

**WHITEMARSH TOWNSHIP  
OPEN SPACE COMMITTEE MEETING (VIRTUAL – ZOOM)  
WEDNESDAY, JULY 22<sup>nd</sup>, 2020 AT 7:00 PM**

The Open Space Committee will meet Wednesday, July 22, 2020 at 7:00 p.m. The meeting will be conducted on Zoom.

**Meeting Date:** Wednesday, July 22, 2020

**Meeting Time:** 7:00 PM

**Meeting URL:** <https://us02web.zoom.us/j/84389790208?pwd=emcrdUdid1RnVldCUHE5clp1dzVtQT09>

**Meeting via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 843 8979 0208

**Meeting dial in number (no video):** +1 (929) 205-6099

**Meeting ID number (to be entered when prompted):** 843 8979 0208

**Meeting Password:** 72220

Public comment will be accepted via the Zoom chat button during the meeting. You will need to provide your name and address for the record.

**1. CALL TO ORDER**

\_\_\_ BIDDLE \_\_\_ INDELICATO

\_\_\_ KAUFMAN \_\_\_ LANE \_\_\_ MOULTON \_\_\_ SHINN

BOS LIAISON: NESTER\_\_\_ TOWNSHIP STAFF: BLOMSTROM\_\_\_  
LANNUTTI (MINUTES) \_\_\_

**2. APPROVAL OF THE WEDNESDAY, JANUARY 22<sup>nd</sup>, 2020 MEETING MINUTES (APRIL MEETING CANCELLED DUE TO COVID-19)**

**3. UPDATED OPEN SPACE COMMITTEE CONTACT LIST**

**4. ANNOUNCEMENT OF VACANCY ON OPEN SPACE COMMITTEE**

**5. OPEN SPACE FUNDING REPORT**

**6. COMPREHENSIVE PLAN UPDATE MEMORANDUM**

- a. **STEPS NEEDED TO IMPLEMENT RECOMMENDATIONS**
- b. **CONCERNS OF THE OPEN SPACE COMMITTEE**

**7. UPDATE ON HIGHLANDS MANSION**

**8. AGENDA RESOURCE ATTACHMENTS FROM JANUARY MEETING**

## 9. PUBLIC COMMENT PERIOD

## 10. BOARD MEMBER COMMENTS

## 11. ADJOURNMENT

NEXT MEETING: Wednesday, October 28<sup>th</sup> at 7pm at Administration Building/Zoom – TBD

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### PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Board shall follow a prescribed agenda, which will be available to the general public the Friday preceding the meeting.
2. If members of the public wish the Board to address a specific item at a public meeting, a written request to the Township Manager shall be submitted by noon on Friday of the week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
3. The Board may consider other matters for the agenda as they see fit.
4. The Board will entertain Public Comment at the conclusion of the discussion of the item and prior to specific action on the item during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
5. A Public Comment period will be provided at the conclusion of a meeting for input on any new subject.
6. The Board Chair shall preside over Public Comments and may within their discretion:
  - a. Recognize individuals wishing to offer comment.
  - b. Require identification of such persons.
  - c. Allocate total available Public Comment time among all individuals wishing to comment.
  - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, "one minute remaining" and "time expired" to the Chair.
  - e. Rule out of order scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Board.

**WHITEMARSH TOWNSHIP  
OPEN SPACE COMMITTEE MEETING  
WHITEMARSH TOWNSHIP ADMINISTRATION BUILDING  
WEDNESDAY, JANUARY 22<sup>ND</sup> 2020**

**1. CALL TO ORDER – 7:00PM**

BIDDLE  INDELICATO

KAUFMAN  LANE  MOULTON

BOS LIAISON: NESTER  TOWNSHIP STAFF: BLOMSTROM   
BENDER (MINUTES)

**2. ANNOUNCEMENTS**

- a. Deborah Lamb's term on the OSC expired 12/31/19. On January 14, 2020 Deborah e-mailed the members of the OSC to state that she was not asking to be re-appointed, thus leaving a second vacancy on the Committee. Steve Kaufman will send her a letter of thanks from the OSC for her service.
- b. Laura Boyle-Nester stated that there were 2 people up for consideration to join the Open Space Committee. She noted that one person would be considered at the next BOS meeting. She stated that the second person asked the BOS to hold off considering appointment until after the next OSC meeting (April 22<sup>nd</sup>).
- c. Chris Indelicato was not in attendance. He notified the OSC Liaison in advance and sent his regrets.
- d. Tom Blomstrom noted that Chris Lane was re-appointed to the OSC for another 3-year term.

**3. RE-ORGANIZATION**

- a. Chris Lane nomiNathand Stephen Kaufman as Chair, Hugh Moulton seconded, and Stephen Kaufman was selected unanimously.
- b. Hugh Moulton nomiNathand Chris Lane as Vice-Chair, Joan Biddle seconded, and Chris Lane was selected unanimously.

**4. APPROVAL OF WEDNESDAY, OCTOBER 23, 2019 MEETING MINUTES**

- a. Chris Lane made a motion to approve the minutes, Hugh Moulton seconded. The minutes were approved unanimously.

**5. 2020 OPEN SPACE COMMITTEE MEETING SCHEDULE**

- a. A copy of the meeting schedule for 2020 was given to each member.

**6. UPDATED OPEN SPACE COMMITTEE CONTACT LIST**

- a. Tom Blomstrom distributed an updated list of members of the OSC, and noted he would update the list again with new members as they are appointed.

**7. OPEN SPACE COMMITTEE – POWERS AND DUTIES IN ACCORDANCE WITH TOWNSHIP CODE**

- a. A copy of the powers and duties was given to each member and Tom Blomstrom stated he would get a copy to the new member(s) when they are appointed.

**8. OPEN SPACE FUNDING REPORT**

- a. Nathan Crittendon, Director of Finance, gave an overview of the report, and highlighted the following:
  - i. 2019 was a record year in terms of interest earnings due to increasing rates and the Township shopping around for the best deal.
  - ii. Maintenance expenses were incurred with the Open Space Fund – Wells Street Open Space-Trail (Gambone Tract).
  - iii. OSC funds used to pay down a portion of debt attributable to the purchase of the Sheep Tract lowered interest and principal payments.
  - iv. Hugh Moulton asked about the transfer to the General Fund in 2010. Nathan Crittendon stated that there was one transfer to the General Fund in 2010 for \$765,000 to repay the initial start-up capital that was issued to Open Space in 2006. He also stated that the EIT was instituted in 2007. Chris Lane stated that he would like a footnote added to the Maintenance Reserve line item in the Open Space Funding Report stating that it can be used for Open Space purchases at the discretion of the Township. He requested it be noted anywhere in the document that the number is mentioned. Brief discussions were held as to possible language to be added at the direction of Township Administration. Stephen Kaufman added that if the current language is used, it appears as if the funds cannot be used to purchase properties. He asked Nathan Crittendon if language could also be added to the 2020 audit to this effect and drew attention to the memo distributed with the meeting materials suggesting wording. Nathan Crittendon stated the suggestions made by the Open Space Committee to amend future language used in both the prepared quarterly open space report, distributed to the Open Space Committee and the Management's Discussion and Analysis portion of the annual financial audit would be taken under advisement. Stephen Kaufman made a motion to request the Board of Supervisors authorize adding such language. Chris Lane seconded the motion and it passed unanimously. Stephen Kaufman was authorized to follow up with a letter to the Board of Supervisors. The Committee thanked Nathan Crittendon for his work and the increasing level of transparency.

- b. Documents from Stephen Kaufman

- i. Stephen Kaufman stated that there were discrepancies in the Sheep Tract purchase numbers as reported in various places in the Open Space Funding Report and audit.
  - 1. Nathan Crittendon stated that the actual purchase price was \$7.8 million and after the soft costs (closing, etc.) the total came to \$8.5 million. Stephen Kaufman thanked Nathan Crittendon for clearing this matter up.
- ii. Stephen Kaufman asked if there were any non-EIT dollars left in the Open Space Fund. Nathan Crittendon responded that all non-EIT dollars had been spent.
- c. Joan Biddle made a motion to accept the Finance report, Chris Lane seconded, the report was accepted unanimously.

**9. WISSAHICKON VALLEY WATERSHED ASSOCIATION (WVWA) PRESENTATION**

- a. Hugh Moulton gave a brief history of the WVWA and stated that there was potential for protection at the Highlands.
- b. Gale Farmer (Executive Director) and John Farro (Director of Conservation) gave a brief history of the work they have accomplished and what the WVWA organization does to protect open space. They stated that much of Whitemarsh Township falls within the Wissahickon Watershed along with 13 other municipalities. One of the WVWA's 3 focus areas is the Sheaff Lane area near Broad Axe. A discussion ensued about the parcels and potential development/protection areas including trail connections. The goal of a partnership between the Open Space Committee and WVWA is to preserve as much open land as possible, particularly in the watershed area.
- c. Tom Blomstrom requested that WVWA send out a copy of their presentation and thanked the WVWA for putting it together and coming to the meeting. The WVWA requested that their presentation be for internal use only and not be posted.

**10. COMPREHENSIVE PLAN UPDATE MEMORADUM**

- a. Chris Lane asked if there would be an opportunity to update the draft, as the Committee wants to ensure their comments are added properly.
- b. Tom Blomstrom stated that residents could comment at the Planning Commission considering the final draft. He stated he would notify the Committee when the final draft is posted.

**11. UPDATE ON HIGHLANDS**

- a. Tom Blomstrom stated that the Township Manager has heard from the State, and was told that the State was in the process of setting up a meeting with the Township leadership and The Highlands.
- b. Hugh Moulton stated that Nancy Moses (PHMC, Chair) visited The Highlands and has arranged for The Highlands to make a presentation to PHMC Board in March. It was suggested that The Highlands put together a business plan

including a list of goals and visions. He added that Joanna Walters was creating a business plan and will submit a copy to the Township when it is appropriate.

**12. OPEN SPACE SUGGESTION (EMAILS) - PROCEDURE REVIEW-CRITERIA**

- a. A copy of the Public Submission Procedure was given to each member.
- b. It was explained that the first level of review would be by the Township administration, to determine whether the property was already subject to restrictions (contracts, etc.) which would prohibit further consideration. If the recommended property otherwise seemed to meet the baseline criteria for an opportunity to be open space, it would be forwarded to the Open Space Committee for review.
- c. Stephen Kaufman stated that if the group decides to recommend the property to the BOS, that the submitter be notified. He also asked if under #2 of the procedure, the Open Space Committee still be notified of any action taken.
- d. Tom Blomstrom stated that he would add that to the procedure.
- e. Chris Lane made a motion to adopt the procedure, Joan Biddle seconded, and it was adopted unanimously.

**13. PUBLIC COMMENT PERIOD**

- a. Debra Harris, Whitemarsh Township Resident, stated that while it's great that the Township is interested in buying large properties she would like the township to look into smaller properties to connect neighborhoods and parks.
  - i. A discussion ensued about smaller parcels turning into pocket parks in the Township.
- b. MJ Fisher, Whitemarsh Township Resident, stated that she was in attendance to see the committee in action.

