

MEMO

to: Board of Supervisors
cc:
from: Tommy Ryan
date: June 15, 2018
re: Meadow Lane building lots

Below find information on the three Meadow Lane building lots owned by the Township.

- The Township purchased the three building lots in November 1986 for \$200,000. At this time the Township intended to sell the building lots, and use sale proceeds to acquire open space elsewhere in the community.
- In May 2006 the Township Engineer prepared a subdivision plan that created a 6-acre open space lot along the Zacharias Creek to be retained by the Township, and three smaller building lots, sized between 2.2 and 4.5 acres. This plan was circulated for review, with the Montgomery County Planning Commission recommending Board of Supervisor approval in a July 2006 review letter.
- The subdivision plan was not considered in the months that followed, and I suspect the housing crisis, which started in early 2007, put the plan on the “back burner”, due to the depressed real estate market.
- The lead developer of the Meadow Lane subdivision (Evans) has installed the sanitary sewer system and public water system in Meadow Lane. Both the sanitary sewer system and the public water system were designed to serve the three building lots, and the systems are ready to accept these three connections.
- If any of the building lots are not connected to the sanitary sewer system, the Township must reimburse Evans for a per lot system installation cost required to be paid to Evans at the time of the issuance of a building permit. This reimbursement totals \$19,952 for each building lot, for a total of \$59,856 for all three building lots. In addition, the Township is due \$3,150 at the time of the issuance of a building permit (\$1,505 for each building lot), for services provided by the Township Engineer at the time of system design.
- Two building lots in this subdivision are currently for sale. One is priced at \$350,000, and the second is priced at \$375,000. In my opinion the Township-owned building lots are superior to these lots, as the Township-owned lots are generally larger, abut Township-owned open space, and front a cul-de-sac.
- I recommend the Township take advantage on the strong real estate market and complete the long-planned sale of the three building lots by public bid. The sale proceeds may be used as originally intended, to preserve other (and much larger) properties throughout the Township and/or to provide park-related improvements.