

**EAST GOSHEN BUSINESS PARK TASK FORCE  
MEETING MINUTES  
January 5, 2021**

The East Goshen Township Business Park Task Force held their first regular meeting on Tuesday January 5, 2021 at 7:00 pm. Due to restrictions caused by the COVID-19 virus, the meeting was held via electronic conferencing Zoom. Members in attendance were:

**Ed Decker**  
**John Hertzog**  
**Mike Koza**  
**Mike Lynch**  
**Jeff O'Donnell**  
**John Stipe**  
**Brian Sweet**

Others in attendance:

**Rick Smith, Township Manager**  
**David Shuey, Township Supervisor**  
**Tom Kilburn, Futurist Committee**

**Call to Order & Pledge of Allegiance**

Rick called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. There was a moment of silence to remember our medical and healthcare workers, first responders and troops who keep us safe.

**Organization**

1. Selection of a Chairman and Vice Chairman was tabled until the next meeting.
2. Mike Lynch suggested that everyone introduce themselves.

Mike is a Township Supervisor and will be retiring from the East Bradford Township staff in January.

Jeff O'Donnell is a member of the Futurist Committee. He did work at Synthes for some time.

Mike Koza is a member of the Planning Commission. He works for a construction company.

Brian Sweet is a member of the Futurist Committee. He does transportation and logistics.

John Stipe is a member of the Planning Commission. He is a professional real estate investor.

Ed Decker is a member of the Planning Commission. He is an engineer.

John Hertzog is a Township Supervisor and retired corporate attorney.

**Meeting Schedule**

1. Meetings will be held the First Monday of the month at 7 pm except for July and September. They will be held on the Third Monday.

**Task Force Objectives**

1. Rick reviewed the objectives for the Task Force. Revenues from the Business Park are very important to the Township. The Uses under the Township Ordinance are I1, BP & I2. Mike Lynch mentioned that the Chester County Economic Development Council may have someone on their staff who could speak to the Task Force about maintaining businesses. Also, Rick spoke to Mary Francis

McGarity about attending the February meeting. They think this Task Force may be a precedent for other municipalities.

There was discussion about meeting the owners/landlords of the Business Parks to get to know them and their future plans. Because of the pandemic, many businesses are finding that they don't need a large building to run their business because their employees are working from home.

David Shuey mentioned that the BOS was thinking about this before COVID-19. He recommended that the Task Force members refer to the CCPC 2010 study on the future and how to revitalize. He pointed out that East Goshen passed the Incubator Ordinance which allows owners of large buildings to cut up the building into small office areas for several businesses.

Rick commented that an incubator could have mixed uses. He explained the issues with mixed uses. Brian feels the first thing is to interface directly with them. The Futurist Committee did start to do some of this. Mike L. mentioned that a few years ago they had meetings with the owners at Hershey Mill Golf Club, but in today's world we will have to use Zoom to start.

Rick mentioned that QVC, CTDI and Synthes are the biggest companies. John H. commented that bigger companies' decisions may already be made so, we have to move forward. Mike L. mentioned that Vanguard made a decision to stay remote months ago. He feels they are thinking 2-3 years ahead. Rick mentioned that the businesses own the property. There is no management company. There was discussion about different companies.

Possible vacancies were discussed. There are lots of business parks around us who compete for businesses. Jeff mentioned that the mission is to maintain businesses and assist with filling vacant spaces. John H mentioned that he drove past Comcast and there was only one car in the parking lot. Rick mentioned that QVC expanded their office building and parking lot a while ago but it's not full now.

Rick will send out a list of the companies and contact information so Task Force members can start calling. He will invite someone to attend the next meeting. Mike L. would like a list of the Task Force members and their contact information too.

### **Adjournment**

There being no further business the meeting was adjourned at 8:25 pm. The next meeting will be Monday, February 1, 2021 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary