

**MONTGOMERY TOWNSHIP BUSINESS DEVELOPMENT PARTNERSHIP  
MEETING MINUTES  
February 21, 2023**

The January reorganization and regular monthly meeting of the Montgomery Township Business Development Partnership (BDP) was held at 8:30 A.M. at the Township Administration Building on February 21, 2023. A virtual option was available via Microsoft Teams. The members of the BDP in attendance were J.P. Northrop, Jim Brusilovsky, Allan Nappen, Jay Haenn, Ryan Frazier, Jacqui Baxter-Rollins, Mary Griffith-Alfarano, and Joy Zwicker. Also present were Beth Staab, Board of Supervisors Liaison, Marianne McConnell, Zoning Officer, and Derek Muller, Public Information Coordinator. Two residents attended as the public.

**Regular Meeting**

**Call to Order:** The meeting was called to order at 8:32 a.m.

**Minutes:** On a motion by Ms. Alfarano and a second by Mr. Nappen, the January 2023 meeting minutes were approved.

**Public Comment**

- There was no public comment.

**New Business**

- **Presentation: Township Update – Carolyn McCreary (Township Manager) and Jen Ames (GIS Analyst)**
  - Carolyn McCreary provided updates on the following items:
    - 2023 Budget and Capital Projects, including traffic signal upgrades, emergency vehicle purchases, and more
    - Current hiring process for 2 police officers
    - Penn Medicine’s proposed ambulatory health facility – It is currently going through the conditional use process.
    - Park renovations and updates
  - Jen Ames demonstrated current applications of Montgomery Township’s new Geographic Information System (GIS), including a business emergency contact submission form, interactive parks application, and interactive zoning application.

**Old Business**

- **Business Updates** – This month’s business updates had common themes, resulting in more of a discussion than a roundtable share.
  - **Mary Griffith-Alfarano (Fulton Bank)** – Fraud is up in the banking industry. Card skimmers are a common crime tool. Interest rates continue to rise. May 18<sup>th</sup> is the Chamber of Commerce’s golf fundraiser at Pine Crest Country Club.
  - **Joy Zwicker (Iron Valley Real Estate)** – Inventory is very low. Predictions about the housing market vary. A lot of real estate corporate companies have laid off staff. In our market area, rates will remain within about 1% of the sales prices from last year.
  - **Jacqui Baxter-Rollins (Partnership TMA of Montgomery County)** – The

National Electric Vehicle infrastructure roll-out is delayed. SEPTA's Bus Revolution project is delayed 18-24 months as they address security and community engagement. The Partnership TMA's "Bike More, Drive Less" project is doing well, with support from Bike North Penn. They are also supporting Philadelphia's annual Autism Institute in May to provide education so young adults with disabilities can travel independently. In conjunction with Montgomery County Department of Health, the Bike Rodeo will be held at the Montgomery Township Community & Recreation Center in May. Jacqui will present about transportation education in Philadelphia in March, framed around workforce development.

- **Ryan Frazier (Citadel Credit Union)** – Updates mirror Mary Alfarano's update for Fulton Bank.
  - **Allan Nappen (Nappen & Associates)** – Industrial market is still strong, with not much supply. Rental rates are increasing.
  - **Jay Haenn (Auto Groups, Inc.)** – January was a good month for the used car industry. The supply chain continues to struggle, and prices continue to be high. There have been issues with theft. An increased police presence is helping with the issue.
  - **Beth Staab (Montgomery Township Supervisor)** – See "Single-Use Plastic Ban Survey" agenda item.
  - **Marianne McConnell (Montgomery Township Planning & Zoning):** The Township continues to attract business.
  - **Jim Brusilovsky (Marks Jewelers)** – Jewelry sales have been solid. The hotel nearby is posing crime issues. An increased police presence helps deter crime. Interest rates for financing rose for the retailer.
  - **J.P. Northrop (Edward Jones)** – Don't fight the Fed rate hike. Reduced rates should be coming in the cycle. It is recommended to keep money in the market for when better days come for investing.
- **Single-Use Plastic Ban Surveys**
    - Ms. Staab and Mr. Northrop visited 7 businesses to discuss how a potential ban on the distribution of single-use plastics would affect their business. The response overall was favorable. There are also [residential and business surveys](#) available on our website. These are shared via social media, e-news, and other communication channels.
    - Mr. Muller shared initial survey responses.
  - **Future Presentations**
    - Chris Frey from the North Penn Community Hosted Internship Program will present a program update at the March 21, 2023 BDP meeting.

#### Adjournment:

There being no further business to come before the BDP, the meeting adjourned at 9:36am. The next meeting will be on Tuesday, March 21, 2023 @ 8:30am at the Township Administration Building. This meeting will be held in person with a virtual option available.