind the Wawa on 309 and Stump Rd. on Monday, October 24<sup>th</sup>.
- **Beth Staab (Montgomery Township Supervisor)** – Ms. Staab recently met the new general manager of the Montgomery Mall, Theresa Napoli. Two new clothing stores and three specialty shops are coming to the Mall. The Mall has several upcoming events:
  - The Lansdale Farmers Market will be at the Mall on Saturdays from November 26 to April 22.
  - October 30: Doggie Costume Parade + Contest @ 12pm-5pm
  - October 31: Halloween Spooktacular @ 6pm-8pm
  - November 26-December 24: Santa Photo Opportunities
- **Jay Haenn (Auto Groups, Inc.)** – Inventory is starting to climb. However, manufacturers are telling dealers there will be limited inventory next year due to the perceived recession. The economy combined with shortages will continue to make business difficult.
- **Allan Nappen (Nappen & Associates)** – Mr. Nappen echoed the concerns about the current economic status and supply chain issues for the automotive industry. On the other hand, industrial real estate is completely sold out in Montgomery Township, with the exception of properties under construction.
- **Jim Brusilovsky (Marks Jewelers)** – Staffing is an ongoing issue, as people are redefining their personal work/life balance. Employees are retiring, and there are not enough new employees to replace them. This is despite compensation at this location being 115%-120% of the average compensation for working in the jewelry industry.
- **Ryan Frazier (Citadel Credit Union)** – Lending has been high, and credit card balances are rising in Montgomery Township.
- **Joy Zwicker (Berkshire Hathaway Fox & Roach)** – Real estate has slowed down substantially. Inventory is low, and only 1100 homes are for sale in Montgomery County. All homes in Montgomery Township that were listed have been sold. Housing prices are predicted to remain about the same in the next year.
- **J.P. Northrop (Edward Jones)** – Multiple increases from the Fed are expected. From an investment point of view, this is a good time to put money into the market because increasing the rates should lower inflation. Markets should catch their footing as these adjustments are made.

Adjournment:

There being no further business to come before the BDP, the meeting adjourned at 9:57am. The next meeting will be on Tuesday, November 15, 2022 @ 8:30am at the Township Administration Building. This meeting will be held in person with a virtual option available.