**14. BOARD MEMBER COMMENTS**

- a. A discussion ensued about the Stenton/Militia Hill property. Laura Boyle-Nester stated that she would ask the Township Manager for an update. Joan Biddle stated that she was under the impression that the next step was a site survey with Township Engineer to see what the potential is. She added that the board should ask the Township Manager for an update and that this matter be added to the next agenda. OSC took no formal action on this but the Chair will place it on the next agenda.
- b. Laura Boyle-Nester later e-mailed the OSC that: "The home on Stenton and Militia Hill that has been discussed was bought recently. No proposed plans yet but Township staff get the indication they are not looking for any large residential plan."

**15. ADJORNMENT**

- a. Chris Lane made a motion to adjourn the meeting, Joan Biddle seconded; the meeting was adjourned at 8:47PM.

**Open Space Committee - (Updated – July 2020)**

**(3-Year Appointment)**

Meetings 4<sup>th</sup> Wednesday 7:00 PM  
(January, April, July, and October)

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Chris Indelicato 12/31/2020  
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Stephen J. Kaufman, Chair 12/31/2020  
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Conshohocken, PA 19428  
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Hugh G. Moulton 12/31/2020  
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Christopher L. Lane, Vice-Chair 12/31/2022  
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Edmond R. Shinn, Esq. 12/31/2021  
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Fort Washington, PA 19034  
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[EShinn@erslawfirm.com](mailto:EShinn@erslawfirm.com)

VACANCY 12/31/2022

**Laura Boyle Nester (Board of Supervisor Liaison)**

**4047 South Warner Road**

**Lafayette Hill, PA 19444**

**(C) 610-329-9282**

[lbvester@whitemarshtwp.org](mailto:lbvester@whitemarshtwp.org)

**Thomas Blomstrom (Staff Liaison)**

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**Lafayette Hill, PA 19444**

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**(C) 610-420-9830**

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**WHITEMARSH TOWNSHIP  
QUARTERLY REPORTS  
FOR THE QUARTER ENDED  
JUNE 30, 2020**

**OPEN SPACE FUND**

The following is an overview of this section with highlights of some of the key numbers.

The first page is the Cumulative Cash Flow (since inception) for the Open Space Fund. There are no changes to this report since it provides a detailed summary of revenues and distributions by year from the inception of the Open Space Fund in 2006 to the present.

Pages two through four provide the data given in the first document in graphical format.

The fifth page provides Supplemental information for the Open Space Fund's share of the 2018 General Obligation Bond Debt Service & Maintenance Reserve. Please note, the Township has not increased the Maintenance Reserve Balance since the close of 2016. Considering this fact, the Finance Department recommended the transfer of a quarter percent (25%), the maximum, be transferred at year-end to maintain sufficient funds for future purchases and inflation in maintenance cost for current Open Space property held.

**OPEN SPACE FUND - CUMULATIVE CASH FLOW - FROM INCEPTION TO JUNE 30, 2020**

|  | YTD                 |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
|--|---------------------|--------------------|--------------------|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--------------------|---------------------|--------------------|
|  | 2020                | 2019               | 2018               | 2017                | 2016               | 2015               | 2014               | 2013               | 2012               | 2011                | 2010               | 2009                | 2008-2005          |
| <b>TOTAL</b>                                 |                     |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| <b>REVENUE SOURCE:</b>                       |                     |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| OPEN SPACE EIT                               | \$22,344,490        | \$2,214,812        | \$2,046,204        | \$2,084,280         | \$1,938,834        | \$1,883,831        | \$1,888,631        | \$1,988,360        | \$1,610,034        | \$1,428,018         | \$1,402,594        | \$1,641,849         | \$2,227,044        |
| LOAN PROCEEDS                                | \$12,707,592        |                    | \$2,273,370        |                     |                    |                    |                    |                    |                    |                     |                    | \$8,534,222         | \$1,900,000        |
| FEDERAL/STATE GRANTS (DCNR)                  | \$2,688,752         |                    |                    |                     |                    |                    | \$769,827          | \$716,575          |                    |                     |                    |                     | \$1,150,000        |
| TRANSFER FROM GENERAL FUND                   | \$250,000           |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     | \$250,000          |
| TRANSFER FROM CAPITAL FUND                   | \$515,888           |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     | \$515,988          |
| INTEREST EARNED                              | \$35,691            | \$119,814          | \$112,546          | \$51,408            | \$24,423           | \$3,413            | \$2,412            | \$2,486            | \$985              | \$2,851             | \$8,523            | \$23,095            | \$127,120          |
| <b>TOTAL REVENUE</b>                         | <b>\$30,039,480</b> | <b>\$2,334,626</b> | <b>\$4,432,120</b> | <b>\$2,145,689</b>  | <b>\$1,963,257</b> | <b>\$1,907,594</b> | <b>\$2,660,570</b> | <b>\$2,717,391</b> | <b>\$1,611,029</b> | <b>\$1,430,879</b>  | <b>\$1,411,117</b> | <b>\$10,199,166</b> | <b>\$6,170,151</b> |
| <b>EXPENDITURES:</b>                         |                     |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| PROFESSIONAL FEES                            | \$138,534           | \$24,936           | \$10,576           |                     | \$7,700            | \$3,413            |                    |                    |                    |                     |                    |                     | \$29,724           |
| GRANT EXPENDITURES                           | \$72,252            |                    |                    |                     |                    | \$36,264           | \$12,379           | \$23,609           |                    |                     |                    |                     | \$0                |
| GAMBONE TRACT- MAINTENANCE                   | \$112,968           | \$15,571           | \$24,863           | \$26,578            | \$14,081           | \$10,205           |                    |                    |                    |                     |                    |                     | \$0                |
| DEBT SERVICE                                 | \$11,938,459        | \$2,005,573        | \$6,613,326        | \$650,732           | \$623,458          | \$569,537          | \$591,807          | \$594,402          | \$601,221          | \$601,332           | \$314,472          | \$305,734           | \$236,865          |
| PURCHASED REAL ESTATE                        | \$16,784,562        |                    |                    |                     | \$2,009,675        |                    | \$769,016          | \$541,208          | \$688,153          | \$1,819,231         |                    | \$7,881,365         | \$2,875,914        |
| OPEN SPACE EIT COLLECTION FEES               | \$313,735           | \$13,848           | \$26,276           | \$23,691            | \$24,727           | \$20,913           | \$26,448           | \$24,302           | \$20,989           | \$22,260            | \$26,873           | \$32,405            | \$25,265           |
| DEBT ISSUANCE COST                           | \$82,238            | \$39,722           |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     | \$7,775            |
| TRANSFER TO GENERAL FUND                     | \$765,000           |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     | \$0                |
| <b>TOTAL EXPENDITURES</b>                    | <b>\$30,207,747</b> | <b>\$94,076</b>    | <b>\$6,655,666</b> | <b>\$702,929</b>    | <b>\$2,679,641</b> | <b>\$670,332</b>   | <b>\$1,399,650</b> | <b>\$1,497,521</b> | <b>\$1,210,363</b> | <b>\$2,452,823</b>  | <b>\$1,132,844</b> | <b>\$9,271,931</b>  | <b>\$3,175,563</b> |
| <b>OPEN SPACE FUND BALANCE</b>               | <b>\$6,831,733</b>  | <b>-\$58,185</b>   | <b>\$2,067,336</b> | <b>-\$2,225,566</b> | <b>\$1,442,760</b> | <b>\$1,237,262</b> | <b>\$1,280,920</b> | <b>\$1,225,869</b> | <b>\$400,666</b>   | <b>-\$1,021,844</b> | <b>\$278,173</b>   | <b>\$1,927,235</b>  | <b>\$2,994,589</b> |
| <b>OPEN SPACE FUND BALANCES COMPRISED OF</b> |                     |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| MAINTENANCE RESERVE                          | \$1,809,446         |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| RESTRICTED FOR OPEN SPACE                    | \$7,022,287         |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| <b>TOTAL OPEN SPACE FUND BALANCES</b>        | <b>\$8,831,733</b>  |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| <b>CASH AND INVESTMENTS BY DEPOSITORY</b>    |                     |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| TD BANK                                      | \$1,986,035         |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| PA LOCAL GOVERNMENT INVESTMENT TRUST         | \$6,845,698         |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |
| <b>TOTAL OPEN SPACE FUNDS</b>                | <b>\$8,831,733</b>  |                    |                    |                     |                    |                    |                    |                    |                    |                     |                    |                     |                    |

(SEE GRAPH)

(SEE GRAPH)

(SEE DETAIL ON NEXT PAGE)

**OPEN SPACE FUND - SUPPLEMENTAL INFORMATION FROM INCEPTION TO JUNE 30, 2020**

**OPEN SPACE DEBT SERVICE**

\$2,098,200

OPEN SPACE DEBT OUTSTANDING PRINCIPAL AS OF 6-30-2020

\$2,098,200  
\$2,098,200

COMPRISED OF:  
 GENERAL OBLIGATION BOND SERIES OF 2018  
 TOTAL OUTSTANDING PRINCIPAL AS OF 6-30-2020

**NOTE:**  
 THE REPAYMENT OF THE 2009 SHEEP TRACT LOAN PORTION OF THE 2018 GOB WILL BE SATISFIED 61% FROM THE GENERAL FUND & 39% FROM THE OPEN SPACE FUND. THE TOWNSHIP CAN EXERCISE AN OPTIONAL REDEMPTION DATE OF NOVEMBER 15, 2023, IF DESIRED. (SEE THE ATTACHED PAYMENT SCHEDULE FOR ESTIMATED PAYMENT AMOUNTS AND PAYOFF DATE)

**MAINTENANCE RESERVE**

\$1,809,446

**MAINTENANCE RESERVE BALANCE AS OF JUNE 30, 2020**

| COLLECTIONS | %     |           |
|-------------|-------|-----------|
| \$1,998,360 | X 25% | \$499,589 |
| \$1,888,631 | X 25% | \$472,158 |
| \$1,863,831 | X 25% | \$465,958 |
| \$1,938,834 | X 25% | \$484,709 |

\$1,922,414

**SUB-TOTAL - MAINTENANCE RESERVE**

**LESS: EXPENDITURES APPLIED TO RESERVE**  
 2015 - GAMBONE TRACT EXPENDITURES (\$10,205)  
 2016 - GAMBONE TRACT EXPENDITURES (\$14,081)  
 2017 - GAMBONE TRACT EXPENDITURES (\$26,578)  
 2018 - GAMBONE TRACT EXPENDITURES (\$21,669)  
 2019 - GAMBONE TRACT EXPENDITURES (\$24,863)  
 2020 - GAMBONE TRACT EXPENDITURES (\$15,571)

(\$112,968)

