



Borough of Sinking Spring
BOSS FORWARD
REVITALIZATION COMMITTEE
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SINKING SPRING
BOSS FORWARD REVITALIZATION COMMITTEE
BOARD OF DIRECTORS

MEETING MINUTES
JULY 21, 2022

Call to Order

Merlin Weaver (BOSS President) called the meeting to order at 7:10 PM at the Borough of Sinking Spring Council Chambers, 3940 Penn Avenue, 19608.

Present

Merlin Weaver (President-RBAR-ED)
Lisa Gantner (Member-SSB Recreation-D/SCG) – Via Telephone
Mike Hart (Member-Borough Manager-ED)
Brian Hoffa (Member-Chair SSB Econ Comm-P)
Jaime Perez (Member-Resident-P) Joined at 7:45 PM
Sam Loth (BOSS Coordinator-CDS-ED-D/SCG-P)
Note: Teams: ED-Economic, D/SCG-Design/Safe-Clean-Green, P-Promotion

Absent

Bernie Campbell (Vice President-Whirley Drinks-ED) A
Robert Metzger (Member-SSB Econ Comm-ED) A

A Quorum WAS present.

Approval of Minutes

- **Motion to approve the Meeting Minutes of May 19, 2022 and June 16, 2022 by Brian Hoffa. Second by Mike Hart.** Motion Passed 5 Yea 0 Nay 2 Absent.

Treasurer's Report

- Lisa Gantner: The balance remains steady at \$3,402.53 with no activity. Lisa submitted payment of \$150 for annual membership to the Smart Growth America Affiliate, LOCUS. Lisa reported that as part of the membership application, LOCUS may contact Sam Loth if Lisa needs additional information.
- **Motion to approve the Treasurer's report for June 2022 and July 2022 by Brian Hoffa. Second by Mike Hart.** Motion Passed 5 Yea 0 Nay 2 Absent

PROJECTS

BOSS Central Business District Infrastructure Improvement Project (CBD-IIP)

Phase 2 Construction

- Mike Hart: The contractor has begun excavation at the VF and has discovered a low-quality sub-base. It will be necessary to excavate lower to reach a solid sub-base. No further work can be accomplished until PennDOT provides an approval to proceed. Work will resume during the fourth week of July.
- Brian Hoffa: While the construction is underway, residents of Krick Avenue could be blocked from reaching their residences. Is there a plan in place for them?
- Mike Hart: We would like to use the existing parking lot of the commercial building at the corner of Penn & Columbia. Residents crossing this private lot would be able to access Krick Avenue. The Borough has not contacted the owner of 'Whiskers' barber shop located in that building.
- Lisa Gantner: PennDOT has stated they will not assist with this aspect of the project.
- Brian Hoffa: The entire intersection will have a different configuration for several months once construction reaches existing cartways. The Borough should request an adjustment (timing) for the signal at Woodrow Avenue. Most through traffic will use Woodrow Avenue to bypass the construction.
- Mike Hart: PennDOT does have the capacity to adjust the signal. The Borough will ask PennDOT for assistance.
- Merlin Weaver: Can the Borough also notify those businesses within the Montello Refinery? The tanker trucks will not be able to maneuver through the construction.
- **BOSS Consensus – Mike Hart shall initiate contacting the Montello Refinery businesses to reroute tanker trucks while construction is underway.**

Phase 3 – Main Street Through Route (Columbia Avenue to Shillington Road)

- Sam Loth: The goal for Phase 3 and 4 is to construct the original BOSS Official Map three-way intersection that also squares off parcels of land for development. Until this design issue is resolved, no new grant applications can be advanced.
- Sam Loth: One possible development within the Phase 3-4 official map footprint is the construction of a bus transfer station as part of a larger, Multi-modal Center that could house buses and many other multi-modal services. Large public transit agencies such as the South Central Transportation Authority (SCTA) are funded through large infusions of Federal dollars. The SCTA may be able to support a multi-level garage. Berks County Commissioner Kevin Barnhardt is a Board member for both BARTA and RRTA in Lancaster. Commissioner Barnhardt is willing to host a meeting with SCTA and the BOSS/Borough to discuss the concept of a Multi-modal Center. Brian Hoffa (RATS Member) will work with the Commissioner's office to identify a mutual date and location for this meeting.
- Sam Loth: A second opportunity would be to extend the new SEPTA bus route/railroad connection between Pottstown and Reading to include Sinking Spring. This new SEPTA service offers the public access to the railroad between Pottstown and Philadelphia. A regional transportation center could accommodate another bus/rail route.
- Lisa Gantner: I have two concerns; first, the Borough needs as much of the square footage as possible in the redevelopment zone to be productive taxable development. A non-profit like the SCTA will pay no taxes for land containing a public transit facility. Second, are we not attracting a different demographic to a bus station than the demographic we desire for our New Town Center?
- Jaime Perez: To make the revitalization plan successful, we will need a parking structure and if we can build a regional Multi-modal Transportation Center with Transit Authority dollars, we can achieve the surface parking goals set out in the K&K design plan.
- Sam Loth: Other businesses (taxis, ride-share, bicycle, services) would pay business privilege taxes while located in the non-profit multi-modal center.

