

Perkasie Borough – Economic Development Plan Update

Stakeholder Focus Group Meeting Summary

A Stakeholder focus group meeting was held on October 8th, 2025, at 8:30 a.m. at Perkasie Borough Hall to seek collaboration on the draft Market Analysis as part of the planning process for the Borough's Economic Development Plan Update. The following stakeholders attended the meeting: Danielle Bodnar (Executive Director of the Upper Bucks County Chamber), Dr. Philip Krey (St. Andrew's Evangelical Lutheran Church), Rick Doll (Historical Society), Paul Bencivengo (Visit Bucks County, President), and Elana Donmoyer (business owner). Assistant Borough Manager, Linda Reid also attended the meeting. G&A consultants Judith Stern Goldstein, R.L.A and Adrienne Blank R.L.A facilitated the meeting.

An overview of the project was discussed with the following highlights:

- The project is a continuation of the recommendations found in Chapter 11 of the Borough Comprehensive plan.
- Deliverables accomplished thus far included public meeting, a steering committee, community survey, and current business property listings.
- This project ultimately decides if a Main Street designation is a fit for Perkasie.
- The purpose of this meeting is to seek collaboration on the draft Market Analysis identified through community engagement.

The Vision Statement and Transformational Strategy that came out of the market analysis and community engagement thus far have an overall goal to “**maintain authenticity**” with key transformational strategies including:

- Enhance the arts and cultural activities through placemaking.
- Healthy Living/ Recreation – by capitalizing on existing regional resources such as trails/parks as well as spas/fitness facilities in the Borough.
- Business Activation Development – activate current vacant sectors and support the growth of established businesses.
- Develop a Town Center to create a centrally located public/civic space.

Other transformational strategies identified include:

- Maintaining Authenticity – preserving the historic integrity of existing buildings.
- Town center – Create a centrally located public/civic space.

Each participant offered their perspective, background and recommended their favorite key transformation strategies and overall goals. Key favorite strategies included:

- Preserve historic buildings and quaint housing as a regional draw for “countryside chic”.
- Develop a town center to activate downtown and connect trails.

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- Support local entrepreneurs.
- Enhance “Cultural artistic emphasis to attract young families”.

The Upper Bucks County Chamber offered background and how it serves region. An outside lens perspective was given in comparison to a hyper local Main Street goal for a distinct downtown footprint, with successes and challenges discussed. Overlapping goals and strategies include “**promote trails/health/breweries/quaintness and walkability.**”

Visit Bucks has access to cell phone data information tracking a 50-mile radius with the most visited destination from a 50-mile radius being “Mystic Ways Brewing” with its artist themed murals. A desire for more mural arts activities in the community was expressed. Some other popular destinations based on cell phone data for Perkasie include:

- Mystic Ways, Free Will Brewing Co., Perkasie Rams, Covered bridge, high school track, amphitheater and “Perkasie Pride” event at the Farmer’s Market.

Visit Bucks was identified as a potential marketing partner with further background information discussed including the following highlights:

- 8 million people visit, generating 1 billion in economic impact and 29,000 hospitality jobs.
- Visit Bucks is a 501C.6, which is separate from the County.
- The need for hospitality services in the area.

The Perkasie fire that happened in the downtown some years ago was mentioned and how it caused a void in the architectural character of the downtown area, leading to the need for a strong economic center. The desire to support breweries and cultivate businesses, events and the natural environment was also discussed citing a recent article regarding breweries closing in Bucks County.

The overall consensus is to “maintain authenticity and quaintness” with the top three (3) transformational strategies including:

1. Activate downtown for a strong economic center and connect trails.
2. A cultural artistic emphasis and events strategy to attract a diverse population.
3. Cultivate business and support entrepreneurs.

The next steps include preparing the Organizational Structure and Sustainability Plan.

The meeting ended at 10:00 am.