

**Archbald Borough  
Community Development and Economic Committee Meeting  
Thursday, May 13, 2021**

The meeting was called to order at 7:04 pm by President Tom Aniska. A moment of Silence was followed by the Pledge of Allegiance. Roll call Aniska, Gallagher, Moran, Pryle, O'Shea, Misewicz-Healey, Cornell.

**Council Introductions**

All committee members introduced themselves. Tom Aniska will be serving as President of the CDEC. Tammy Misewicz-Healey will be serving at the Vice President. Mark Gallagher, Kevin O'Shea, David Moran, Liam Pryle, and Kayleigh Cornell will be serving as well.

**New Business**

1. Ordinance Review – Community Development and Economic Committee
  - a. Ordinance No. 2 of 2021 was read by Misewicz-Healey, hereby creating the Borough of Archbald Community Development Committee (CDEC).
  
2. Nomination for Secretary
  - a. Motion by Moran, second by Pryle to nominate Kayleigh Cornell as Secretary of the Archbald Borough Community Development and Economic Committee. All in favor, motion carried.
  
3. Ideas/Suggestions
  - a. All committee members presented some ideas that they would like to see accomplished through this committee.
    - i. O'Shea spoke with the Scranton Office of Economic and Community Developemnt about emulating in Archbald how Scranton brings in small businesses and shops to the downtown. O'Shea also reached out to a company called the Scranton Rail Explorers. That have carts that go on the railroad tracks, and it is a potential opportunity to bring something unique to area. A representative will come and talk to our committee in a few months.
    - ii. Gallagher spoke about how there are many opportunities for development along Main Street in Archbald and around the oil house property. Having worked at FNCB Bank, he stated it is important to be aware of which businesses are in the flood plain and what the challenges and costs associated with that might be when we are marketing the properties. He stated some of the NFIP flood insurance rates. The non-residential rate max is \$500,000 per building and \$1.22 per \_\_\_\_.
    - iii. Misewicz-Healey spoke about how it is important to have a long-term vision to work towards and then break it down into manageable phases. She talked about her vision for creating a walkable complex around the colliery property off of Laurel Street. Phase 1 would be making the oil house into a coffee show/ice cream/smoothie shop. Phase 2 would be turning the second building into a marketplace with outdoor seating, fountains, small shops and stand, etc. Phase 3 would be turning the fan house into an event space for weddings, showers, and other get togethers. All of these spaces would incorporate historical information from the Archbald Historical Society, and profits from leasing/renting would go

to the Borough. This is something unique to Archbald that other towns don't have. Misewicz-Healey mentioned how parking could be an option on Power Lane and the field adjacent if a way was found to cross the railroad tracks. This walkable complex could close at a reasonable hour, and then that would bring more people over to the businesses/restaurants/bars on Main Street for the rest of the night. This walkable complex could be something like what Scranton did with the Iron Furnaces, something unique that Archbald can cherish.

1. (Robbie Turlip, Borough Manager, stated that the Colliery Committee does have \$30,000 to use on the oil house and that we would be able to apply for more grants along the trail. He also stated that it is important to have coordination between the three groups/committees involved in the colliery properties, including the Gravity Slope Colliery Authority, the Archbald Borough Historical Society, and the Archbald Borough CDEC.
  2. Dave Moran also stated that there are only two fan house in the state, and it might be informative to interview some miners in the area.
  3. Robbie Turlip also stated that Austin Burke offered to work as a consultant on the colliery project. Turlip recommended using Vicon Design.
  4. Aniska also echoed that revitalizing the downtown is very important and that as a committee is would make the most sense to focus on two to three projects to accomplish rather than spreading ourselves thin with several different ideas.
  5. *Turlip recommended that members of CDEC attend the Archbald Borough Council and Planning Commission meeting on May 24, 2021 at 6:30 PM to discuss the Comprehensive Plan, Zoning Ordinance, and Subdivision and Land Development Ordinance (SALDO) at Borough Hall, 400 Church Street, Archbald.*
  6. Turlip also mentioned that we will be able to use the results of the borough survey to assist our planning. The survey can be found on the borough website.
- iv. Pryle stated that it would make sense to look into getting the right of way across the train tracks in regards to connecting the parking to the colliery property. He also mentioned that there is grant available now through Giant Markets called Healing the Planet. Grants from \$2,500 to \$25,000 will be awarded to reclaim vacant properties. Pryle stated we could transform vacant properties into community gardens and have a farmers market which would bring in other small businesses like food trucks and breweries.
1. Misewicz-Healey mentioned that PEI owns the greenhouse property.
- v. Moran stated that he thought it would be a good idea to create a "Welcome to Archbald" brochure for anyone that has recently moved to Archbald. I would be a physical brochure and include things like maps, list of local restaurants with hours, coupons, dry cleaners locations, doctors offices, council members' contact numbers, and recycling information. He recommended we check and see if any other boroughs were doing it.
1. Cornell stated she would bring a copy of the Lackawanna County Visitor's Bureau guide to the next meeting.

- vi. Cornell stated that she is also interested in revitalizing the downtown and would like to see a coordinated effort to improve the facade and bring in a diversity of businesses. She also supports the colliery/walkable complex idea. Cornell also asked the committee if they were aware of any properties for a potential yoga studio/café. Various suggestions were given.
- b. Aniska concluded that the most supported ideas that the group shared were the creating the walkable complex around the oil house, revitalizing the downtown/Main Street, developing community gardens, and designing a welcome brochure.
- c. Misewicz/Healey added on that she thought it would be a good idea to create a town motto like Honesdale has one that states “a great place to visit, and even better place to live”
  - i. Turlip recommended we present the idea to Council and make a presentation.
  - ii. Mayor Barrett state that she would donate prizes if it is a competition.
- d. Councilman Frances Burke thanked the committee for all of our ideas.

4. Plan of Action

- a. The CDEC meetings will be held the second Thursday of every month at 7:00 pm. Our next meeting will be June 10, 2021 at 7:00 pm.
- b. Aniska also stated that committee members can bring forward names from the public and put to together subcommittees to accomplish some of our projects.

**Motions**

Motion by Moran, second by Pryle to nominate Kayleigh Cornell as Secretary of the Archbald Borough Community Development and Economic Committee. All in favor, motion carried.

**Public Input**

Councilwoman Erin Owen thanked the committee members for going outside of their comfort zones and bringing such great ideas to the table. She stated that she supported turning vacant lots into gardens and there is much opportunity to do projects around the parks such as near the park near Rossi’s over the bridge or doing a Pike Street garden project. She stated that it would also be great to use Staback Park more and to continue on focusing on green spaces and playgrounds to bring unity in our community.

Mayor Barrett suggested we have the subcommittees work on the smaller projects.

Robbie Turlip recommended we bring in members from the public who aren’t already involved and also utilizing a phone alert system to let the public know about various events.

Cornell stated that we could create a flyer that lists all of our current projects so the public can say what they interested in.

Councilman Burke stated we could utilize Amish farmer’s markets.

Motion by Gallagher second by Pryle to adjourn. All in favor, motion carried.

ATTEST:

ARCHBALD BOROUGH CDEC PRESIDENT:

Kayleigh Cornell, Economic Development Committee Secretary

Minutes prepared by Kayleigh Cornell, Archbald Borough Economic Development Committee Secretary