\$1,809,446

**SUB-TOTAL EXPENDITURES APPLIED TO MAINTENANCE RESERVE**

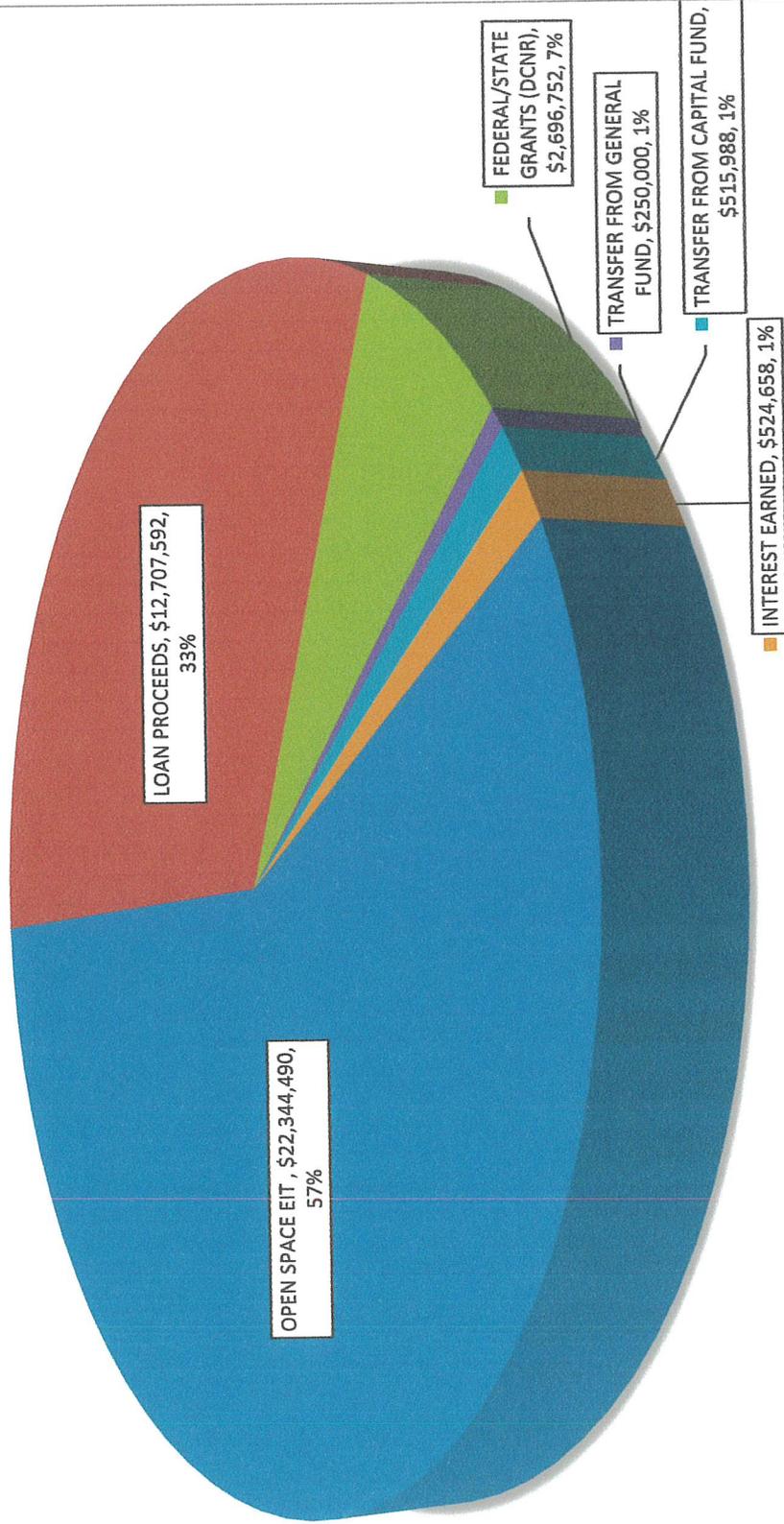
**MAINTENANCE RESERVE BALANCE AS OF JUNE 30, 2020**

**EXPLANATION OF MAINTENANCE RESERVE:**  
 STARTING IN 2013, THE TOWNSHIP ESTABLISHED A MAINTENANCE RESERVE PER ACT 2013-115 BY ANNUALLY SETTING ASIDE 25% OF THE OPEN SPACE EARNED INCOME TAX COLLECTED TO MAINTAIN ACQUIRED OPEN SPACE. THE RESERVE WAS INCREASED IN 2016 BY \$484,709 REPRESENTING 25% OF THE \$1,938,834 OPEN SPACE EARNED INCOME TAX COLLECTED FROM WHITEMARSH TOWNSHIP RESIDENTS IN 2016. TOWNSHIP RESIDENTS PAY AN ADDITIONAL .25% EARNED INCOME TAX THAT IS DESIGNATED FOR OPEN SPACE PRESERVATION.

# OPEN SPACE FUND SOURCE OF REVENUE

2006 - 2020

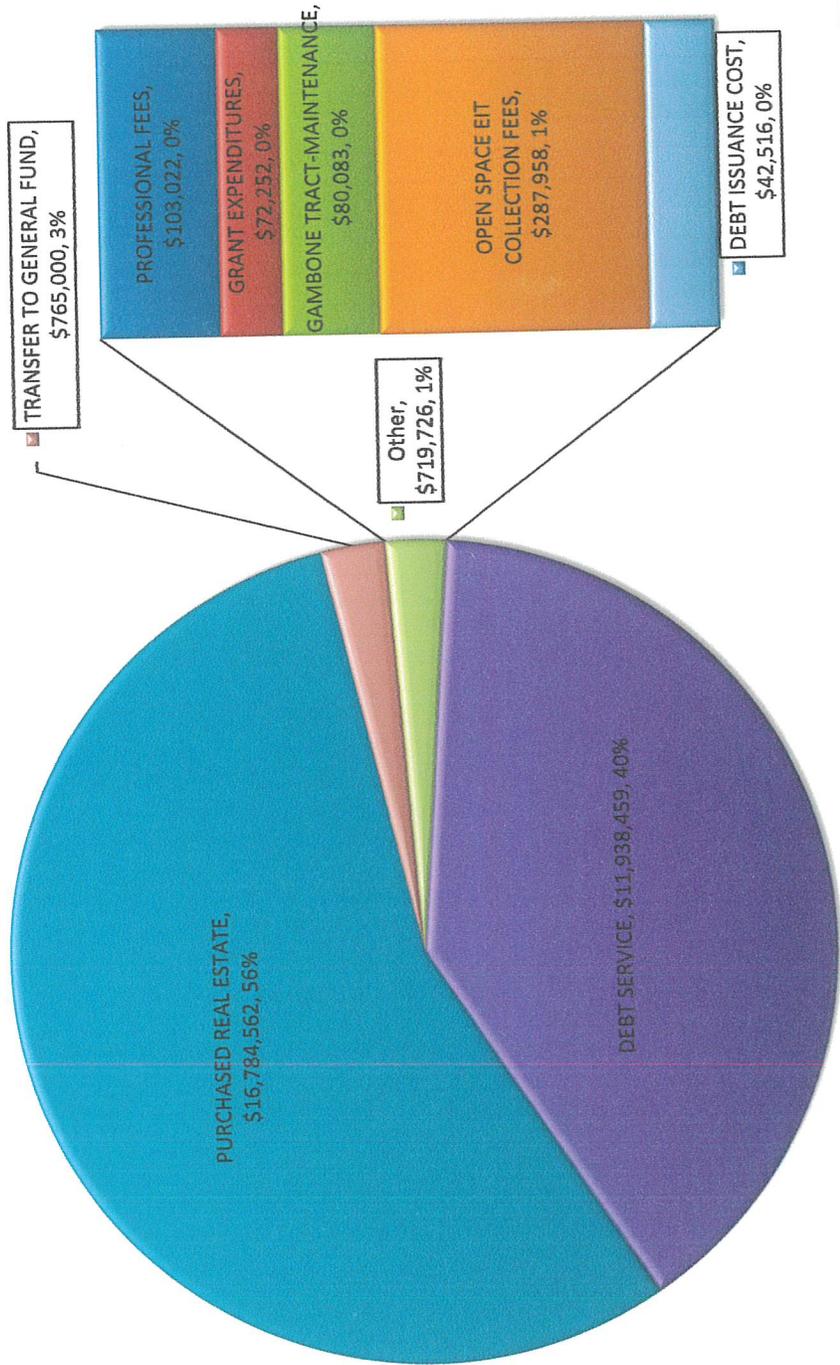
TOTAL REVENUE \$39,039,480  
(SINCE INCEPTION)



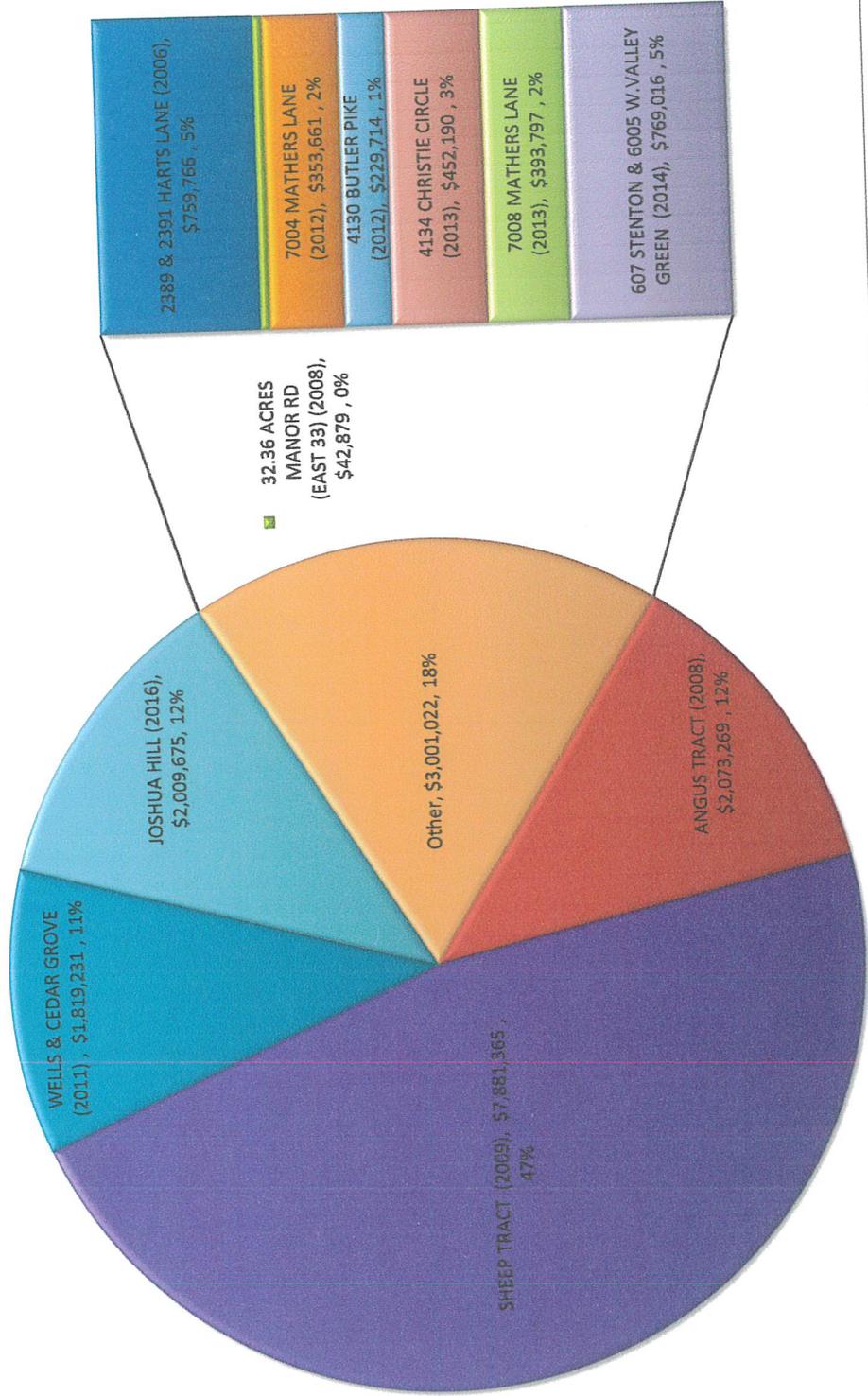
# OPEN SPACE FUND SOURCE OF EXPENDITURES

