

NEW HOPE BOROUGH COUNCIL  
 BUCKS COUNTY, PENNSYLVANIA  
 - - -  
 COUNCIL WORKSHOP - AUGUST 2023  
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 NEW HOPE BOROUGH COMMUNITY ROOM  
 123 NEW STREET  
 NEW HOPE, PENNSYLVANIA 18938  
 - - -  
 MONDAY, AUGUST 7, 2023  
 COMMENCING AT 4:00 P.M.  
 - - -

BOARD MEMBERS PRESENT:

CONNIE GERING - PRESIDENT  
 LAURIE McHUGH - VICE-PRESIDENT  
 KEN MAISEL  
 PETER MEYER  
 LOUISE FEDER  
 DANIEL DOUGHERTY  
 MICHELE BECCI  
 - - -

ALSO PRESENT:

PETER GRAY - BOROUGH MANAGER  
 LISA LITTLEFIELD - ZONING OFFICER  
 CHRISTINA SZABO - BOROUGH TREASURER  
 MICHAEL CUMMINGS - CHIEF OF POLICE  
 MATTHEW DECKER - AUDIO TECHNICIAN

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**2** PRESIDENT GERING: I would like to call the  
**3** meeting to order. This is a workshop so there is no  
**4** voting done.  
**5** Pete, if you can start with roll call.  
**6** MR. GRAY: Certainly.  
**7** Ms. McHugh?  
**8** MS. McHUGH: I am here.  
**9** MR. GRAY: Mr. Maisel?  
**10** MR. MAISEL: Here.  
**11** MR. GRAY: Ms. Feder?  
**12** MS. FEDER: Here.  
**13** MR. GRAY: Mr. Dougherty?  
**14** MR. DOUGHERTY: Here.  
**15** MR. GRAY: Ms. Becci?  
**16** MS. BECCI: Here.  
**17** MR. GRAY: Mr. Meyer?  
**18** MR. MEYER: Here.  
**19** MR. GRAY: Mayor Keller? Ms. Gering?  
**20** PRESIDENT GERING: Here.  
**21** I would like to welcome our newest member  
**22** Michele. This is the first meeting -- she was sworn in  
**23** this morning by the Mayor because he couldn't be here but  
**24** she will be sworn in officially for the second time next  
**25** Tuesday.

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**1** Welcome aboard, Michele.  
**2**  
**3** Is there anyone that has a public comment  
**4** on what is on the agenda before we get started? Yes.  
**5** MR. BALDERSTON: Joe Balderston.  
**6** This is a question. Can I speak on the  
**7** parking garage later after we hear the report?  
**8** PRESIDENT GERING: Yes.  
**9** MR. BALDERSTON: Thank you.  
**10** PRESIDENT GERING: All right. Dan, Ken,  
**11** the parking garage report.  
**12** MR. DOUGHERTY: Hi, everyone. Just kick  
**13** it off. Louise also. I should talk into this microphone.  
**14** Yeah.  
**15** First off I just want to thank everyone for  
**16** all of the input we have got. A tremendous effort over  
**17** the last four -- three/four weeks. Got a lot of feedback  
**18** so thank you. We are going to be a little less formal  
**19** today.  
**20** We have, as we committed to, we have the  
**21** summary of the costs. I will try to go through it. If I  
**22** go too fast or you have questions just -- we will try to  
**23** handle them.  
**24** First off, we probably met two or three or  
**25** four times I think in the last three weeks. Lots and lots

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2 and lots of phone calls so I got a lot done.

3 So let's with no further ado -- Ken or

4 Louise, do you have anything to kick this off?

5 MR. MAISEL: No.

6 MS. FEDER: No.

7 MR. MAISEL: I think what is going to be  
8 presented will be a help to everybody understanding, you  
9 know the pursuit of this to get to the questions so I  
10 think it will be working in that regard.

11 PRESIDENT GERING: I would like to make  
12 one comment. I know I met with this new ad hoc committee  
13 and the last ad hoc committee. The one thing that the  
14 goal has always been, that whatever this project -- when  
15 it happens, it will be a revenue neutral project. It will  
16 not burden the taxpayers in New Hope so it has to be  
17 self-sustaining. Just when you see those numbers, I just  
18 want to clarify that before they start in.

19 MR. DOUGHERTY: Thank you.

20 So briefly, what is up on the screen -- not  
21 everyone -- we made 20 copies, I hope most people were  
22 able to get a copy. We didn't print quite enough.

23 Since the last meeting, July 18th, we have  
24 added on the questions -- we are -- only a couple  
25 questions received. I inquired of Pete Gray this morning

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2 what then actually will have to happen to make the land  
3 buildable, if you will.

4 The other thing we have done is we have  
5 created a summary of all of the obstacles and risks and  
6 also a short list of those is in here. Then what we are  
7 trying to do is next Tuesday's Council meeting, which is  
8 only eight days from today, we would have a  
9 recommendation, a course of action going forward for this  
10 project.

11 So that is where we are. So tonight's  
12 focus is -- or today's focus will be on the construction  
13 costs, on the cost of this thing. And there is really two  
14 ways, don't want to go too far into the weeds.

15 There is two ways to do it. Take how many  
16 spots there are and they have done studies about how many  
17 -- previous garages have cost to build and they divide it  
18 by the number of spots that were in those garages and they  
19 come up with an average per spot figure for every garage  
20 and it is an average of that.

21 So they get to a number, if you will, that  
22 will show sort of what on average a one car spot garage  
23 would cost. So that is one way. The other way to do it  
24 is by square feet. Turns out both of them come up with  
25 very similar numbers and they are provided to us by THA.

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2 that no additional questions he received about the garage.

3 The revised document was a couple of  
4 questions in last week's -- July 18th meeting, they will  
5 be added to that plus we actually were able to meet with  
6 Peter Meyer and he gave us some information about nuances  
7 on that deck from the previous and those will be reflected  
8 as well. So any modifications that are necessary.

9 Basically the boring samples -- it turns  
10 out that -- you know, my hard copy is the one from about  
11 four days ago. The one in my book is probably the right  
12 one. So we have had very good meetings with the previous  
13 committee members and also perspective tenants.

14 We have met with all of the perspective  
15 tenants and discussed the goals or operational constraints  
16 and what they viewed the garage to do, et cetera. And  
17 also the financials of what they perceive to be the  
18 financials.

19 The boring samples and what those are is  
20 just technically where they dig holes and they pull out  
21 chunks of dirt to find out how compressible that stuff is  
22 and all of that good stuff to see if the land can be built  
23 on as is or whether it needs pilings and stuff like that  
24 to support the structure. That work has not taken place  
25 yet. When that does happen, that will then also detail

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2 But that number is, and you will see a  
3 little later, it just is the materials and labor costs for  
4 the recent garages. It doesn't include making the land  
5 suitable. It doesn't include the architectural plans. It  
6 doesn't include legal fess, stuff like that. So it is  
7 really the labor and materials if you were to build a  
8 garage on a perfectly suitable flat surface that was  
9 perfect to build a garage on. Anything else outside of  
10 that, you have to add to those numbers and you will see  
11 how that is done in the coming sheets.

