

**MONTGOMERY TOWNSHIP BUSINESS DEVELOPMENT PARTNERSHIP
MEETING MINUTES
September 20, 2022**

The September 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 J.P. Northrop (Vice-Chair), Allan Nappen, Jay Haenn, Ryan Frazier, and Jacqui Baxter-Rollins. Also present were Beth Staab, Board of Supervisors Liaison, Marianne McConnell, Deputy Zoning Officer, and Derek Muller, Public Information Coordinator.

Regular Meeting

Call to Order: The meeting was called to order at 8:36 a.m.

Minutes: On a motion by Mr. Haenn and a second by Mr. Northrop, the July 2022 meeting minutes were approved.

Public Comment

- There was no public comment.

New Business

- **Presentation: Banking Fraud & Overview of Banking Industry**
 - The presentation scheduled for September's meeting was moved to October's meeting.

Old Business

- **Review Speakers/Presenters for future months**
 - The following topics were discussed for upcoming presentations:
 - Banking & Fraud - Moved to October 2022
 - Police Department Updates for Businesses (October 2022)
 - Updates on Township Initiatives (November 2022)
- Business Communication
 - Mr. Muller suggested setting some time aside at a future meeting to focus on developing ideas for business outreach.
- Business Updates – This month's business updates had common themes, resulting in more of a discussion than a roundtable share.
 - **Ryan Frazier (Citadel Credit Union)** – Housing prices are beginning to drop, which affects HELOC loan to value ratios. Interest rates for CDs are beginning to climb, with some reaching 4% returns.
 - **Allan Nappen (Nappen & Associates)** – There is a strong demand for industrial space. 100% of Nappen & Associates properties in Montgomery Township are occupied. Supply chains remain an issue for construction and sewer.
 - **Jay Haenn (Auto Groups, Inc.)** – Traffic and sales are down, with August being a difficult month. Used car values continue to be high.
 - **Marianne McConnell (Montgomery Township Planning & Zoning)** – Ms. McConnell provided updates on businesses coming to Montgomery Township.

- **Jacqui Baxter-Rolling (Partnership TMA of Montgomery County)** – A Township Resident, Joe, was provided with a bike, lock, and helmet to help him get to and from work. He had lost his home in a fire, and his family is displaced in a nearby motel. She thanked the Police Department for having the Partnership TMA at National Night Out in August. She shared information about the next steps of the SEPTA Bus Revolution and microtransit. A new workshop is in the pipeline to help job seekers. Lastly, the TMA received a grant award for a project called “Bike More, Drive Less” in Montgomery County.
- **J.P. Northrop (Edward Jones)** – People are beginning to dig into their savings accounts more due to rising inflation rates. He anticipates 75 basis points when the Fed evaluates the rate. The great resignation continues. A rate reduction is not anticipated next year.
- **Derek Muller (Montgomery Township Public Information)** – The 2022 Montgomery Township Comprehensive Plan is in its review period, and will be up for approval at the November 14, 2022. He encouraged members to read the plan and submit any comments to generalinfo@montgomerytwp.org before 11/14.
 - **Link:** [Document Center / Comprehensive Plan - Review Period / Montgomery Township, PA \(montgomerytwp.org\)](#)
- **Beth Staab (Montgomery Township Supervisor)** – Wegmans is discontinuing plastic bags on Thursday, 9/22. This is an individual business decision, and it will be interesting to see if other businesses also go this route. At this time, there is a recommendation by the Township and Board of Supervisors to consider reducing the amount of single-use plastics distributed by businesses.

Adjournment:

There being no further business to come before the BDP, the meeting adjourned at 9:13am. The next meeting will be on Tuesday, October 18, 2022 @ 8:30am at the Township Administration Building. This meeting will be held in person with a virtual option available.