2006 - 2020

TOTAL EXPENDITURES \$30,207,747  
(SINCE INCEPTION)



**OPEN SPACE FUND REAL ESTATE PURCHASE**  
**2006 - 2020**  
**\$16,784,562**  
**(SINCE INCEPTION)**



**COMPREHENSIVE PLAN UPDATE  
CURRENT STATUS  
PREPARED FOR WHITEMARSH TOWNSHIP OPEN SPACE COMMITTEE  
JULY, 2020**

The Planning Commission completed its review of the 2019 Selective Comprehensive Plan Update (draft) in March. *Bergmann*, our consultant, has incorporated all of their comments and edits into a new draft, dated May 2020; it is currently available on the Township's website. As a refresher, the Update was for the Land Use and Housing sections of the 2003 Comprehensive Plan but goals, policies, and proposed implementation actions were actually developed in four areas of concern: Land Use; Housing; Circulation; and Quality of Life.

Major changes from the 2019 draft include:

- New section entitled, 'Premise of the Comprehensive Plan Update' which explains the 'environmental underpinnings' of the Plan.
- Updated Land Use Plan (graphic) and character area descriptions; 'Mixed Use Node' and 'Mixed Use Corridor' replaced previous 'Mixed Use' category, new 'Historic District Overlay' was added along Bethlehem Pike in the Fort Washington area, in addition to some modifications to the distribution of other uses.
- New actions added to Goal 4 (Quality of Life), Policy 4 (Sustainable Design and Environmental Stewardship).
- Action Plan, in general, has been substantially updated and rearranged by priority; note additional 'Near-term' priority has been added, as well as a numbering system for easier reference.
- Appendix D is new; it lists all recommended actions according to priority.

The Draft Update has been sent out for a second review by the Montgomery County Planning Commission, surrounding municipalities, the Colonial School District and the PA Historic and Museum Commission. The reviews are due back by the end of July. Once they are in hand, the Planning Commission will evaluate the comments, make any final changes, and then hold an advertised 'Public Meeting' as required by state law. Following that meeting, the Planning Commission will make a recommendation for adoption to the Board of Supervisors, who will hold an advertised 'Public Hearing' (also required by state law) to consider adoption of the Selective Comprehensive Plan Update. It is hoped that this will occur in the fall.

Prepared by: Charlie Guttenplan, Director of Planning & Zoning

## Tom Blomstrom

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**From:** Tom Blomstrom  
**Sent:** Tuesday, July 14, 2020 10:43 AM  
**To:** Tom Blomstrom  
**Subject:** Comprehensive Plan - Chris Lane Analysis

### FROM CHRIS LANE:

I compared this draft to the changes we recommended last year, and these are the changes I noted. Those we recommended are in bold type.

#### Under Policy #3 - Open Space Preservation:

We recommended the addition of "**Retain the services of a dedicated professional or develop in-house capacity to proactively engage with private landowners to develop strategies [deleted "long term"] for open space preservation, trail connections, and easements, including using open space funds to reduce density of proposed developments.**" Instead this draft says "Enhance ability to proactively engage....."; they did delete "long term"; and the last phrase was revised to "...reduce development yield." One of the recommendations in the plan of 2006 (page 65, TW-5) is: "1. Create a permanent staff position (Open Space Steward) whose primary task will be to oversee, coordinate, communicate and execute the Township's open space initiatives. The proposed duties of this position are generally described in Appendix E: County review and Response following page 125." Our intent with this latest draft of the plan was to reinforce this recommendation, but if it remains unchanged in the final version of the updated plan, we should still be able to do something with it.

We recommended the addition of: "**Proactively utilize the extensive resources of the Open Space Funds to purchase or protect open space and acquire open space benefits**". This was not added. It's possible that they felt that this statement was redundant or obvious.

#### Under Policy #1 - Open Space Network

We recommended: "Preserve, maintain, and expand the Township's extensive network of open spaces, consistent with the Township's Open Space Plan dated 2006". This phrase was added.

We recommended: "**Maintain a central record of successful and unsuccessful attempts to acquire open space throughout the Township**". This was not added. Tom -- can we do something like this anyway? Sometimes the Township gets involved with proposals/transactions impacting open space that the Committee is unaware of, and it's difficult for us to know what has already been considered.

We recommended: "**Partner with land trusts and conservation organizations to jointly identify and pursue open space opportunities, including stewardship and educational programs**". This sentence was added.

### **Thomas J. Blomstrom**

Director of Parks and Recreation  
Whitemarsh Township  
Parks and Recreation Department  
Koontz Park  
2391 Harts Lane  
Lafayette Hill, PA 19444  
(office) 610-828-7276 x2401  
(cell) 610-420-9830  
(fax) 610-828-7391

## **Tom Blomstrom**

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**From:** Tom Blomstrom  
**Sent:** Monday, June 15, 2020 1:40 PM  
**To:** Tom Blomstrom  
**Subject:** Highlands Mansion

### **Supervisors Authorize Ordinance Preserving Highlands Mansion**

The Board of Supervisors last night voted to advertise an ordinance that provides for the Township to purchase a 27.82-acre Conservation Easement at the **Highlands Mansion** on Sheaff Lane.

The Township has been working with the Highlands Historical Society (HHS) and state Representative Mary Jo Daley to preserve the 44-acre historic property since the Pennsylvania Historical and Museum Commission included the property on its list to divest.

The Township would purchase a Conservation Easement from HHS to preserve the 27.82 acres of open space in the amount of \$3.01 million dollars. The funds would come from the Township's Open Space Earned Income Tax (EIT) fund and be used by HHS to improve and maintain the historic late 18th century Georgian mansion and two-acre formal garden.

**Thomas J. Blomstrom**  
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JAN. 2020  
MEETING

**Whitemarsh Township Open Space Committee**

The following are their power and duties in accordance with the Township Code.

Powers and duties. The powers and duties of the Open Space Committee shall be to:

- (1)** Make recommendations to the appropriate Township board and/or commission as to the possible acquisition and/or management of open land property, by gift, purchase, grant, bequest, easement, devise or lease, which open land property the Committee recommends shall be used for the purposes as further identified herein.
- (2)** Make recommendations regarding the Open Space Plan.
- (3)** Promote community open space protection awareness and programs.
- (4)** Keep an index of all open space areas, whether publicly or privately owned, including but not limited to flood-prone areas, swamps and other unique natural areas, for the purpose of obtaining information on and making recommendations regarding the proper use of such open space areas.
- (5)** Undertake such additional tasks as requested by the Board of Supervisors.

JAN 2020  
MEETING

COMPREHENSIVE PLAN UPDATE  
CURRENT STATUS  
PREPARED FOR OPEN SPACE COMMITTEE  
JANUARY, 2020

The Selective Comprehensive Plan Update for the Land Use and Housing sections is in final draft form and has been on the Township website since April 2019. Based upon input from the Comprehensive Plan Update Steering Committee and the public, goals, policies, and proposed implementation actions were actually developed in four areas of concern: Land Use; Housing; Circulation; and Quality of Life. The most significant element of the Update, which synthesizes the recommendations in all four areas, is a proposed updated Land Use Plan. The Land Use Plan graphically portrays a vision for the future development of the Township. Though the version currently contained in the Plan document on the website is the version that was updated based upon input from the Public Workshops in 2018, the Township Planning Commission suggested additional changes as part of their review of the draft Plan Update in 2019. These changes have been transmitted to *Bergmann*, our consultant for the project.

The Planning Commission has also discussed points raised in the Montgomery County Planning Commission review of the Plan Update as well as comments made by the State Historic Preservation Office of the PA Historic and Museum Commission. During Fall 2019, the Planning Commission reviewed the specific recommendations and priorities for implementation contained in the Plan Update's 'Action Plan'. The review of the Action Plan has been completed. The Commission will still be considering general edits to the Plan document in early 2020. Once these are completed, the Commission's comments on the Action Plan as well as other comments/edits concerning the Plan Update, will be transmitted to *Bergmann*. *Bergmann* will then prepare a revised final draft, which will include the updated Land Use Plan as well as all of the requested text changes; this updated draft document will once again be distributed for a final review by various governmental agencies as required by state law. Once those reviews are completed and the Planning Commission is comfortable with the final version of the Update, it will be the subject of an advertised Planning Commission Public Meeting, also as required by state law. Following that meeting, the Planning Commission will make a recommendation for adoption to the Board of Supervisors, who will hold a Public Hearing to consider adoption of the Selective Comprehensive Plan Update. It is hoped that this will occur by mid-2020.

Prepared by: Charlie Guttenplan, Director of Planning & Zoning

JAN. 2020  
MEETING

**WHITEMARSH TOWNSHIP  
QUARTERLY REPORTS  
FOR THE QUARTER ENDED  
DECEMBER 31, 2019**

**OPEN SPACE FUND**

The following is an overview of this section with highlights of some of the key numbers.

The first page is the Cumulative Cash Flow (since inception) for the Open Space Fund. There are no changes to this report since it provides a detailed summary of revenues and distributions by year from the inception of the Open Space Fund in 2006 to the present.

Pages two through three provide the data given in the first document in graphical, and more palatable formate.