12 Okay. So that is what that all says there.  
13 Also because these numbers, the per spot numbers, et  
14 cetera were as of a point in time, we have to adjust them  
15 for inflation. You have to do all sorts of things to  
16 adjust the numbers to make it meaningful for us so we can  
17 rely upon that number. So there is details in there.

18 Lastly we will figure out how much this  
19 thing is going to cost. You have to assume certain things  
20 about how much money the bonds -- how much we have to pay  
21 for the bonds. In that case you have to assume how long  
22 the duration of the bonds, you have to assume placement  
23 costs and yet most of all you have to assume an interest  
24 rate assumption. So this model assumes all of those  
25 things.

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1  
 2 Now because we want to make absolutely sure  
 3 that the number we tell you and that Council understands  
 4 today, what is in that number is exactly what we have  
 5 accounted for is where explaining what is not in the  
 6 number. And there is a half a dozen things that are very  
 7 detailed as to the design that are not in the numbers we  
 8 are going to show you today because those half a dozen  
 9 things were not completely decided upon and those things  
 10 would actually -- they would add costs.  
 11 So it wouldn't make sense to just put them  
 12 all in there but it also doesn't make sense to give you a  
 13 number and not tell you that these half a dozen things  
 14 aren't in there. So we are laying out there -- when you  
 15 see the numbers you will know that what it includes,  
 16 exactly what is in that number.  
 17 Okay. That is all that page does is it  
 18 explains that. If those things were added it would be  
 19 more money.  
 20 Okay. Without going any further, go to  
 21 page five. There is a very complicated spreadsheet but if  
 22 you see the first box where it says number of spots, there  
 23 is 333 spots. There is another alternative design that  
 24 would have been 385 spots but we sort of are staying with  
 25 the 333 spots for everything we have been doing. The

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1  
 2 they will cost until we got pretty far into the project.  
 3 One is that there is insufficient utilities back where  
 4 that garage would be placed. We have a placeholder for  
 5 that of \$250,000. That sounds like a lot just to run some  
 6 water, sewer and electric but unfortunately the closest  
 7 hookups to those utilities are on Bridge Street, which is  
 8 about three-tenths of a mile away.  
 9 The amount of electric and stuff that would  
 10 be required -- now it could be very expensive. That is  
 11 just the point. We just put \$250,000 in there as a  
 12 placeholder.  
 13 The next item is roadwork and trees and  
 14 grading. The place where this thing is is not a flat lot.  
 15 There is actually a lot of woods there, great deal of  
 16 woods that go down and et cetera. Very deep ravines that  
 17 would all have to be graded, assuming that the boring  
 18 samples came back clean. And about a hundred trees at  
 19 probably a quarter acre to half acre of woods would have  
 20 to be clear cut.  
 21 Also there would have to be roads sort of  
 22 built. Again, that \$34,200 does not include access roads  
 23 and things like that that lead up to the garage. So there  
 24 as a placeholder of that for about \$250,000. There is at  
 25 least a hundred very well-developed trees back there that

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1  
 2 number from THA per spot is \$34,200. That would create  
 3 what is called a hard cost. Again, that is just a cost to  
 4 build, labor and materials to build the garage of  
 5 approximately \$11.4 million.  
 6 Then those other things that --  
 7 architectural, legal, all of those types of things that  
 8 are out there that you know you have to pay for fixing the  
 9 land, all of that kind of stuff, typically are over -- our  
 10 consultants tell us to load the total by about 12% to pay  
 11 for those things. So those are all soft costs.  
 12 So you add those up and we get a gross  
 13 construction cost if you were to build it this year, which  
 14 we would have had to start in February to get it built  
 15 this year, and it would have cost about \$13 million.  
 16 We think that this garage would be built  
 17 sometime in 2025 or '26. We are not quite sure, depends  
 18 on a lot of things, but just assuming three years of  
 19 inflation at 4% we would actually have to increase the  
 20 \$13 million by another \$1.6 million to get it to  
 21 \$14.8 million. That is the number in blue, the first  
 22 number in blue there.  
 23 Then there is a couple of things that have  
 24 to get done that we don't know -- we don't really know how  
 25 much they will cost. We probably wouldn't know how much

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1  
 2 would have to be taken down.  
 3 Okay. So you have those on -- now you get  
 4 a total of \$15.4 million. Then something called  
 5 contingencies. Typically you run into all sorts of  
 6 things. We just looked at this with 5%, most projects use  
 7 ten but our consultants said we should use five so we used  
 8 five.  
 9 That gets it to \$16 million and then we  
 10 have a grant of \$1.75 million, which leaves \$14,363,000 is  
 11 the net borrowing need and unfortunately to place a bond  
 12 -- you spend money to place a bond. You have to buy a --  
 13 hire bond consultants and there is places and fees and  
 14 insurances and all of that kind of stuff. This is a  
 15 placeholder of 1% is \$143,000 so that brings up -- the  
 16 bond becomes \$14.5 million.  
 17 So if you go to the next page. What does  
 18 that even mean? Well unfortunately that is the \$14.5  
 19 million is just the amount to get to the ribbon cutting  
 20 stage where you cut the ribbon and a car goes in.  
 21 Okay. I won't bore you with this,  
 22 basically assuming 3 1/2% interest rate at 20 years, that  
 23 generates an annual payment of a million twenty thousand  
 24 dollars for a 20 year term. Also, there will be interest  
 25 during construction because you have to borrow the money

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1  
2 to build -- you have to borrow the \$15 million to get to  
3 the ribbon cutting. It will be a couple of years while  
4 that is going on and you would be paying invoices between  
5 a half million and a million dollars a month at some  
6 points long before you get to the point where you can get  
7 to the ribbon cutting. You would be borrowing all of that  
8 money.

9 That unto itself creates a sort of an  
10 interest loan of a quarter of a million dollars. That is  
11 the number you see in column B. Also it is our strong  
12 sense that a project of this scope there would need to be  
13 a temporary project manager hired here at the Borough to  
14 coordinate -- to work for our Borough Manager to  
15 coordinate all of the Borough services.

16 The construction company would have a  
17 construction manager, but that construction manager would  
18 not be able to direct say our public works people or our  
19 police department or all of these other things or review  
20 the million dollars in invoices that we would be getting  
21 to make sure all of the work was done. We have to hire  
22 somebody to do that work, probably 60 or \$70,000 plus  
23 benefits, that is probably a hundred thousand dollar cost.

