DELAFRANE VALLEY REGIONAL PLANNING COMMISSION

EXECUTIVE COMMITTEE

Minutes of Meeting of July 22, 2004

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

Membership Present
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
Kenneth Hughes
Camden County
Burlington County
Gloucester County
Mercer County
City of Chester
Federal Highway Administration
Federal Transit Administration, Region III
Southeastern Pennsylvania Transportation Authority
New Jersey Transit Corporation
Delaware River Port Authority
Pennsylvania Department of Community and Economic Development
Delaware River Joint Toll Bridge Commission
Cross County Connection Transportation Management Association
Pathways Government Relations, LLC
Regional Citizens Committee Chairman
DVRPC Co-Counsel
Pennsylvania Co-Counsel
New Jersey Co-Counsel

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 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.