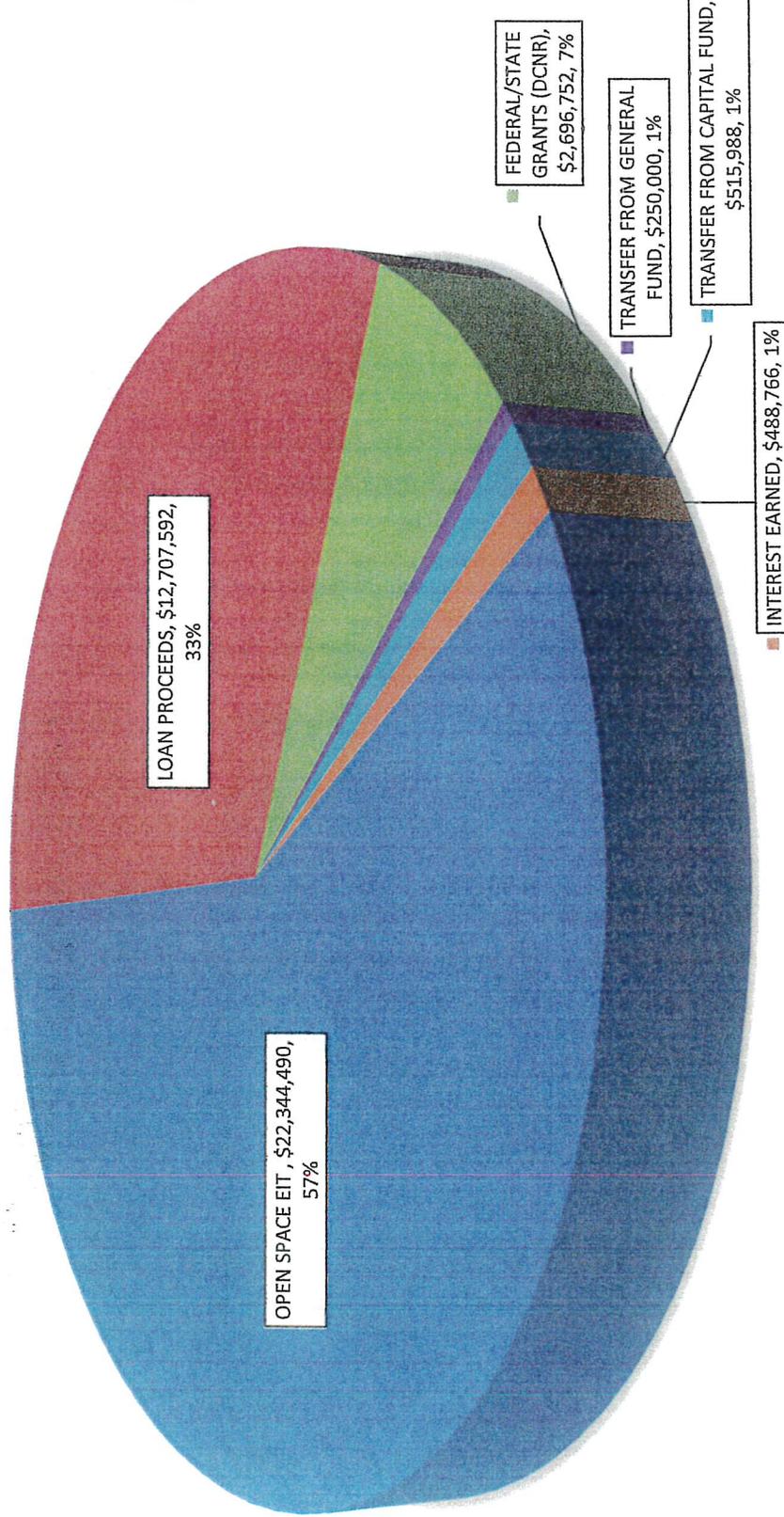
The fourth page provides Supplemental information for the Open Space Fund's share of the 2018 General Obligation Bond Debt Service & Maintenance Reserve. Please note, the Township has not increased the Maintenance Reserve Balance since the close of 2016. Considering this fact, the Finance Department recommended the transfer of a quarter percent (25%), the maximum, be transferred at year-end to maintain sufficient funds for future purchases and inflation in maintenance cost for current Open Space property held.

The fifth page provides a worksheet depicting the Township's requirement to satisfy the refinanced portion of the General Obligation Bond Series of 2018 presentation by the fund. The repayment of the refinanced portion of the 2018 General Obligation Bond is being satisfied 61% from the General Fund and 39% from the Open Space Fund.

# OPEN SPACE FUND SOURCE OF REVENUE

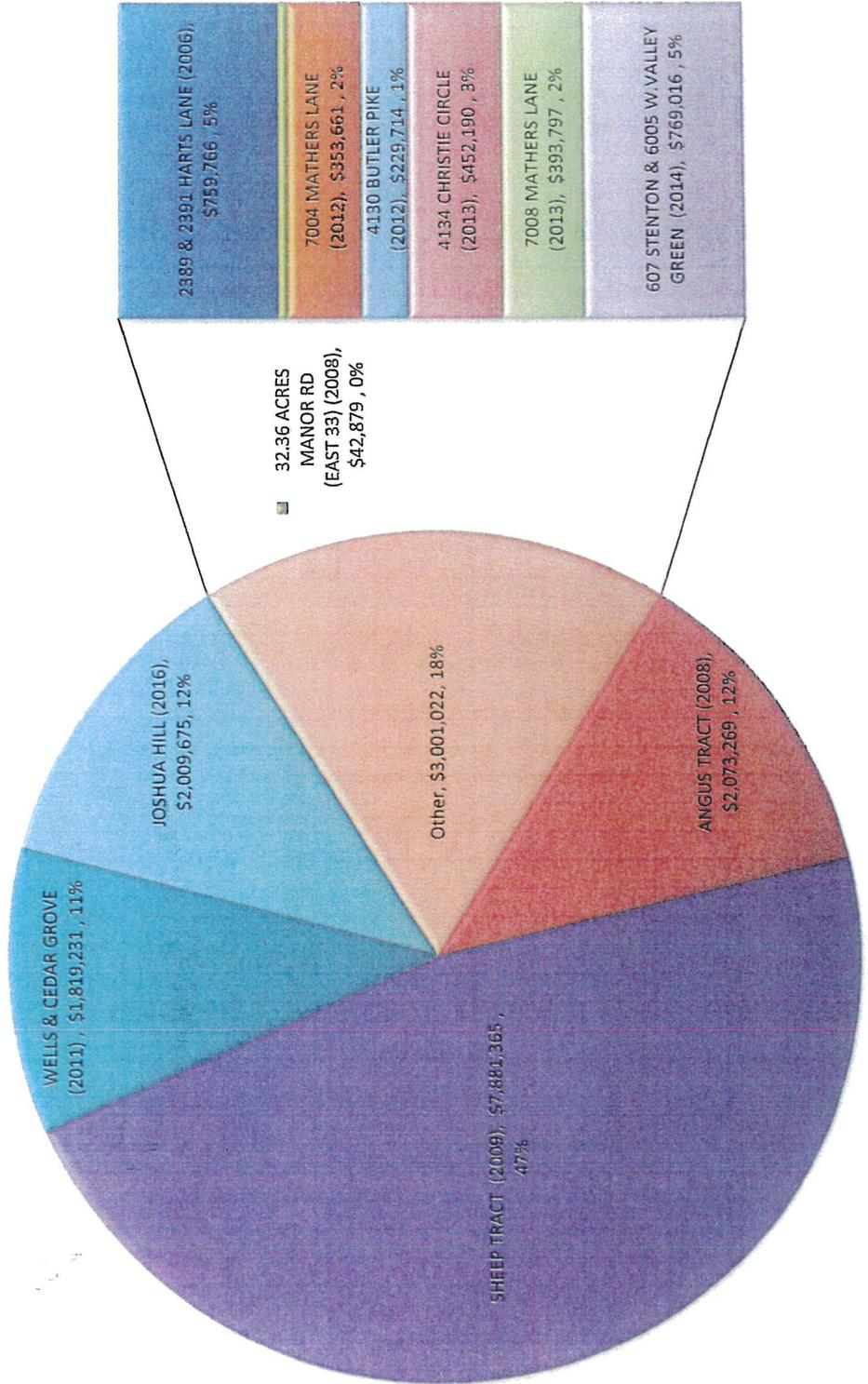
2006 - 2019

TOTAL REVENUE \$39,003,588  
(SINCE INCEPTION)



# OPEN SPACE FUND REAL ESTATE PURCHASE

2006 - 2019  
 \$16,784,562  
 (SINCE INCEPTION)



WHITEMARSH TOWNSHIP  
2018 GOB DEBT SERVICE REQUIREMENT - REFINANCING PORTION  
DETAIL BY FUND OBLIGATION AND SUBSEQUENT MATURITIES OF PRINCIPAL AND INTEREST