24 Then also in column C there is something  
25 called operations. In the operations figure there is

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1  
2 plus C and you just add up the bond payments plus the  
3 interest costs in the beginning because -- plus the  
4 operations cost and you get a number of about \$1.3 million  
5 in the early years and a number that looks more like \$1.5  
6 million in the later years, by the 20th year.

7 Okay. When you add those bond payments up,  
8 which includes the interest and you add the operational  
9 costs, you get to a number of approximately \$28,200,000.  
10 That is the cost over the 20 year period that you have --  
11 that we would write checks for.

12 That is literally how much the Borough --  
13 our treasurer would write \$28,200,000 in checks over that  
14 20 years to somebody. It might be the bond company, the  
15 maintenance company. Someone will get \$28,200,000 which  
16 means -- and that is what this bottom line says. We will  
17 get to that in a second but that is actually the same  
18 thing as the total amount of rent that would have to get  
19 collected over those 20 years.

20 So if you got to collect \$28 million over  
21 20 years, then you have to collect rent. That means you  
22 got to collect about \$1.4 million every year in rent.

23 So on the next page what we have is what  
24 would we actually have to collect from each spot in that  
25 garage on an annual basis. Now what this does, this

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1  
2 about 12 -- a dozen things that this garage would cost  
3 just to run. There would be utilities. There would be  
4 insurances. There would be snow removal. There would be  
5 all of these types of things. Those don't come free and  
6 probably we need a garage manager for an operation of this  
7 size. And there would be legal fees, you know leases and  
8 these things. We can't do those ourselves. THA came back  
9 with a figure of about \$200,000 in the first year for  
10 operational costs.

11 Also maintenance, maintenance and all of  
12 that stuff. It is a big building. Someone said two weeks  
13 ago that the building would be the size of a football  
14 field except four stories tall. That is how big this  
15 thing would be. So it is something that big would require  
16 a fair amount of maintenance so that number from THA is  
17 about \$250,000 per year. That is in the first year.

18 Now what happens in year two of operations  
19 is the one million twenty thousand dollars stays the same.  
20 That is because that is sort of like a mortgage payment  
21 that doesn't go up, it is at 3 1/2%. That is what you pay  
22 every year but the operations costs pop up by about 4%  
23 every year because of inflation. All of the things I just  
24 described are impacted by inflation.

25 So I jump over to sort of column A plus B

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1  
2 little model here does is it sort of shows that the  
3 beginning stage, if you see the rent required per spot is  
4 \$3,910 but by the end it is \$4,761 per spot per year.

5 For ease of understanding, basically we  
6 just sort of took the average of the first ten years of  
7 the required rent and that is \$4,064, or the average of  
8 the second ten years we have to collect \$4,500 per spot.

9 Another way to look at it though is over  
10 the course of the entire 20 years we would have to collect  
11 an average of \$4,286 per spot per year for each of the 325  
12 spots that actually will be available. Okay.

13 So the next page sort of summarizes it. It  
14 is the total 20 years, \$28,200,000 that is comprised of  
15 these things which I have just described. Just look at  
16 sort of the bond debt is about \$14.5 million. The  
17 operations cost is about \$7.5 million and the bond  
18 interest is about \$6 million so you add those up and you  
19 get \$28.2 million.

20 There is some content there about a 20 year  
21 horizon. Some people had said take a 30 year bond, that  
22 will get the number down because if I take a 30 year  
23 mortgage instead of a 20 year mortgage -- this committee  
24 didn't feel comfortable going out any further than  
25 20 years. Twenty years is an eternity in most financial

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1 plans but also it is something that supports gas-powered  
2 vehicles and with Uber and everything else we don't know  
3 what the landscape will look like past even 10 or 15 years  
4 so up to 20 is about as far as we ever want to go relative  
5 because of automated cars and Uber and everything else may  
6 change things dramatically so there may not be a need for  
7 these types of spots.

8 So back to what Connie had mentioned, on  
9 page nine to reiterate, the \$28.2 million averaged over 20  
10 years is \$1.4 million per year. And from the onset of the  
11 project, the commitment was made to residents and Council,  
12 that costs for this project would be paid entirely by  
13 tenants and not borne in any way by Borough residents. We  
14 -- of course this committee stands by that and our Council  
15 President stands by that commitment.

16 So again, \$14.2 -- this is just a summary,  
17 \$14.2 comes to \$1.4 million would result in an average  
18 annual rent for each spot of approximately \$4,286.  
19 Interestingly though, the average annual rent being paid  
20 today by the commercial tenants in the Borough, which  
21 would be commercial tenants, the ones that we would have  
22 to rent these spots to, is currently less than -- less  
23 than a thousand -- on a weighted average basis is  
24 currently less than one thousand dollars.

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1 This would take -- a \$15 million debt would  
2 take us from 20% to like 320% debt. We would go from  
3 probably the -- one of the lowest indebted probably -- and  
4 I could not find anybody more than 70%, that debt would  
5 take us to 320%.

6 It would -- we have done some research, we  
7 don't -- we are not totally sure that we would be  
8 permitted to borrow that much money, not even close but  
9 that is besides the point. There is a lot of other  
10 things.

11 We also think that there is zoning code  
12 issues and we also think there is a lot of environmental  
13 impact that it would have. Most of these risks and  
14 obstacles have been pointed out to us by our constituents,  
15 I will say that in many meetings.

16 So that is the financial presentation.  
17 What I would say is the next step is we will take this  
18 information, we will take input and summarize that into  
19 the risks and obstacles, which by the way is all but done.  
20 That presentation will be done at the Tuesday meeting,  
21 next Tuesday, at 6:30 or whatever.

22 Also included will be the feedback that the  
23 committee received from the three potential tenants. We  
24 met with all of them. We met with them in more -- in  
25

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1 So on page ten a short list of the  
2 obstacles and risks that we identified. We actually have  
3 these all fleshed out in another presentation that is for  
4 next Tuesday, but one of the things that is so -- was so  
5 -- the obvious ones we scratched at the surface was the  
6 size of this obligation of a \$15 million obligation  
7 relative to the Borough's size is so dramatically huge  
8 compared to what our Borough size is.

9 I did some research around Bucks County and  
10 our -- right now we have about a million dollars of debt  
11 and we have about \$5 million of revenue. So our sort of  
12 -- you want to use that, our debt load is about  
13 20% percent. If you think about it, it is not really a  
14 great financial way to look at it but we owe about a  
15 million dollars in debt but we have a million -- sorry,  
16 \$5 million in revenue. So that is like 20% of our debt  
17 represents 20% of our revenue currently.

