

# COMMISSIONERS MEETING AGENDA

December 16, 2024 – 6:30 P.M.

1. Meeting called to order.
2. Pledge of Allegiance to the Flag.

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## Conditional Use Hearing

City of Philadelphia’s Department of Aviation proposes to reconstruct Taxiway S east of Runway 17-35.

3. Approval of Minutes from Regular Commissioner Meeting of November 2024
4. Approval of Treasurer’s and Secretary’s Reports
5. Payment of Bills for the month of December 2024
6. Public Forum
7. Approval of the 2025 Township of Tinicum Financial Budget  
Motion to authorize the Board of Commissioners to approve and adopt the Township of Tinicum 2025 Budget as read by the Township Secretary and authorizing the corresponding notice to be placed in the Delaware County Daily Times.
8. Extension of Land Development Application for 1 Hotel Group at 101 / 103 Taylor Avenue  
Motion to authorize the Board of Commissioners to accept applicant 1 Hotel Group LLC request to grant the Board an extension of time by which the Board must consider Hotel Group’s land development application at 101/103 Taylor Avenue. Said land development application is to construct two new hotels on the site of the current Holiday Inn Express. The extension shall be until June 30, 2025
9. Extension of Land Development Application of Alliance HD at 76 Industrial Highway  
Motion to authorize the Board of Commissioners to accept applicant Alliance HP request to grant the Board an extension of time by which the Board must consider their “final” Land Development Application at 76 Industrial Highway. Said Land Development is to construct 3 warehouse/flex buildings consisting of 57,000 sq. ft., 45,375 sq. ft., and 50,985 sq. ft. and associated improvements. The extension shall be until March 31, 2025
10. Tax Assessment Appeal of Pennallen Corp (UPS Facility) Docket CV 2020 008348  
Motion to authorize the Board of Commissioners to approve the settlement of the tax assessment appeal of Pennallen Corp (c/o BT Newyo) for folio 45-00-00276-50 (commonly known as the UPS site).

The proposed settlement will fix the property assessments as follows: 2021, 2022, 2023 and 2024 at \$66,181,500 and 2025 at \$61,500,000. The settlement also stipulates that no appeal will be filed for 2026 for the \$61,500,000 assessment. Said settlement has been recommended and accepted by the Interboro School District and property owner's counsel

**11. Public Works Department New Hires**

Motion to authorize the Board of Commissioners to hire Mr. Nathan McGee of Norwood and Mr. Ron Quigley-Donahue of Essington for part-time employment within the Township Public Works Department at a rate of \$17/hr.

**12. Award of Mini Parks Recreation Open Space (Mini PROS) Plan**

Motion to authorize the Board of Commissioners to enter into an agreement with Campbell Thomas & Company to conduct a study and provide a Mini Parks Recreation Open Space plan as outlined in the grant awarded to the Township by the Delaware County Planning Department in the amount of \$49,840

**13. Change Order to Marina Reconstruction Contract with AP Construction Company**

Motion to authorize the Board of Commissioners to approve "Change Order #1" to the contract awarded in July 2024 to AP Construction for the reconstruction of the Township Marina. Said Change Order #1 will entail restoration of the Lazaretto Property's "Bargeman's House" at a cost not to exceed \$135,000.

**14. Committee Reports (Code, Police, Fire, Public Works, Sanitation, etc.)**

- Recreation & Health
- Solicitor's Report
- Engineer's Report
- Manager's Report
- Secretary's Correspondence

**15. Other Business:**

**16. Adjournment of Business Portion of the Meeting**

**17. Public Participation**

**18. Adjournment of Meeting**