| DEBT SERVICE PAYABLE YEAR ENDING | 2018          |              | 2018             |                            | 2018                      |                               | 2018                     |                         | 2018                        |                          | 2018                    |                             | 2018                     |                         | 2018                        |                          | 2018                    |                             |
|----------------------------------|---------------|--------------|------------------|----------------------------|---------------------------|-------------------------------|--------------------------|-------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|--------------------------|-------------------------|-----------------------------|
|                                  | GOB PRINCIPAL | GOB INTEREST | GOB DEBT SERVICE | GOB GENERAL FUND PRINCIPAL | GOB GENERAL FUND INTEREST | GOB GENERAL FUND DEBT SERVICE | GOB OPEN SPACE PRINCIPAL | GOB OPEN SPACE INTEREST | GOB OPEN SPACE DEBT SERVICE | GOB OPEN SPACE PRINCIPAL | GOB OPEN SPACE INTEREST | GOB OPEN SPACE DEBT SERVICE | GOB OPEN SPACE PRINCIPAL | GOB OPEN SPACE INTEREST | GOB OPEN SPACE DEBT SERVICE | GOB OPEN SPACE PRINCIPAL | GOB OPEN SPACE INTEREST | GOB OPEN SPACE DEBT SERVICE |
| 2019                             | \$5,380,000   | \$1,554,450  | \$6,934,450      | \$3,281,800                | \$948,215                 | \$4,230,015                   | \$2,098,200              | \$606,236               | \$2,704,436                 | \$2,098,200              | \$606,236               | \$2,704,436                 | \$2,098,200              | \$606,236               | \$2,704,436                 | \$2,098,200              | \$606,236               | \$2,704,436                 |
| 2020                             | \$395,000     | \$203,700    | \$598,700        | \$204,350                  | \$124,257                 | \$328,607                     | \$130,650                | \$79,443                | \$210,093                   | \$130,650                | \$79,443                | \$210,093                   | \$130,650                | \$79,443                | \$210,093                   | \$130,650                | \$79,443                | \$210,093                   |
| 2021                             | \$345,000     | \$190,800    | \$535,800        | \$210,450                  | \$116,083                 | \$326,533                     | \$134,550                | \$74,217                | \$208,767                   | \$134,550                | \$74,217                | \$208,767                   | \$134,550                | \$74,217                | \$208,767                   | \$134,550                | \$74,217                | \$208,767                   |
| 2022                             | \$355,000     | \$176,500    | \$531,500        | \$216,550                  | \$107,665                 | \$324,215                     | \$138,450                | \$68,835                | \$207,285                   | \$138,450                | \$68,835                | \$207,285                   | \$138,450                | \$68,835                | \$207,285                   | \$138,450                | \$68,835                | \$207,285                   |
| 2023                             | \$370,000     | \$162,900    | \$532,900        | \$225,700                  | \$99,003                  | \$324,703                     | \$144,900                | \$63,297                | \$207,597                   | \$144,900                | \$63,297                | \$207,597                   | \$144,900                | \$63,297                | \$207,597                   | \$144,900                | \$63,297                | \$207,597                   |
| 2024                             | \$385,000     | \$151,200    | \$536,200        | \$234,850                  | \$92,232                  | \$327,082                     | \$150,150                | \$58,968                | \$209,118                   | \$150,150                | \$58,968                | \$209,118                   | \$150,150                | \$58,968                | \$209,118                   | \$150,150                | \$58,968                | \$209,118                   |
| 2025                             | \$395,000     | \$139,650    | \$534,650        | \$240,950                  | \$85,187                  | \$326,137                     | \$154,050                | \$54,464                | \$208,514                   | \$154,050                | \$54,464                | \$208,514                   | \$154,050                | \$54,464                | \$208,514                   | \$154,050                | \$54,464                | \$208,514                   |
| 2026                             | \$405,000     | \$127,800    | \$532,800        | \$247,050                  | \$77,958                  | \$325,008                     | \$157,950                | \$49,842                | \$207,792                   | \$157,950                | \$49,842                | \$207,792                   | \$157,950                | \$49,842                | \$207,792                   | \$157,950                | \$49,842                | \$207,792                   |
| 2027                             | \$420,000     | \$111,600    | \$531,600        | \$256,200                  | \$68,076                  | \$324,276                     | \$163,800                | \$43,524                | \$207,324                   | \$163,800                | \$43,524                | \$207,324                   | \$163,800                | \$43,524                | \$207,324                   | \$163,800                | \$43,524                | \$207,324                   |
| 2028                             | \$440,000     | \$94,800     | \$534,800        | \$268,400                  | \$57,828                  | \$326,228                     | \$171,600                | \$36,972                | \$208,572                   | \$171,600                | \$36,972                | \$208,572                   | \$171,600                | \$36,972                | \$208,572                   | \$171,600                | \$36,972                | \$208,572                   |
| 2029                             | \$485,000     | \$77,200     | \$562,200        | \$277,550                  | \$47,092                  | \$324,642                     | \$177,450                | \$30,108                | \$207,558                   | \$177,450                | \$30,108                | \$207,558                   | \$177,450                | \$30,108                | \$207,558                   | \$177,450                | \$30,108                | \$207,558                   |
| 2030                             | \$475,000     | \$59,000     | \$534,000        | \$289,750                  | \$35,990                  | \$325,740                     | \$185,250                | \$23,010                | \$208,260                   | \$185,250                | \$23,010                | \$208,260                   | \$185,250                | \$23,010                | \$208,260                   | \$185,250                | \$23,010                | \$208,260                   |
| 2031                             | \$490,000     | \$40,000     | \$530,000        | \$299,900                  | \$24,400                  | \$323,300                     | \$191,100                | \$15,600                | \$206,700                   | \$191,100                | \$15,600                | \$206,700                   | \$191,100                | \$15,600                | \$206,700                   | \$191,100                | \$15,600                | \$206,700                   |
| 2032                             | \$510,000     | \$20,400     | \$530,400        | \$311,100                  | \$12,444                  | \$323,544                     | \$198,900                | \$7,956                 | \$206,856                   | \$198,900                | \$7,956                 | \$206,856                   | \$198,900                | \$7,956                 | \$206,856                   | \$198,900                | \$7,956                 | \$206,856                   |
|                                  | \$5,380,000   | \$1,554,450  | \$6,934,450      | \$3,281,800                | \$948,215                 | \$4,230,015                   | \$2,098,200              | \$606,236               | \$2,704,436                 | \$2,098,200              | \$606,236               | \$2,704,436                 | \$2,098,200              | \$606,236               | \$2,704,436                 | \$2,098,200              | \$606,236               | \$2,704,436                 |

JAN 2020  
MEETING

January 3, 2020

To: Nate Crittendon, Finance Director  
CC: Tom Blomstrom, Open Space Committee members  
From: Steve Kaufman, Chair, Open Space Committee  
Re: Financial Reports and Audit

I am following up on my e-mails of 9/3/2019 and 10/22/19 regarding financial reporting, and would like to invite you to the January 22, 2020 meeting of the Open Space Committee to discuss the matters listed below.

Requests made by OSC as recorded in the Minutes of July 24<sup>th</sup> 2019 Meeting (we discussed only the quarterly Open Space report and did not have the draft 2018 audit available at the time, but the first two issues below overlap both documents). As the 2018 audit is now in final form, these requests are applicable to the 2019 audit.

- 1) The audit and the quarterly reports to the OSC show that \$7,881,365 of Open Space Funds were spent on the Sheep Tract. This expenditure is also shown in the quarterly report as being \$8,534,222. Over the years, the annual audits show that 63% of the debt service on the \$15,000,000 2009 notes that financed the Sheep Tract and various non-open space improvements was paid by the Open Space Fund. 63% of \$15,000,000 is \$9,450,000. The OSC requests an itemization showing how each of the three numbers was calculated.
- 2) As indicated by the OSC at its July meeting, any reference to the Maintenance of Open Space line item on page 30 of the audit and in the quarterly report should include language such as: ***"These funds may be used for acquisition of open space at the discretion of Whitemarsh Township. Pennsylvania Act 153, which enables municipalities to levy a .25% tax on earned income for defined open space purposes, allows, but does not require, a municipality to spend up to 25% of its EIT revenues on maintenance."*** (as set forth in the minutes of the July meeting).
- 3) OSC asked if there were any non-EIT dollars left in the Open Space Fund that might be used to pay for costs that might be ineligible under EIT (such as hiring a consultant to negotiate conservation transactions or an engineer's study of the potential for preserving the property at Militia Hill and Stenton, which has a "checkered past"). As of 2015, there was \$1,009,004 of non-Act-153 dollars in the Open Space Fund, but most of this was likely attributable to \$765,998 in transfers from the General and Capital Funds in the early years of the OSC that were later refunded (likely due to the influx of EIT revenue). It does appear as if some non-EIT dollars may be available and the OSC should be advised if this is the case.
- 4) The quarterly reports provided to OSC should include the current outstanding balance of bond debt attributable to the Open Space Fund as a liability offsetting assets.

My September 3, 2019 e-mail suggested that certain changes be made to *Management's Discussion and Analysis* supplement (*Management Discussion*) to the draft 2018 audit as listed below. Since it was too late for these changes to be considered for the 2018 audit, they should now be considered for the 2019 audit. As mentioned earlier two suggestions overlap the OSC actions noted above. The other edits are intended to be consistent with what is already stated in the *Management Discussion*, but

①

also to be helping in clarifying long-past events when another bond refinancing comes up in the future. As before, a PDF of the edits handwritten on the relevant pages is attached.

Page 16: I am suggesting two inserts to a sentence that begins on line six of the first paragraph under "Long Term Debt." First insert is "the." Second insert is "*attributable to the purchase of the "Sheep Tract at Erdenheim Farm"*"

Page 16: I am suggesting an insert at the end of sentence that ends in the middle of line 4 with the word "Fund." -- "*in proportion to the use of bond proceeds by each Fund.*"

Page 22: pie chart shows \$7,881,365 being spent on Sheep Tract. Please explain at a later time the gap between this number and 63% of \$15,000,000 (\$9,450,000). Perhaps part of it is bond issuance costs, but the OSC needs an itemization (same as #1 above).

Page 30: Please add the following clarification to the "Maintenance of Open Space" line item as indicated in #2 above:

***"These funds may be used for acquisition of open space at the discretion of Whitemarsh Township. Pennsylvania Act 153, which enables municipalities to levy a .25% tax on earned income for defined open space purposes, allows, but does not require, a municipality to spend up to 25% of its EIT revenues on maintenance."***

Page 54: Please add as indicated the total expenditures from the 2009 Notes for capital projects as well as for Sheep Tract. Or add it elsewhere (such as Page 16) if that flows more smoothly.

Thank you again for your good work in clarifying the ins and outs of the 2009-18 bond financings, and your ongoing support of OSC's work via timely and thorough reports.

WHITEMARSH TOWNSHIP  
Management's Discussion and Analysis  
Required Supplementary Information  
December 31, 2018

Capital Assets and Debt Administration

Capital Assets

At the end of 2018, the Township had \$45.23 million invested in a broad range of capital assets, including land, buildings, vehicles, and equipment. This amount represents a net increase of \$2.11 million above last year's \$43.12 million after recording additions and deductions for the year.

Long-Term Debt

The Township Board of Supervisors passed an ordinance on August 16, 2018, to allow for a \$9,790,000 General Obligation Bond Issue. Bond proceeds will be used to fund upcoming expenditures applicable to the Creekside HMI project, as well as refinance the Principal outstanding for the 2009 Note borrowing. As a result of a Triple-A rating from Moody's, the 2018 General Obligation Bonds were issued at a \$515,293 premium resulting in additional cash included in the proceeds. In addition, the Township received favorable interest rates on the refinancing of the remaining 2009 General Obligation Notes. The Township used \$3,900,000 of available Open Space Fund to prepay a portion of the 2009 Note. When the prepayment is coupled with the refinancing at fixed interest rates, reduced future debt service requirements for the Open Space as well as the General Fund resulted. Final Maturity for the 2018 General Obligation Bond will be in November of 2039. Debt Service payments on this obligation are funded 22% from the Open Space Fund and 78% from the General Fund. Principal outstanding on the Series of 2018 Bond is \$9,790,000.

On August 28, 2014, the Township made settlement on a \$6,000,000 General Obligation Note with TD Bank. The Note proceeds will be used to fund capital assets, including equipment, building improvements, traffic improvements, and stormwater management projects. The Note bears semi-annual interest for the first seven years at 2.3% and then converts to variable rates with caps of 5% to 6%. Principal payments are payable annually on the 15<sup>th</sup> of November. Final Maturity for the 2014 General Obligation Note will be in November of 2039. Debt Service payments on this obligation will be made from the Capital Reserve Fund and are funded by transfers from the General Fund. Principal outstanding on the Series of 2014 Note is \$5,205,000 as of December 31, 2018.

On April 14, 2011, the Township Board of Supervisors passed an ordinance to guarantee \$8 million of debt incurred by the Whitmarsh Township Authority (a Component Unit of the Township) to finance certain improvements and upgrades to the sanitary sewer treatment, conveyance and collection systems. The guarantee included a Reimbursement Agreement from the Authority to the Township and qualified as self-liquidating debt under the Local Government Unit Debt Act. Effective April 23, 2014, the Authority Note was refinanced in the amount of \$10,000,000. Under the Sewer Revenue Note - Series of 2014, interest accrues at 2.55% through June 1, 2021, and thereafter at 67% of the current prime rate plus 50 basis points with a cap of 5.5% and a floor of 2.55%. As a result of this refinancing, the Township is no longer a guarantor of the Authority.