[Phase 4 PennDOT Redesign of Penn/Shillington/Mull Intersection](#)

- Sam Loth: BOSS has been developing three responses to PennDOT's changes to the Official Map design for our Phase 4 intersection.
 - Prepare a formal Position Statement on the 4-Phased Revitalization Project that emphasizes the economic development goals supporting changes to the CBD infrastructure and roadway design.
 - Conduct an Economic Impact Analysis of the proposed PennDOT intersection redesign. Would there be losses in tax revenues because of the land use changes that would occur under the PennDOT intersection and land use redesign?
 - Contact the regional public transit agencies BARTA (Berks County) and the SRTA (Lancaster County) regarding the long-range proposed plan to locate a 'bus transfer station' within the Borough's revitalization zone. Advance this proposal.
- Sam Loth: When the documents are in final draft format, bring these before Borough Council and ask for a Motion to request a joint meeting hosted by the Berks County Commissioners. This meeting can formally invite the Borough/BOSS, PennDOT, the Commissioners and a selected list of stakeholders to be created.

[Phase 4 – PennDOT: Establish Access for Multiple Businesses along Shillington Road](#)

- Mike Hart: In our previous meeting with PennDOT in April 2022, PennDOT indicated that they will build the Ingress/Egress between Shillington Road and the new 'Main Street' Extension. PennDOT has not informed the Borough whether they will utilize an alley identified for ingress/egress. The alley may be privately owned and unavailable to provide the access PennDOT is seeking. Ultimately, PennDOT's redesign of the Phase 4 official map plan has complicated the issue.

New Town Center Redevelopment Project (NTC)

[D&E Consultants D-1 Form-based Code Ordinance \(Final Draft\)](#)

- Brian Hoffa: Derck & Edson is finalizing the new ordinance. Next, the Borough Solicitor will review the document, pass it to the Planning Commission who will send the ordinance to Council. A public notice will advertise the ordinance for comment and statements. Lastly, the Ordinance returns to Council for final passage.

BOSS TEAMS

BOSS Promotion & Publicity Team

[Promotional Event with SS Fire Company](#)

- Brian Hoffa: The BOSS Promotion Team and the SSB Fire Company have not been successful in recruiting the needed volunteers to make a success of the envisioned "Trucktoberfest" on Sunday, September 18, 2022. Reluctantly, the event had to be cancelled. Brian would like to begin planning for a FY-2023 event.

BOSS 3-5 YEAR ACTION PLAN

Projects & Grant Timelines

[FY-2023 – FY-2025 or 2027](#)

- Sam Loth: This document is secondary to the Phase 4 strategy and the Facade grant application to be written and submitted in August. We can resume work on the Action Plan in the Fall.

OLD BUSINESS

[BOSS Website Design & Development](#)

- Sam Loth: Marshall Pickard, Website Designer has a test site posted for the new BOSS Forward .org!
- Lisa Gantner: I have some items I would like to note.
- Brian Hoffa: Please send all comments and suggestions on the new web site to Brian Hoffa, Robert Metzger and copy Sam Loth.

[K&K Architectural Agreement for Façade Program](#)

- Sam Loth: I have asked K&K Architects to once again offer site visit services on façade improvement projects should the Borough receive a grant award for the program. K&K accepted the same agreement that was used in the Round 1 Façade program. The only change is the cost of a site visit has risen from \$350 to \$500. Considering the inflationary nature of our present economy, this is a reasonable fee.
- **Motion to accept the terms and conditions of the K&K Architectural agreement should the PA DCED award a second round grant of funding from July 1, 2023 to June 30, 2026.** Motion Passed 5 Yea 0 Nay 2 Absent.

[Berks County Smart Growth Alliance Presentation](#)

- Sam Loth: David Hunter, ED for the Alliance has asked the BOSS Committee to make a presentation on our revitalization project to the Alliance in a virtual meeting on Wednesday, September 28th.
- **BOSS Committee Consensus; Yes, to the invitation.**

NEW BUSINESS

[PA Downtown Center Annual Meeting](#)

- Brian Hoffa: The Borough made a live presentation on Form-based Code at the June conference in Harrisburg.

[Sinking Spring Borough Park](#)

- Mike Hart: The Borough has added to its park land by purchasing a tract of land that became available. Now the Borough will investigate funding to improve the park.

[PA Historic Commission Grant Program](#)

- Brian Hoffa: We are investigating funding to initiate repairs and maintenance for the two historic railroad buildings located in Borough Park.

[Imagine Berks! Regional Long Term Economic Plan](#)

- Jaime Perez: I plan a 'deep dive' into the plan while away in August.

ADJOURN

- **Motion to adjourn the BOSS Committee meeting at 8:45 PM by Brian Hoffa. Second by Jaime Perez.** Motion Passed 5 Yea 0 Nay 2 Absent

NEXT 'LIVE' MEETING
Thursday, August 18, 2022 at 7:00 PM
Borough Council Chambers