18 I looked all around Bucks County and I  
19 couldn't find anybody with a lower number than us. The  
20 numbers that I found were 30, 40, 60, 70%. I know  
21 Lambertville is about a hundred, maybe a little more.  
22 They are in trouble. Nobody from Lambertville -- they  
23 know that. There is no surprise there. So our debt is  
24 low. The least indebted borough.

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1 other words, no individual on the committee met with any  
2 of the perspective tenants alone or singly. We wanted to  
3 make sure that at least two of us were at all of these  
4 meetings so we would hear and understand and be able to  
5 corroborate what we heard. So that has all been  
6 summarized into what their wants and desires and abilities  
7 are and that will also be presented next Tuesday. And  
8 that is it.

9 But there is one page if somebody had any  
10 questions about the assumptions but it was really just an  
11 inside baseball, we also tested other assumptions just in  
12 case somebody said what if you got a lower interest rate  
13 or it turns out that the assumptions that we made, which  
14 are based on tremendous amount of business experience that  
15 this committee has and also knowledge of the market and  
16 also just our business acclimate.

17 We based those assumptions not to be  
18 optimistic and not to be pessimistic. They are not  
19 conservative or loosey goosey. But if someone wanted to  
20 say perhaps you can get a lower bond rate, perhaps you can  
21 get -- and maybe inflation wouldn't be so bad. We tested  
22 all of those things and it doesn't change the end. It  
23 really doesn't change the impact of things.

24 The problem is -- not the problem but the  
25

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2 elephant in the living room is the \$15 million part. You  
 3 can borrow -- if you can borrow it for less at a lower  
 4 rate or if you assume lower inflation, et cetera, the  
 5 numbers still get very, very large. That is what this  
 6 page kind of illustrates. So that is it.  
 7 MR. MAISEL: Thank you.  
 8 PRESIDENT GERING: Thank you.  
 9 MR. MAISEL: One other thing, somebody  
 10 could question is there more money for a grant. Is there  
 11 more grant money? But if you start taking a percentage of  
 12 if there was another million or million and a half, that  
 13 would reduce it by a couple hundred dollars down from  
 14 \$38,400. So it doesn't have that material effect on the  
 15 costs of per spot. Just keep that in mind.  
 16 These numbers aren't exact. They were just  
 17 kind of within a wheelhouse that we could all get behind  
 18 and for not only ourselves but for public consumption as  
 19 well.  
 20 PRESIDENT GERING: Thank you. Any  
 21 questions? Yes, Pam.  
 22 MS. KERR: Pam Kerr, North Main Street.  
 23 I wish you had done this years ago. You  
 24 did a wonderful job. Thank you for the time and energy.  
 25 There is a lot.

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2 The question is if taxpayers are not paying  
 3 anything towards the garage, who is paying for the over  
 4 half a million dollars already spent in legal fees and  
 5 consulting fees?  
 6 MR. DOUGHERTY: Well I think I can only --  
 7 I can't speak for the entire committee, but I think I can  
 8 speak for them, for the committee. The new committee was  
 9 tasked with taking this from here and doing that.  
 10 I think those are questions that people  
 11 have to -- I don't know. I can't answer that question.  
 12 Obviously the taxpayers paid for the \$600,000 that has  
 13 been spent. Obviously. Unfortunately. But that is not  
 14 -- that was not in the purview of the new committee  
 15 unfortunately.  
 16 PRESIDENT GERING: Any other questions?  
 17 Yes.  
 18 MR. CLAPPER: Bill Clapper, North Main  
 19 Street.  
 20 Dan, would you comment in the financial  
 21 area about the bond obligation to the residents of New  
 22 Hope as -- we appreciate that the Borough would be let's  
 23 say on the hook for the amount of bond, but should that  
 24 fail, that is we can't collect the rent from the tenants,  
 25 catastrophic event happens in New Hope, are we as

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2 residents on the hook for the money?  
 3 MR. DOUGHERTY: There was a bit of a  
 4 learning experience for all of us but this would be a  
 5 general obligation bond, it wouldn't be a debt type bond.  
 6 It would be a general obligation bond and yes, the  
 7 residents would be -- would have to pay that \$1.4 million  
 8 not to be -- basically regardless of what happened.  
 9 What that means is municipalities by law  
 10 cannot default, cannot default on bonds. If need be -- if  
 11 we were not -- unable to pay it, it -- actually the state  
 12 -- the state would come in and mandate a tax increase, if  
 13 needed, if need be to pay that, to pay the bond holder and  
 14 that is why bond rates are so low. You know mortgage  
 15 rates are like 7%, they are like 3 1/2% for municipal  
 16 bonds. And there is virtually zero chance of default  
 17 because the municipalities have taxing authority.  
 18 So what they would do if a municipality  
 19 didn't have the money, the state would come in and mandate  
 20 a tax increase to get those bond holders paid. That is  
 21 how it works unfortunately or fortunately if you're a bond  
 22 holder.  
 23 The way the interest -- and the interesting  
 24 thing is that is -- what is \$15 million? We know our  
 25 budget is about \$5 million. What it would mean is we have

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2 about 1,250 tax parcels, residential households in the  
 3 Borough. Okay. About 1,250. We have 2,550 people, about  
 4 1,250 households. Okay? A \$15 million bond would mean  
 5 that each and every household would be taking on about a  
 6 \$12,000 obligation to build that garage. Actually it  
 7 would be about double that amount, about \$23,000 in total  
 8 costs. Over the 20 years the number is much larger than  
 9 -- it will be about \$23,000 per household debt for every  
 10 household in the Borough over the course of the 20 years.  
 11 So it is a -- it is an enormous number.  
 12 MR. CLAPPER: It is. Some of the research  
 13 that I have seen, the boroughs around the State of  
 14 Pennsylvania that have been forced to declare bankruptcy,  
 15 maybe not for buildings, but three or four of the  
 16 activities that I read about where the developers came in  
 17 and wanted to do something and the town wanted to fight  
 18 them and they spent millions of dollars on legal fees and  
 19 so in effect bankrupted a town.  
 20 And as a result, all of the residents of  
 21 the town were assessed almost \$2,000 per year for a period  
 22 of ten years in Punxsutawney, Pennsylvania to cover the  
 23 legal fees that the Borough was forced to pay, even though  
 24 they were state guaranteed to the law firm, of course, but  
 25 I thought that was an interesting thing.

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1  
2 So there is a parallel here then that we  
3 need to be concerned about the risk to each resident, is  
4 that correct?

5 MR. DOUGHERTY: It is a general  
6 obligation. It would be a general obligation of the  
7 residents of the town, that is correct.

8 MR. CLAPPER: Okay. Thank you, Dan.  
9 By the way, thanks for the job that you  
10 guys have done.

11 PRESIDENT GERING: Yes, Amy.

12 MS. MILLER: Amy Miller, Riverstone Circle.  
13 Yes, I would like to reiterate a thank you  
14 again for a very thorough job. And I just would like to  
15 point out that you doing this in such a short period of  
16 time shows us that this could have been done a long time  
17 ago with the original ad hoc committee.