On April 27, 2009, the Township borrowed \$15,000,000 from the Delaware Valley Regional Finance Authority to fund the acquisition of a portion of the Erdenheim Farm property known as Sheep Tract for Open Space along with various capital projects. Debt Service payments on this obligation were funded 63% from the Open Space Fund and 37% from the Capital Reserve Fund. Effective 2018, the Township Utilized \$3,900,000 of available Open Space Funds to prepay a portion of the \$9,799,000 principal outstanding and refinanced the remaining \$5,899,000 by borrowing \$5,670,000 at a premium of \$229,000. The final principal payment of \$5,899,000 for the Note Payable for the Sheep Tract was made on September 22,

THIS IS PAGE 16 OF A REPORT OF 79 PAGES

in proportion to the use of  
bond proceeds by each Fund.

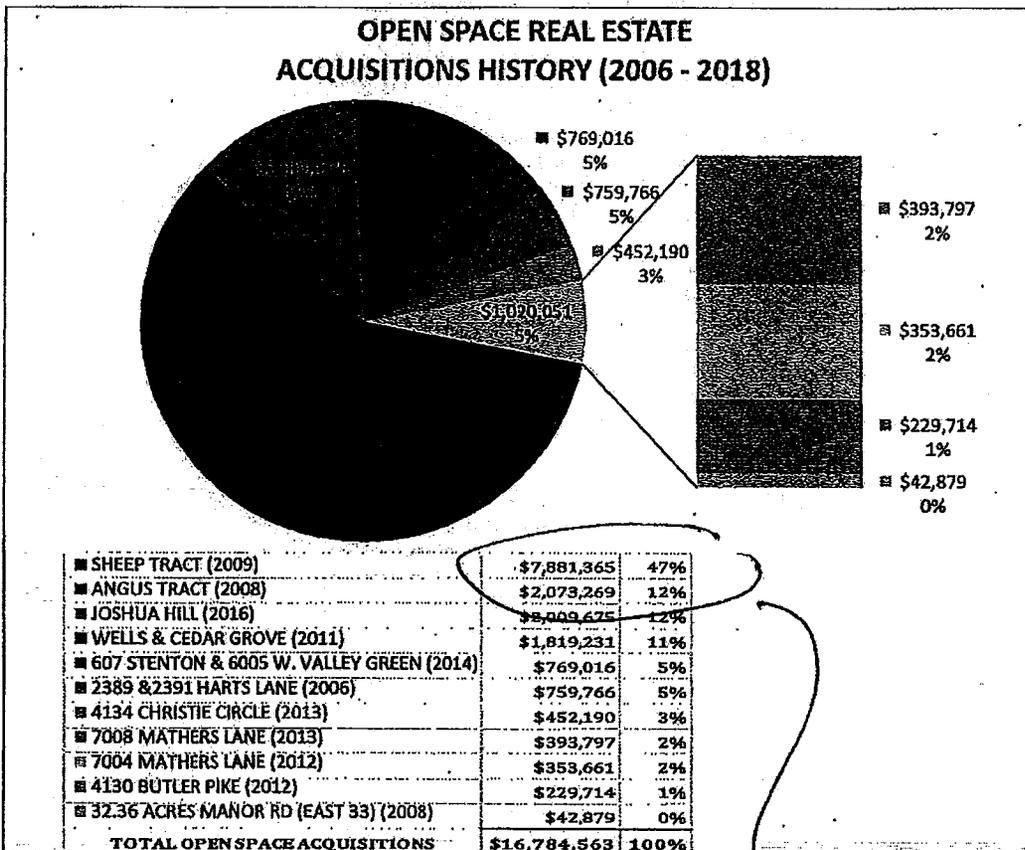
the  
a \$12.2 million  
to the purchase  
of the  
"Sheep Tract"  
at Erdenheim  
Farm

**WHITEMARSH TOWNSHIP  
Management's Discussion and Analysis  
Required Supplementary Information  
December 31, 2018**

acquisition is the commitment of 100% of the positive real property tax increments collected on behalf of the Township from the Hill at Whitemarsh and Adjacent Open Space Tax Increment Financing District in accordance with a payment in Lieu of Taxes Agreement entered into by the Township, the Tax-Increment Financing District and Whitemarsh Continuing Care Retirement Community, a Pennsylvania not-for-profit corporation.

**Acquisition of Additional Properties from the Open Space Fund**

On April 1, 2016, the Township purchased the Joshua Hill property located at 4021 Joshua Road at a total cost of \$2,009,675 with funds held in the Open Space Reserve Fund. Since the inception of the Open Space Fund, the Township has acquired properties totaling \$16,784,563.



THIS IS PAGE 22 OF A REPORT OF 79 PAGES

*Please explain  
gap between  
\$7,881,365 and  
63% of \$15,000,000  
(2009 Series)*

WHITEMARSH TOWNSHIP

Balance Sheet

Governmental Funds

December 31, 2018

|  | General              | Capital Reserve     | Open Space Reserve  | Non-Major Funds     | Total Governmental Funds |
|--|----------------------|---------------------|---------------------|---------------------|--------------------------|
| <b>ASSETS</b>  |                      |                     |                     |                     |                          |
| Cash and Cash Equivalents  | \$ 6,409,339         | \$ 8,763,407        | \$ 6,822,580        | \$ 3,158,538        | \$ 25,153,864            |
| Investments  | 2,241,000            | -                   | -                   | -                   | 2,241,000                |
| Due from Component Units   | 23,729               | -                   | -                   | -                   | 23,729                   |
| Taxes Receivable   | 3,209,294            | -                   | -                   | -                   | 3,209,294                |
| Interfund Receivables  | 2,240                | -                   | -                   | -                   | 2,240                    |
| Other Receivables  | 124,166              | -                   | -                   | 18,881              | 143,047                  |
| <b>Total Assets</b>  | <b>\$ 12,009,768</b> | <b>\$ 8,763,407</b> | <b>\$ 6,822,580</b> | <b>\$ 3,177,419</b> | <b>\$ 30,773,174</b>     |
| <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>       |                      |                     |                     |                     |                          |
| <b>LIABILITIES</b>   |                      |                     |                     |                     |                          |
| Accounts Payable   | \$ 997,172           | \$ 359,219          | \$ -                | \$ 82,615           | \$ 1,439,006             |
| Accrued Wages Payable  | 120,466              | -                   | -                   | 4,587               | 125,053                  |
| Interfund Payables   | 80,252               | -                   | -                   | 2,240               | 82,492                   |
| Unearned Revenue   | -                    | -                   | -                   | 82,919              | 82,919                   |
| Other Liabilities  | 70,691               | -                   | -                   | -                   | 70,691                   |
| <b>Total Liabilities</b>   | <b>1,268,581</b>     | <b>359,219</b>      | <b>-</b>            | <b>172,361</b>      | <b>1,800,161</b>         |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                       |                      |                     |                     |                     |                          |
| Deferred Real Estate Taxes   | 44,646               | -                   | -                   | -                   | 44,646                   |
| Deferred Earned Income Taxes   | 1,019,719            | -                   | -                   | -                   | 1,019,719                |
| Deferred Local Services Taxes  | 28,238               | -                   | -                   | -                   | 28,238                   |
| Deferred Special Assessments   | -                    | -                   | -                   | 18,881              | 18,881                   |
| <b>Total Deferred Inflows of Resources</b>                                 | <b>1,092,603</b>     | <b>-</b>            | <b>-</b>            | <b>18,881</b>       | <b>1,111,484</b>         |
| <b>FUND BALANCES</b>   |                      |                     |                     |                     |                          |
| Restricted for:  |                      |                     |                     |                     |                          |
| Building and Improving Local Roads and Bridges                             | -                    | -                   | -                   | 549,029             | 549,029                  |
| Assigned for:  |                      |                     |                     |                     |                          |
| Budget for 2019  | 2,155,028            | -                   | -                   | 361,433             | 2,516,461                |
| Business Tax Refunds   | 1,740,409            | -                   | -                   | -                   | 1,740,409                |
| Insurance Premiums   | 657,599              | -                   | -                   | -                   | 657,599                  |
| Capital Projects and Improvements  | -                    | 8,404,188           | -                   | -                   | 8,404,188                |
| Acquisition of Other Equipment   | -                    | -                   | -                   | 283,512             | 283,512                  |
| Acquisition of Open Space  | -                    | -                   | 4,972,700           | -                   | 4,972,700                |
| Maintenance of Open Space  | -                    | -                   | 1,849,880           | -                   | 1,849,880                |
| Local Roads and Bridges  | -                    | -                   | -                   | 1,065,336           | 1,065,336                |
| Sanitation - Waste Collection  | 135,000              | -                   | -                   | 640,463             | 775,463                  |
| Street Lighting Replacement Project  | -                    | -                   | -                   | 86,404              | 86,404                   |
| Unassigned Fund Balance  | 4,960,548            | -                   | -                   | -                   | 4,960,548                |
| <b>Total Fund Balances</b>   | <b>9,648,584</b>     | <b>8,404,188</b>    | <b>6,822,580</b>    | <b>2,986,177</b>    | <b>27,861,529</b>        |
| <b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b> | <b>\$ 12,009,768</b> | <b>\$ 8,763,407</b> | <b>\$ 6,822,580</b> | <b>\$ 3,177,419</b> | <b>\$ 30,773,174</b>     |

The accompanying notes are an integral part of these financial statements.

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\* See 12/3/2020 memo to Nate Cullender  
 " These funds may be used for the acquisition of open space at the discretion of Whitemarsh Township " " "

(5)

9. LONG-TERM DEBT

Primary Government

*Bonds Payable*

On September 25, 2018, the Township issued General Obligation Bonds, Series of 2018, totaling \$9,790,000. The proceeds of the bonds were used for the current refunding of the Township's outstanding General Obligation Note, Series of 2009 and to provide funds for certain capital projects. The difference between the cash flow required to service the old debt and that required to service the new debt and complete the refunding was \$262,825. The economic gain resulting from the refunding transaction (i.e., the difference between the present value of the old debt service requirements and the present value of the new debt service requirements) was \$250,417.

The bonds are stated to mature on November 15<sup>th</sup> of each year from 2019 through 2032, with remaining principal payments due in 2035 and 2039, with interest payable semiannually on May 15<sup>th</sup> and November 15<sup>th</sup> of each year. The interest rate on the bonds range from 1.55% to 4%.

*Notes Payable*

On December 17, 2015, the Township Board of Supervisors approved the issuance of a promissory note (Whitemarsh Township Promissory Note, 2015 Series) in the amount of \$723,956, payable to the County of Montgomery, for the financing of emergency radio equipment for the emergency service providers serving the Whitemarsh Township area. The radio equipment was acquired by the County as part of a bulk purchasing agreement with Motorola. The County has made available interest-free (0%) financing to the participating municipalities through the Delaware Valley Regional Finance Authority (DVREA). The promissory note is being serviced by Wells Fargo Bank and will be repaid by the Township over a period of five years. Actual costs in excess of the \$723,956 amount of the promissory note will be paid from the Township's Capital Reserve Fund. The Barren Hill and Spring Mill Fire Companies, along with the Whitemarsh Community Ambulance Association, have agreed to reimburse the Township \$219,758, which represents one-half of their shares of the total costs of \$439,516, over a five-year period. In addition, other local-area fire companies have agreed to reimburse the Township for purchased radio equipment totaling \$80,014. In 2018, debt service payments totaled \$144,791 and reimbursements recognized as revenue totaled \$44,535.

