



BOSS 2020 REVITALIZATION COMMITTEE  
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**SINKING SPRING**  
**BOSS 2020 REVITALIZATION COMMITTEE**  
**SSB COUNCIL ECONOMIC DEVELOPMENT COMMITTEE**  
**SSB BUSINESS & COMMUNITY ALLIANCE**  
**MEETING MINUTES**  
**APRIL 20, 2017**

**Call to Order**

Charles Coleman (President) called the meeting to order at 7:05 PM.

**Present:** Charles Coleman (President-D), Lisa Gantner (Treasurer-D), Brian Hoffa (Council Economic Chair-ED), John Adams (Berks IDA-ED), Robert Metzgar (Wilson SD-ED), Ken Pick (Berks Redevelopment Authority), Sam Loth (Community Development Services) and Bob Ludgate (Ludgate Engineering).

*Note: Teams: ED-Economic, D-Design, P-Promotion.*

**Approval of Meeting Minutes**

- **Motion by Brian Hoffa** to approve the Meeting Minutes of March 16, 2017.  
**Second by Lisa Gantner.** Motioned passed.

**Treasurer's Report**

- Lisa Gantner reported a balance in the General Fund totaling \$3,864.38 as of April 20, 2017.
- Lisa said that she has received a total of \$850 to date for advertising on the Round 3 Restaurant Placemat fundraiser. Based on the 60-40 model, BOSS will receive \$510 while Rieck's shall receive \$340.
- **Motion by Brian Hoffa** to approve the April 2017 Treasurer's Report as presented. **Second by Jim Adams.** Motion passed.

**[Committee-of-the-Whole](#)**

**Joint Comprehensive Plan Update Committee**

*West Reading, Wyomissing, Spring Township and Sinking Spring*

- Chuck Coleman and Mike Hart are designated representatives on behalf of the Borough of Sinking Spring.

- Chuck reported that there is obvious competition for development occurring within the four municipalities which became apparent during the course of the initial meeting.
- Ken Pick said that there are several economic development projects underway including the demolition of 5 of the 6 buildings at the VF Outlet Center Complex.
- A WAWA Convenience Store and Gas Station will be built on the parking lot at Penn Avenue and Park Road.
- The current Joint Comprehensive Plan does not include the SSB Updates that were approved by the Borough and BCPC as a result of the BOSS 2020 LUPTAP Study completed in FY-2010.
- The Joint Committee is generally in support of the SSB Revitalization Program.
- Chuck Coleman will forward monthly Agendas to the core BOSS Committee, LEC and CDS as they are published.
- Chuck reported that the Joint Committee is reviewing a facade policy for properties in all four municipalities. Existing facades of Churches and specialty retail locations will receive preservation encouragement.
- Bob Ludgate added that, in Sinking Spring's CBD zoning, the maximum footprint for any new building is 12,000 SF and that zoning encourages specific uses that are focused towards local products and services, i.e. smaller entrepreneurial activities.
- Brian Hoffa said that his vision of the New Town Center is a specialty destination. For example, he believes extended hours of SSB businesses would be warranted under a new destination downtown.

#### **BOSS Crossroads Improvement Plan - FASTLANE Grant Program**

- Bob Ludgate reported that Alan Piper is a key to moving a RATS Committee recommendation to recommend SSB for a FAST Lane Grant Recommendation.
- Bob said that Christine Verdier of Senator Argall's office is lobbying the PennDOT Secretary Richards to consider SSB as the 'small project class' recommendation.

#### **Sinking Spring Borough Council - Financial Analysis Project**

- Sam Loth & Brian Hoffa met with Paul Janssen and John Kramer of the Center for Excellence in Local Government.
- Paul said that the Center can accommodate the Borough's desire for a financial study that provides an interactive tool and budget analysis to be used by the Borough when writing Borough Operating Budgets and more.
- Paul will use the Early Intervention Program (EIP) offered by DCED to raise funding towards the cost of the project estimated at \$75,000. Other funding can be raised locally without the Borough's need to participate.
- The Berks Redevelopment Authority is one source of funding available to the Borough.
- Jim Adams wanted to know what the focus for the financial study would be; the Borough or BOSS 2020?

- Brian said that both would be important. The study would be based on a 5-Year model to be used as a tool.
- The Greater Reading Economic Partnership is a resource for funding.

### **Sinking Spring Crossroads Improvement Project**

- Bob Ludgate said that the Federal Transportation Plan that is supposed to include funding and guidelines for the new Administration's 'Infrastructure Renewal Program' has not been written and Congress is continuing to review and debate the proposed legislation.
- As a result of this delay, Bob says we will not know whether the Federal FAST LANE Grant Program will remain the same or change. Nevertheless, BOSS 2020 will continue to pursue its course of action by lobbying for RATS support, then Senator Argall's support and finally, Secretary Leslie Richard's support to include the SSB Crossroads Improvement Project in its list of Pennsylvania projects for the FAST LANE Grant Program.
- PennDOT has agreed to allow Phase 2 approach roads N/S and sidewalks to be 'let' locally. This eliminates much of the regulatory conditions that slow the construction schedule.
- Bob asked the Committee to review how a new Penn/Columbia intersection will look and showed the group his latest engineering drawings.
- He asked BOSS members to consider the different uses that will become available for parcels of land that are created by the changes in existing road rights-of-way including parking, local access, new structures and more.
- Sam Loth reminded the Committee that a BCA Design & Rehabilitation Team needs to be created in order to provide grass roots community input into these decisions.

### **Old Business**

- Mike Hart has a packet of materials having to do with the new 'personal cell phone tower' issue. The Committee asked Sam Loth to contact Mike about this issue.
- The "Notice to Proceed" to construct the new curbs and sidewalk on the north side of the 4400 Block of Penn Avenue has been issued. Included is some storm water inlet work and curbing on the south side of the block.

### **New Business**

- No new business.

### **Adjourn**

- **Motion to Adjourn by Brian Hoffa. Second by Lisa Gantner.** Meeting adjourned at 8:30 PM.

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Next Meeting: Thursday, May 18, 2017 at 7:00 PM  
Borough Council Chambers