18 And I think if you would have done this  
19 analysis in the beginning, maybe you wouldn't have rushed  
20 into that litigation because you might have had the  
21 reality of the numbers of what is in front of you, you  
22 know in making those decisions to have something where  
23 your budget is less than \$5 million a year and you wanted  
24 to spend again, way beyond that that could actually  
25 jeopardize the financial stability of the Borough.

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1  
2 MS. SOUWEINE: Sounds riveting.

3 PRESIDENT GERING: Yes.

4 MR. TAYLOR: Dene Taylor. My name is  
5 spelled the same as last time. D-E-N-E, and Taylor  
6 T-A-Y-L-O-R, like the president.

7 One thing, I had done some research on  
8 municipal bonds and I had found out that bonds can be  
9 obtained based on the value of the capital asset and that  
10 in that case the asset is -- it is like a commercial bond  
11 for some like -- Peter is nodding his head, the thing that  
12 does it isolates the taxpayers from the payment, it is a  
13 separate thing.

14 On the other hand, I believe you are  
15 looking at the bank or the -- (indiscernible).

16 And this year six or seven days, three of  
17 them being recent ones --

18 PRESIDENT GERING: Can you remove your  
19 mask?

20 MR. TAYLOR: This year, I have -- the three  
21 of the last four Saturdays, which have been -- the town  
22 has been busy. I have been working downtown for the  
23 library and I drove through -- and one other a month or so  
24 ago, I went through the back lot of the Union Square and  
25 saw that the last area right -- that is part of Union

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1  
2 I am just asking for accountability and I  
3 think we all need to have that conversation that this  
4 could have been done, this analysis a long time ago and  
5 you all could have had discussions and input from the  
6 community and that kind of thing. A lot of time and  
7 energy could have been saved.

8 I was on a school board for six years with  
9 a \$90 million budget and never did we go down a path where  
10 -- without exactly knowing what something would cost.

11 The other question is when you were saying  
12 this could be something so beyond where you could even  
13 borrow, would you have to go up for a vote for this?  
14 Because I know we had to do that for school board if it  
15 was beyond a certain amount of -- out of our budget, we  
16 had to get a vote from the community to approve the  
17 project. Thank you.

18 Nice job. Really good job. Thank you for  
19 doing that.

20 MS. SOUWEINE: Candace Souweine,  
21 S-O-U-W-E-I-N-E.

22 What is the probability that we rent all  
23 333 spaces?

24 MR. DOUGHERTY: That would be demonstrated  
25 next Tuesday in all its gory detail.

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1  
2 Square was between 25 to 30 -- this is on a Saturday  
3 afternoon, busy time. The back of the lot had about 30 to  
4 70% occupancy. The area where the garage is put, that  
5 particular lot had no cars at all.

6 So that means at this time of the year  
7 there would have been no income from casual parkers in the  
8 -- if we got the garage and as it is now. So when you  
9 talk about -- so that any income for this period of time  
10 would need to come from the the businesses who purchased  
11 leases.

12 We are now looking at about \$8,000 a spot  
13 or much more. Actually it is a lot more than that because  
14 we haven't got that many days where we are that busy now  
15 -- between now and the end of the year. We will probably  
16 have 30 days where we would utilize it. Thank you.

17 PRESIDENT GERING: All right. One more.  
18 Who else? Mr. Balderston, you already spoke. The lady  
19 back there. Sorry, the young lady in the back.

20 MS. SHORT: Not so young but thanks. I am  
21 Victoria Short, 142 Main Street. S-H-O-R-T.

22 My comment is perhaps a bit more  
23 philosophical. I am going back to the goals of the last  
24 comprehensive plan and they are as follows in part:  
25 Decrease land consumption and natural resource

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1  
2 declarations. Provide sensible and cost effective  
3 infrastructure solutions and utilize existing  
4 infrastructure to guide development. And I am hoping you  
5 had these over-arching ideas as your guide.  
6 And I guess my question would be is there  
7 another comprehensive plan in the works?  
8 MR. MEYER: Yes.  
9 MS. SHORT: Thank you.  
10 PRESIDENT GERING: Mr. Balderston, and  
11 then we will move on. Go on.  
12 MR. BALDERSTON: Thank you. Joe  
13 Balderston.  
14 MS. McHUGH: Your address, please.  
15 PRESIDENT GERING: From Doylestown.  
16 MR. BALDERSTON: But I own property here  
17 and pay taxes. Okay. Thank you.  
18 What happens -- let's say all of these  
19 spots get leased to these three hotel owners. Now let's  
20 say that they up and decide they will sell one of these.  
21 How are you going to be guaranteed that the new owner  
22 would want to rent these?  
23 MR. DOUGHERTY: Mr. Balderston --  
24 MR. BALDERSTON: Call me Joe.  
25 MR. DOUGHERTY: Joe, I think that that is

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1  
2 easement, is that correct?  
3 MR. DOUGHERTY: My understanding was that  
4 part of the settlement included right of access through  
5 the parking lot to the subsequent garage but I again, that  
6 unto itself and all of that stuff, there is a multitude,  
7 Joe, of those types of issues that are downstream of the  
8 money.  
9 MR. BALDERSTON: Okay. Now on page 13 of  
10 your report there is a map and it is very difficult to  
11 read. It would be nice if we can get that blown up but it  
12 appears to me, if I am looking at that correctly, that  
13 removing the parking --  
14 MR. MAISEL: Excuse me one second. The  
15 people who are looking for what he is referring to, the  
16 report, that was done a couple weeks ago, not what is in  
17 front of you.  
18 MR. BALDERSTON: When would we have chances  
19 to ask you --  
20 MR. DOUGHERTY: He is pointing out that if  
21 you're telling -- is this the page you're referring to?  
22 MR. BALDERSTON: Yes.  
23 MR. DOUGHERTY: He is pointing out that  
24 people in the audience are looking for this page and they  
25 have tonight's presentation in their hands, not last

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1  
2 -- that would actually have to be handled inside, internal  
3 to the lease in making sure that the lease followed the  
4 corporation and not some LLC or something. It would have  
5 to be attached to the business.  
6 So I imagine there is ways to -- frankly it  
7 is out of my pay scale but there is -- getting a  
8 commercial operator to sign a 20 year lease will be a  
9 fairly tall hurdle to begin with but as far as the future  
10 owners of that organization, I imagine there is some way  
11 to link it to the corporation.  
12 Now there is a lot of other risks that are  
13 -- that will be detailed next week.  
14 MR. BALDERSTON: In reading your August 7th  
15 report -- and I want to thank you for putting all of this  
16 together, the entire committee and everybody else that was  
17 supporting you in this.  
18 I read that you intend to do traffic  
19 lighting and reconstruction on Bridge Street to the  
20 entrance of Union Square. Does that mean that you have an  
21 agreement with Union Square that they are going to allow  
22 traffic to flow through their property to this parking  
23 garage or how does that --  
24 MR. MAISEL: I don't know the legal aspect  
25 of -- it is -- I think it is an easement. We have an