The proceeds of the Note Payable - Series of 2014 - TD Bank were used for various capital projects. The interest rate on this note is equal to the "applicable tax-exempt rate" as follows: until November 15, 2021, 2.31%; for the period from November 15, 2021 until November 15, 2029, the lesser of 50% of the Wall Street Journal Prime Rate (adjusted annually) or a fixed rate of 5%; and for the period November 15, 2029 until the maturity date, the lesser of 50% of the Wall Street Journal Prime Rate (adjusted annually) or a fixed rate of 6%. Interest is payable semi-annually on May 15<sup>th</sup> and November 15<sup>th</sup>, principal is payable annually on November 15<sup>th</sup>, and the final maturity is on November 15, 2039. Debt service payments for this series are made from the Capital Reserve Fund.

The proceeds of the Note Payable - Series of 2009 - Delaware Valley Regional Finance Authority were used for various capital projects, as well as for the acquisition of a portion of the Erdenheim Farm property, known as Sheep Tract, for open space. Debt service payments for this series were made from the Capital Reserve Fund and Open Space Reserve Fund. During 2018, the

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*totalling "X"*

*totalling "X"*

*"X"*

**Whitemarsh Township**

**Open Space Committee (Unanimously pass 4-0 – 1-22-20)**

**Public Submission Procedure – Open Space Acquisition**

**Recommendations**

- 1) Send email notification to the submitter of receipt of the email and explain that the submission will be reviewed in accordance with the Open Space Committee public submission procedure**
  
- 2) Township Administrative Review of submission  
(Communicate submission and result to OSC)**
  
- 3) Submission to OSC sub-committee to review-consideration to determine if meets criteria as shown on the attached “Land Preservation Criteria” document**
  
- 4) If meets criteria, submission to the Open Space Committee for review, discussion, prioritization, and potential recommendation to the BOS (utilize attached “Open Space Committee Approach” and “Land Preservation Criteria” document as guidelines)  
(If OSC recommends to BOS, BOS should consider a follow-up on their final decision to the submitter)**
  
- 5) Send email response to the submitter to let them know the result of the Open Space Committee public submission procedure**

## Whitemarsh Township Land Preservation Criteria

Whitemarsh Township recognizes the importance of focusing its energies and resources on those projects that will advance its open space mission. Answers to the following questions will help in evaluating an open space parcel's appropriateness for potential acquisition or other means of protection.

Date of Evaluation: \_\_\_\_\_

### SECTION I - Property Identification

Owner: \_\_\_\_\_

Location: \_\_\_\_\_

### SECTION II - Initial Considerations

- |   |          |          |                     |
|---|----------|----------|---------------------|
| <b>1. Does the project fit the Twp's mission by protecting?</b> | <b>Y</b> | <b>N</b> | <b>Undetermined</b> |
| a. Natural area?  | Y        | N        |                     |
| b. Farmland?  | Y        | N        |                     |
| c. Neighborhood green space?                                    | Y        | N        |                     |
| d. Water resources?   | Y        | N        |                     |
| <br>  |          |          |                     |
| <b>2 a. Does proposed area contain at least 10 acres?</b>       | <b>Y</b> | <b>N</b> | <b>Undetermined</b> |
| a. Is it located in a strategic location?                       | Y        | N        |                     |
| b. Is the parcel part of a larger cons. initiative?             | Y        | N        |                     |
| c. Are there species of special concern?                        | Y        | N        |                     |
| d. Is it adjacent to existing preserved land?                   | Y        | N        |                     |
| e. Would it facilitate a trail connection?                      | Y        | N        |                     |
| <br>  |          |          |                     |
| <b>2 b. If the project is under 10 acres</b>                    |          |          |                     |
| a. Is it located in a strategic location?                       | Y        | N        |                     |
| b. Is the parcel part of a larger cons. initiative?             | Y        | N        |                     |
| c. Are there species of special concern?                        | Y        | N        |                     |
| d. Is it adjacent to existing preserved land?                   | Y        | N        |                     |
| e. Would it facilitate a trail connection?                      | Y        | N        |                     |
| f. Does it have compelling recreational value?                  | Y        | N        |                     |

|  |          |          |                     |
|--|----------|----------|---------------------|
| <b>3. Is the project area noted in an Open Space Plan?</b> | <b>Y</b> | <b>N</b> | <b>Undetermined</b> |
| a. Township OS Plan?                                       | Y        | N        |                     |
| b. Township Park & Recreation Plan?                        | Y        | N        |                     |
| c. Township Pedestrian & Bicycle Plan?                     | Y        | N        |                     |
| d. Township Greenway Plan?                                 | Y        | N        |                     |
| e. Regional OS Plan?                                       | Y        | N        |                     |
| f. Pennsylvania OS Plan?                                   | Y        | N        |                     |
| g. Montgomery County OS Plan?                              | Y        | N        |                     |
| h. Conservation Organization Strategic OS Plan?            | Y        | N        |                     |
| i. A Natural Areas Inventory?                              | Y        | N        |                     |
| <br>   |          |          |                     |
| <b>4. What are the funding realities?</b>                  | <b>Y</b> | <b>N</b> |                     |
| a. Is federal grant funding available?                     | Y        | N        | <b>Undetermined</b> |
| b. Is state grant funding required?                        | Y        | N        | <b>Undetermined</b> |
| i. Is state funding available?                             | Y        | N        | <b>Undetermined</b> |
| c. Is county grant funding required?                       | Y        | N        | <b>Undetermined</b> |
| i. Is county funding available?                            | Y        | N        | <b>Undetermined</b> |
| d. Is there local municipal money available?               | Y        | N        | <b>Undetermined</b> |
| e. Is there private money available?                       | Y        | N        | <b>Undetermined</b> |
| f. Will it require private fund raising?                   | Y        | N        | <b>Undetermined</b> |
| <br>   |          |          |                     |
| <b>5. Are there likely partnerships involved?</b>          | <b>Y</b> | <b>N</b> | <b>Undetermined</b> |
| a. State?  | Y        | N        |                     |
| b. County?   | Y        | N        |                     |
| c. WWA, MCLT, NLT  | Y        | N        |                     |
| d. Neighboring Municipality?                               | Y        | N        |                     |
| e. Other Conservation Organization?                        | Y        | N        |                     |
| i. If yes identify _____                                   |          |          |                     |
| f. Landowner support?                                      | Y        | N        |                     |



**e. Vegetation and Wildlife:**

- wooded areas (of defined size and width)
- riparian buffers
- locally important vegetation
- significant wildlife habitats
- Audubon Important Bird Area
- Pennsylvania Natural Diversity Inventory locations
- Montgomery County Natural Areas Inventory

**2. Recreational Benefits Checklist**

- There exists an opportunity for public recreation
- The property could be developed with trails and provide passive public use
- The property could be developed for active park use as a public township park or neighborhood park with playgrounds, fields, or other uses for public recreation
- There exists an opportunity to provide public education or a public education program
- The property meets the needs for the Township as identified in the Open Space Plan, the Parks & Recreation Plan, the Greenway Plan, or the Pedestrian & Bicycle Network Plan
- The property provides scenic value to the residents in terms of view sheds, historical or cultural scenery or character, or natural scenery, geology or topography that is unique to the Township
- The property is immediately adjacent to an existing park used for public recreation
- The property will provide trail or access to trails for public recreation

**3. Scenic Resources Checklist (From IRC 170.h):**

Project meets one or more of the following:

- there is compatibility of the land use with other land in the vicinity;
- there is a high degree of contrast and/or variety provided by the visual scene;
- there exists openness of the land (more significant factor in an urban or densely populated setting or in a heavily wooded area);
- the project provides visual relief from urban closeness;
- there exists harmonious variety of shapes and textures;
- there is a degree to which the land use maintains the scale and character of the urban landscape to preserve open space, visual enjoyment, and sunlight for the surrounding area;

- there exists consistency of the proposed scenic view with a methodical state scenic identification program, such as a state landscape inventory;
- there exists consistency of the proposed scenic view with a regional or local landscape inventory made pursuant to a sufficiently rigorous review process, especially if the donation is endorsed by an appropriate state or local governmental agency.

**4. Public Benefit Checklist (From IRC 170h)**

Project meets one or more of the following:

- the property is unique to the area;
- there is an intensity of land development in the vicinity of the property (both existing development and foreseeable trends of development);
- there exists consistency of the proposed open space use with public programs (whether federal, state, or local) for conservation in the region, including programs for outdoor recreation, irrigation or water supply protection, water quality maintenance or enhancement, flood prevention and control, erosion control, shoreline protection, and protection of land areas included in, or related to, a government approved master plan or land management area;
- there exists consistency of the proposed open space use with private conservation programs in the area, as evidenced by other land, protected by easement or fee ownership by organizations referred to in Sec. 1.170A-14(c)(1), in close proximity to the property;
- there is the likelihood that development of the property would lead to or contribute to degradation of the scenic, natural, or historic character of the area;
- there is opportunity for the general public to use the property or to appreciate its scenic values;
- there is importance in preserving the property for local or regional landscape or resource that attracts tourism or commerce to the area;
- there is consistency of the proposed open space use with a legislatively mandated program identifying particular parcels of land for future protection.

**5. Conservation Purposes Checklist (From IRC 170h)**

Project meets one or more of the following:

- the project is located in a strategic land conservation area
- the preservation of land areas for outdoor recreation by, or the education of, the general public for substantial and regular use,
- the protection of a relatively natural environmental system or habitat of fish wildlife, or plants, or similar ecosystem,
- protection of a significant habitat or ecosystem such as rare, endangered, or threatened species of animal, fish, or plants; areas that represent high quality examples of a terrestrial community or aquatic community
- the preservation of open space (including farmland and forest land) pursuant to a clearly delineated Federal, state, or governmental conservation policy yielding a significant

public benefit, or for the scenic enjoyment of the general public and will yield a significant public benefit, or

\_\_\_\_\_ the preservation of a historically important land area, historic landscapes, or certified historic structure,

**SECTION IV - Optional Factors**

- |   |   |   |
|---|---|---|
| 1. Project has significant educational value.           | Y | N |
| 2. Project will help leverage additional funds.         | Y | N |
| 3. Project scores high in NLT Smart Conservation Value. | Y | N |

**SECTION V – Additional Considerations**

Please detail:

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**Open Space Committee approach:**

1. assess available green space parcels in township and evaluate what is realistically attainable given owners' attitudes/situation, desirability of land, amount of funding likely to be required
2. opportunistic but aimed as much as possible at building greenways, making trail connections, preserving viewsheds, and protecting environmentally sensitive/important areas
3. properties evaluated based on OSC Preservation Criteria
4. easements sought where possible to minimize outlay of funds
5. use zoning (such as the Conservation Design Overlay District) and/or mixed funding sources to preserve portions of major parcels
6. look for opportunities that might attract partners and other sources funding
7. mix of different levels of public access as dictated by nature and location of land
8. understanding that open space is working for the benefit of the public even if there is no physical access