

**DELAWARE VALLEY REGIONAL PLANNING COMMISSION**

**EXECUTIVE COMMITTEE**

**Minutes of Meeting of July 22, 2004**

Location: Commission Offices  
Bourse Building, 8<sup>th</sup> Floor  
111 S. Independence Mall, East  
Philadelphia, PA 19106

Membership Present

Representative

New Jersey Department of Community Affairs

Joyce Paul

Pennsylvania Department of Transportation

Larry King

New Jersey Department of Transportation

James Lewis

New Jersey Governor's Appointee

Keith D. Barrack

Pennsylvania Governor's Appointee

(not represented)

Pennsylvania Governor's Policy Office

Kenneth Klothen

Pennsylvania Counties

(not represented)

New Jersey Counties

Thomas J. Gurick

City of Camden

Arijit De

City of Philadelphia

Larry Wilson

Guests

Pennsylvania Department of Transportation

Robert Hannigan  
Greg Brown (Dist. 6-0)

New Jersey Department of Transportation

Brian Cuccia

Chester County

William H. Fulton

Delaware County

John Pickett

Montgomery County

Louis F. Gould, Jr. Esq.  
Kenneth Hughes

Camden County	Eve Charles
Burlington County	Jerald R. Cureton, Esq. Carol Ann Thomas
Gloucester County	Charles E. Romick
Mercer County	Donna Lewis
City of Chester	William Payne
Federal Highway Administration New Jersey Division	Lawrence Cullari Patty Leech
Federal Transit Administration, Region III	Janet Kampf
Southeastern Pennsylvania Transportation Authority	Christopher Patton
New Jersey Transit Corporation	James Schwartzwalder
Delaware River Port Authority	Linda Hayes
Pennsylvania Department of Community and Economic Development	Kevin Gallagher
Delaware River Joint Toll Bridge Commission	Roger Sager
Cross County Connection Transportation Management Association	William Ragozine
Pathways Government Relations, LLC	Paul J. Bent
Regional Citizens Committee Chairman	Dennis Winters
<u>DVRPC Co-Counsel</u>	
Pennsylvania Co-Counsel New Jersey Co-Counsel	Timothy J. Carson, Esq. Thomas J. Coleman, Esq.

DVRPC Staff:

John J. Coscia, Barry Seymour, William Greene, Thabet Zakaria, Charles Dougherty,

Richard Bickel, William Stevens, Candace Snyder, and Jean McKinney

## **Call to Order**

Chairman Thomas J. Gurick called the meeting to order at 12:10 p.m.

### **1. Minutes of Meeting of June 24, 2004**

On a motion by Mr. King, seconded by Mr. Lewis, the minutes of the meeting of June 24, 2004 were approved as distributed.

### **2. Contract Authorization: Ewing Township Transit Oriented Development (TOD) Study**

Mr. Coscia explained to the Executive Committee that the West Trenton area of Ewing Township, Mercer County, New Jersey is served by the SEPTA West Trenton station and has been identified by the township and the New Jersey State Plan as a potential "Village Center". The project will engage a consultant to develop a Master Plan for transit-oriented development and redevelopment in the area of the West Trenton train station area in Ewing Township. The project will prepare a community needs assessment, market analysis, physical site evaluation and master plan for the area with an implementation agenda for local, county, state, regional and private sector action.

A consultant selection committee comprised of representatives from the Delaware Valley Regional Planning Commission and Mercer County, NJ was formed to evaluate the proposals and to recommend a final selection consistent with the scope of the RFP. The committee recommends approval to contract with the selected firm.

The estimated consultant cost is \$77,000 in Federal Transit Administration funds through a Task Order from the New Jersey Department of Transportation.

The Executive Committee unanimously adopted the following **motion**:

**MOTION** by Mr. Hayden, seconded by Mr. Lewis that the Executive Committee authorize the Executive Director to enter into, negotiate and execute a contract with the selected firm to perform the wing Township Transit Oriented Development Study. If such negotiations prove not to meet the financial requirements of the Commission, to proceed on to negotiations with the second ranked firm.

### **3. Lease Agreement with the American College of Physicians Building**

Mr. Coscia pointed out to the Board the Site Selection Evaluation Report (distributed to the Board) and explained to the Board that DVRPC has engaged the firm of Grubb & Ellis to explore office space leasing options in Center City

Philadelphia to meet the present and future needs of DVRPC.

Over the past few months, DVRPC staff and Grubb & Ellis have visited 15 center city office buildings with the objective of getting more efficient office space while taking advantage of the present weak real estate market with a long term lease. Four buildings were short listed as meeting these considerations. We received cost proposals from each and collectively have completed an exhaustive analysis of these proposals.

Two final candidates were selected from the short-listed four - The Bourse Building and the American College of Physicians (ACP) Building. A comparison of the final two candidates was presented to the Executive Committee in a June 18, 2004 briefing. The presentation clearly showed that ACP represents the lower cost, more efficient option for DVRPC.

The Executive Committee unanimously adopted the following **motion**:

**MOTION** by Mr. Wilson, seconded by Mr. Hayden, that the Executive Committee authorize the Executive Director to negotiate and execute a lease agreement for approximately 35,000 square feet of office space in the American College of Physicians Building.

#### **4. DVRPC Planning Work Program Report - Fourth Quarter Fiscal Year 2004**

The DVRPC Fourth Quarter Fiscal Year 2004 Planning Work Program Report was distributed to the Executive Committee for their review. Mr. Coscia reported that the all projects have been completed on schedule and within budget. Mr. Coscia also urged the counties to review the table of invoices for the pass-through funding. The final invoices must be submitted to DVRPC by the end of August 2004.

#### **OLD BUSINESS**

No old business was stated.

#### **NEW BUSINESS**

No new business was stated.

There being no further business, the meeting was adjourned a 12:20 p.m.