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1  
2 weeks. That is all.  
3 You have a question about this, we will be  
4 glad to do our best to answer it. He is just pointing out  
5 that people that are looking for page 13, they don't have  
6 13 pages.  
7 MR. BALDERSTON: Thank you. Well it  
8 appears to me, if I am understanding this somewhat, that  
9 the biggest percentage of the projected parking garage  
10 will be built in -- you used the term wooded land that  
11 needs to be cleared.  
12 I have been told that that is wetlands and  
13 that nobody has ever been able to prepare a map for me  
14 that showed me the wetlands.  
15 So again I say forget the parking garage  
16 and expand the parking on-grade. And as you know, I am  
17 very big on doing it on-grade because of the debt that we  
18 are going to incur for this.  
19 So it appears to me that all of the  
20 unanswered --  
21 MS. McHUGH: You have 30 seconds left.  
22 MR. BALDERSTON: Excuse me.  
23 MS. McHUGH: You have 30 seconds left.  
24 MR. BALDERSTON: Thank you.  
25 It appears to me that with all of the

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1  
 2 unanswered questions, THA should be notified and not  
 3 proceed with any further work increasing these costs.  
 4 MR. DOUGHERTY: They have been.  
 5 MR. BALDERSTON: Okay. Great. Good move.  
 6 I encourage you to end this project immediately.  
 7 PRESIDENT GERING: Thank you, everyone.  
 8 Next on the agenda is a presentation from  
 9 the Lower Delaware Wild and Scenic River.  
 10 MR. McEWAN: My name is Robert McEwan,  
 11 M-C-E-W-A-N, and I represent the Lower Delaware Wild  
 12 Scenic River Committee.  
 13 And I am presenting to ask that the  
 14 Township -- the Borough, excuse me, endorse adding the  
 15 Aquetong Creek to what is now the Delaware lower belly  
 16 river scenic designation happened in 2000. I will skip  
 17 through this somewhat quickly. My comments don't follow  
 18 exactly the slides but the slides are prettier than me.  
 19 The idea of the Wild and Scenic Act, which  
 20 was passed in 2000 is to create an umbrella for dialogue  
 21 over the many National Park Service people. It is  
 22 overseen by the National Park and the people that are part  
 23 of this partnership are the local municipalities. New  
 24 Hope is one of them along with Solebury, Upper Makefield,  
 25 et cetera, police and municipal rescue departments and

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1 non-profit watershed associations.  
 2 There is no other entity that -- there is  
 3 no entity that owns the waters of the United States. This  
 4 river is all of our responsibility and recreational  
 5 delight, et cetera.  
 6 So this umbrella organization allows people  
 7 to come together in a non-partisan way and try to  
 8 determine what the problems are and fix them together. It  
 9 is easy for New Hope to say don't do it on my side of the  
 10 river or Solebury or et cetera, et cetera, but we have to  
 11 agree with New Jersey and that is what this is all about.  
 12 So the Act itself declares -- which was  
 13 initially in 1968, it is the policy of the United States  
 14 that certain selected rivers of the nation which would be  
 15 recreational, geologic fish and wildlife, historic,  
 16 cultural or other similar values shall be preserved in  
 17 free flowing condition and that they in their immediate  
 18 environment shall be protected for the benefits and  
 19 enjoyment of present and future generations. As our river  
 20 enjoys that designation and has, as I said, since 2000.  
 21 The creeks up and down the river for the  
 22 most part do enjoy and that there is a number of segments  
 23 that the committee is also attempting to add to that  
 24 designation through this new project. New Hope is  
 25

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1 represented on that committee by Louise. She gets to Zoom  
 2 in like the rest of us do.  
 3 And there is no particular cost to this, it  
 4 is all about if you want to join and get your voice heard,  
 5 you have to participate and there are benefits to it.  
 6 So the goals of the plan which have been  
 7 carried out successfully by the committee, is we are  
 8 working on improving water quality up and down the basin;  
 9 preserving and protecting the rivers outstanding natural  
 10 resources, preserve and protect the cultural resources  
 11 from the community's landscape, encourage recreational  
 12 use, encourage sustainable development, preserve open  
 13 space.  
 14 So the past 20 years the committee has  
 15 taken the money that we get from the congressional budget,  
 16 which is approximately \$225,000 per year and they have put  
 17 more than \$2 million locally in the lower Delaware River.  
 18 Just for your information, the lower  
 19 Delaware starts at the Delaware Water Gap and goes to  
 20 Washington Crossing bridge. There is a middle Delaware  
 21 and there is an upper Delaware. So the river is pretty  
 22 much covered.  
 23 So the benefits of this plan -- what do we  
 24 get out of this as residents? There is some small  
 25

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1 benefits, there is a multi -- excuse me, a mini grant pool  
 2 that is about 25,000 a year and it funds at least  
 3 conservation -- maybe more conservation organizations on  
 4 the Pennsylvania side. That is the Heritage and they get  
 5 about \$40,000 to preserve land. I realize New Hope does  
 6 not have a lot of free land to conserve but you get to  
 7 enjoy all of the Bucks County lands.  
 8 It makes us stronger, as I said, by working  
 9 together. It promotes the community network. Right now  
 10 the projects that we are working together on are things  
 11 like river safety. We all know the diasters that happened  
 12 on the river. They need to be mitigated in any way so  
 13 river safety is at the top.  
 14 The river has seen a 40% increase in usage  
 15 since COVID because people feel they want to be outside,  
 16 not inside and not near people. So trash, sanitation,  
 17 parking,, parking on private property is a problem.  
 18 Signage and marine emergency communication and  
 19 transportation. We are blessed with the Eagle department,  
 20 we don't even realize how lucky we are looking at  
 21 departments up and down the river.  
 22 We are all volunteers and we all have  
 23 various community funding but our group has really done a  
 24 good job in communicating with the rest of the people. If  
 25

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1  
 2 you fall in in Point Pleasant, you want to have somebody  
 3 at the Eagle department know you're coming down the river  
 4 and should be rescued. And right now the communications  
 5 are not that great.  
 6 The Act recognizes the rights of local  
 7 property owners, so this is not something where the  
 8 government can come in and take your rights or risks  
 9 involved along the river or along the creeks.  
 10 And the Aquetong is the one we are talking  
 11 about now, which primarily -- 70% is private property from  
 12 -- I would say down from the spring down to the river. So  
 13 it does not permit federal acquisition. The Act does not  
 14 permit public access on private lands. This is not  
 15 opening anything up to people to trampling across  
 16 properties.  
 17 The Act stipulates the final land use  
 18 regulations may only be enacted by the local governing  
 19 body. That is you. You have set the ordinances and we  
 20 are all grateful that we are -- our stormwater management  
 21 is handled locally and not by the federal government.  
 22 So that is just to give you a portion of  
 23 what we are talking about. And the Act imposes no  
 24 obligations.  
 25 So the tributary project is looking to add

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1  
 2 plus or minus 30 creeks, many of them listed here and six  
 3 or seven segments up and down the river. The trick on the  
 4 segments is in the year 2000, some parts of the townships  
 5 on the one side of the river wanted to join and others did  
 6 not want to join. Both of them have to agree to join. So  
 7 here in Lambertville, Hunterdon, Solebury, New Hope, we  
 8 all said let's join so we made it. But we are trying to  
 9 get more people to join.  
 10 So the Aquetong spring -- excuse me, the  
 11 Aquetong Creek, the benefits that we have seen, the  
 12 endorsements that we have. The endorsements that we have  
 13 include the Aquetong Water Association, Friends of the  
 14 Delaware Canal, Delaware Canal 21, the Heritage  
 15 Conservancy, New Hope Historical Society.  
 16 And the Heritage Conservancy since 2000 has  
 17 received money and steady support. Many grants have gone  
 18 to support our local organizations from the Lower Delaware  
 19 Wild and Scenic, that is because people attend and they  
 20 wanted to have a grant so they apply. It is pretty  
 21 simple, you have to apply.  
 22 We see the watershed, the Lambertville base  
 23 boat which is educational every summer. The Delaware  
 24 Canal has received grants this year for cleaning the canal  
 25 from invasive species of plants.

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1  
 2 The Aquetong Watershed Association has  
 3 received grants, three or four over the years, to monitor  
 4 water and other things we all want to check up on. And  
 5 the Bucks County Audubon Society receives grants for their  
 6 watershed protection.  
 7 So it is a good community effort and I hope  
 8 that you will entertain a resolution to add the Aquetong  
 9 Creek to the Wild Scenic Act.  
 10 PRESIDENT GERING: Thank you.  
 11 MS. McHUGH: You mentioned that the canal  
 12 had a grant to help clean out the plants but is the canal  
 13 included in any of this because it is not a tributary?  
 14 MR. McEWAN: No, the canal is not a  
 15 tributary but when they -- anybody can apply for a grant.  
 16 It helps to have something to do with water, it improves  
 17 the water quality.  
 18 MS. McHUGH: You're basically soliciting  
 19 all municipalities along the river towns and getting them  
 20 to form one collation that can go out and get these  
 21 grants?  
 22 MS. FEDER: Sort of. So Laurie, I think  
 23 what Robert is doing -- for those of you that don't get to  
 24 sit in on the meetings -- of the Lower Delaware River Wild  
 25 and Scenic meetings, they have been working specifically

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1  
 2 on tributary process but I believe when he is talking  
 3 about the granting issue, that is something that the Lower  
 4 Delaware Wild and Scenic does, they have a grant program  
 5 that is not for things like a new bridge.  
 6 And the Audubon Society has to do with  
 7 water. So we are in River Valley, the river is the life  
 8 water of so many of these towns. That is sort of the  
 9 context of what the Lower Delaware Wild and Scenic does.  
 10 What this is talking about is adding the  
 11 Aquetong as a tributary under that umbrella of protection  
 12 and the town's engagement with it as really part of the  
 13 Delaware because it feeds in.  
 14 MS. McHUGH: Absolutely. Okay.  
 15 MR. McEWAN: So for instance the Historic  
 16 Society is repairing the buffer along the creek and they  
 17 could have come in for a grant. We don't really -- it  
 18 isn't good for buffers to be all the way down to the creek  
 19 and they were mowing down to the creek, as many others,  
 20 they are planting, they have got religion, but they can  
 21 come in for a grant and say we want some more money or we  
 22 will match a couple thousand dollars here and there to  
 23 improve our section of the creek and the same with the  
 24 canal. It is the Friends of the Canal that got it.  
 25 Friends of Washington Crossing Park also is

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1  
2 a friend's organization and they got -- for the upper park  
3 which is in Solebury, to clean parts of their canal to get  
4 invasive species out.  
5 MS. FEDER: Robert, thank you for all of  
6 the context because I know it is helpful for this body to  
7 hear more about what the group does periodically.  
8 For the resolution, it is pretty simple.  
9 There is no cost to us. It is really just expanding a  
10 commitment we already have for river resources and we are  
11 including Aquetong in that.  
12 MS. McHUGH: That is how I saw it, then  
13 when you said canal --  
14 MR. DOUGHERTY: Louise, I have a question  
15 I guess. So the Aquetong Creek is the only creek that is  
16 in New Hope Borough?  
17 MR. McEWAN: Yes.  
18 MR. DOUGHERTY: There are no others?  
19 MR. McEWAN: No. Rabbit Run is -- we are  
20 not going after Rabbit Run Creek. That is just in  
21 Solebury.  
22 MR. DOUGHERTY: So my question is property  
23 rights of people who own property that are basically on  
24 the -- well New Hope Historical Society as are most of the  
25 properties as you go up Ferry Street on the south side and

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1  
2 many, many others. Would this designation be -- could  
3 this designation, if it goes down this path, be used to  
4 impinge upon people's property rights to say sort of like  
5 HARB is a wonderful thing until people say you're not  
6 allowed to put that on your house. That is not -- we want  
7 to preserve everything but I see a statement that says  
8 historic and cultural resources, preserve and protect the  
9 character of the landscape. Right.  
10 That sounds -- who would argue with that  
11 until someone owns a property that is adjacent to the  
12 Aquetong Creek. They own the property, does this have any  
13 kind of ability or power to tell someone that they cannot  
14 put a hot tub in their back yard because it doesn't  
15 preserve and protect the character of the landscape next  
16 to the Aquetong Creek? Yes or no?  
17 MR. McEWAN: It has no power to do that.  
18 If they wanted to put a hot tub in the creek --  
19 MR. DOUGHERTY: Obviously. We would not  
20 be so happy about that. The Act specifically -- make sure  
21 we are saying all of these noble goals and the people who  
22 own the property would then be impinged in some way. That  
23 is what I need to know.  
24 MR. McEWAN: So it is written specifically  
25 into the Act, paragraph seven if you want to get into the

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1  
2 Act. But a good example is up and down your riverfront  
3 because you have been part of this since 2000, you see a  
4 change in the property owners and a change in I would say  
5 the footprint of docks and boat launching facilities and  
6 paths going down to the river and no problem. I mean it  
7 doesn't even come to the Wild and Scenic.  
8 MR. DOUGHERTY: In other words it is not in  
9 there anywhere that they can --  
10 MR. McEWAN: It is actually in there that  
11 they cannot do it.  
12 MR. DOUGHERTY: That is what I needed to  
13 hear.  
14 MR. McEWAN: They will not take any  
15 property through this Act. If the government wants to  
16 use --  
17 MR. DOUGHERTY: I don't mean take  
18 the property, they wouldn't impinge on property rights.  
19 If we could discuss those things, I wanted to know that it  
20 is --  
21 MS. FEDER: It is very clear it would not  
22 do what you are talking about.  
23 MR. McEWAN: I am glad you brought that up.  
24 That question comes up at every presentation I make so  
25 thank you.

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1  
2 MR. MAISEL: I have one question. I don't  
3 know if this is in your jurisdiction. Maybe even with --  
4 I don't know, somewhere close to a year ago we had a  
5 fatality on the river because of the wind damn and this  
6 Council created a group of three people to advocate for  
7 better signage, better -- just advocating for a situation.  
8 They were oblivious to the fact that there was this wind  
9 damn there and succumbed to it.  
10 And I think it was months and months of  
11 effort that was going on, you know a stone wall in terms  
12 of you can't put this sign up. It seemed like so obvious  
13 that something hanging from the New Hope-Lambertville  
14 Bridge more so than the one thing that says wind damn not  
15 even a few hundred yards away. We couldn't get that done  
16 and I think -- I don't know.  
17 PRESIDENT GERING: Hold on. I will stop  
18 you and interrupt you guys. That ad hoc committee had to  
19 be tabled because we were told we were going to be sued.  
20 MR. McEWAN: By who -- let's not go there.  
21 PRESIDENT GERING: So that is why that ad  
22 hoc committee had to be tabled.  
23 MR. McEWAN: I can say that maybe Louise  
24 --  
25 MS. FEDER: It is okay. What you are

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1  
2 talking about is separate from this and we can certainly  
3 go into that at --  
4 MR. MAISEL: I just heard safety and river.  
5 MR. McEWAN: Louise brought this to the  
6 committee, to the Lower Delaware Committee and we are  
7 constantly talking about it. The issue is all of the  
8 lands -- what Dan said, it is private property and people  
9 don't want you planting a sign on private property. The  
10 bridge of course is the Bridge Authority and so you will  
11 have to go through them. It is a big problem and dual  
12 language signage is important as well.  
13 MR. MAISEL: Because there is litigation  
14 and we don't have our solicitor here today, maybe it is  
15 best we table it.  
16 MR. McEWAN: Okay. It hasn't gone  
17 unnoticed and we keep trying to address the problems with  
18 this committee.  
19 MR. DOUGHERTY: Thank you.  
20 PRESIDENT GERING: Thank you.  
21 MR. McEWAN: Anything else? No.  
22 MS. McHUGH: Thank you. Great  
23 presentation.  
24 PRESIDENT GERING: You did a beautiful  
25 presentation. Thank you.

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1  
2 our mutual efforts to protect and preserve the Aquetong  
3 Creek will be strengthened due to the availability of  
4 additional funds and resources so thank you.  
5 PRESIDENT GERING: Thank you. Yes,  
6 Charlie.  
7 MR. HUCHET: My name is Charlie Huchet,  
8 H-U-C-H-E-T. I reside on Old Mill Road.  
9 And I am not here to propose a hot tub in  
10 the front yard or -- it represents more an interest in the  
11 concept of not in my front yard. Many of us on Old Mill  
12 Road have property which is adjacent to the Aquetong.  
13 I wasn't expecting to speak today, I wasn't  
14 expecting a presentation but it is appropriate given what  
15 has been -- he has to say. We recently had a meeting of  
16 people on our road expressing concerns about the  
17 protection of the creek, which seems to be consistent with  
18 the values that are being presented here today.  
19 And I just want to put it on record that  
20 while I am not authorized for the -- to speak for the  
21 street today, I believe I am, in the sense of encouraging  
22 the Council to support this resolution.  
23 We are interested in restoring and  
24 returning the property along the Aquetong Creek to its  
25 original state rather than allowing any development

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1  
2 You have a question back there?  
3 MR. ISBRAT: My name is Les Isbrandt,  
4 I-S-B-R-A-N-D-T. I live at 2 Kingswood Drive in the  
5 Borough.  
6 I am a current director and past president  
7 of the Aquetong Watershed Association. I also sat on the  
8 steering committee for the Lower Scenic Delaware  
9 Management Company. Really hard to say that sometimes.  
10 The Aquetong Watershed Association's  
11 mission is to conserve, preserve and protect the natural  
12 resources of the Aquetong watershed. The watershed is  
13 located in the center of Solebury and covers most of New  
14 Hope Borough.  
15 The directors of the AWA and its members  
16 throughout New Hope and Solebury share Lower Delaware Wild  
17 and Scenic River Management committee's values to protect  
18 the waters and values of the Delaware River and its  
19 tributaries.  
20 The AWA endorses and supports Lower  
21 Delaware Wild and Scenic River Management committee's  
22 project to attain designation and recognition for the  
23 Aquetong Creek under the 2000 Congressional Act and Public  
24 Law 106-418.  
25 With this recommendation and designation,

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1  
2 whatsoever or removing any development that preexists on  
3 it. Thank you so much.  
4 PRESIDENT GERING: Thank you. Any one  
5 else?  
6 MS. FEDER: Connie, just a question from  
7 me. Is someone coming up to speak?  
8 PRESIDENT GERING: It was Charlie.  
9 MS. FEDER: Is this group comfortable with  
10 the sample resolution language that we have? Are we able  
11 to vote on it on the --  
12 PRESIDENT GERING: It would have to be put  
13 on the agenda for next Tuesday.  
14 MS. FEDER: We are okay to take a vote on  
15 that?  
16 PRESIDENT GERING: What we will do is have  
17 John review it and if it is okay, we will have it on the  
18 agenda for Tuesday. If not, it can be bumped to  
19 September.  
20 MS. FEDER: If we wanted to make  
21 adjustments, I was happy to work on them before next  
22 Tuesday. If the group is comfortable with the language  
23 and if Council --  
24 MR. GRAY: We will take a look at at.  
25 PRESIDENT GERING: Thank you.

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Any other comments before we close out?

All right.

Can I have a motion to adjourn?

MR. MAISEL: I will make that motion.

MS. McHUGH: Second.

PRESIDENT GERING: Thank you, everybody.

- - -

(The proceedings were concluded.)

- - -

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C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me in the above cause and that this is a correct transcript of the same.

Karen W. Browndorf, RPR  
Official Court Reporter

- - -



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