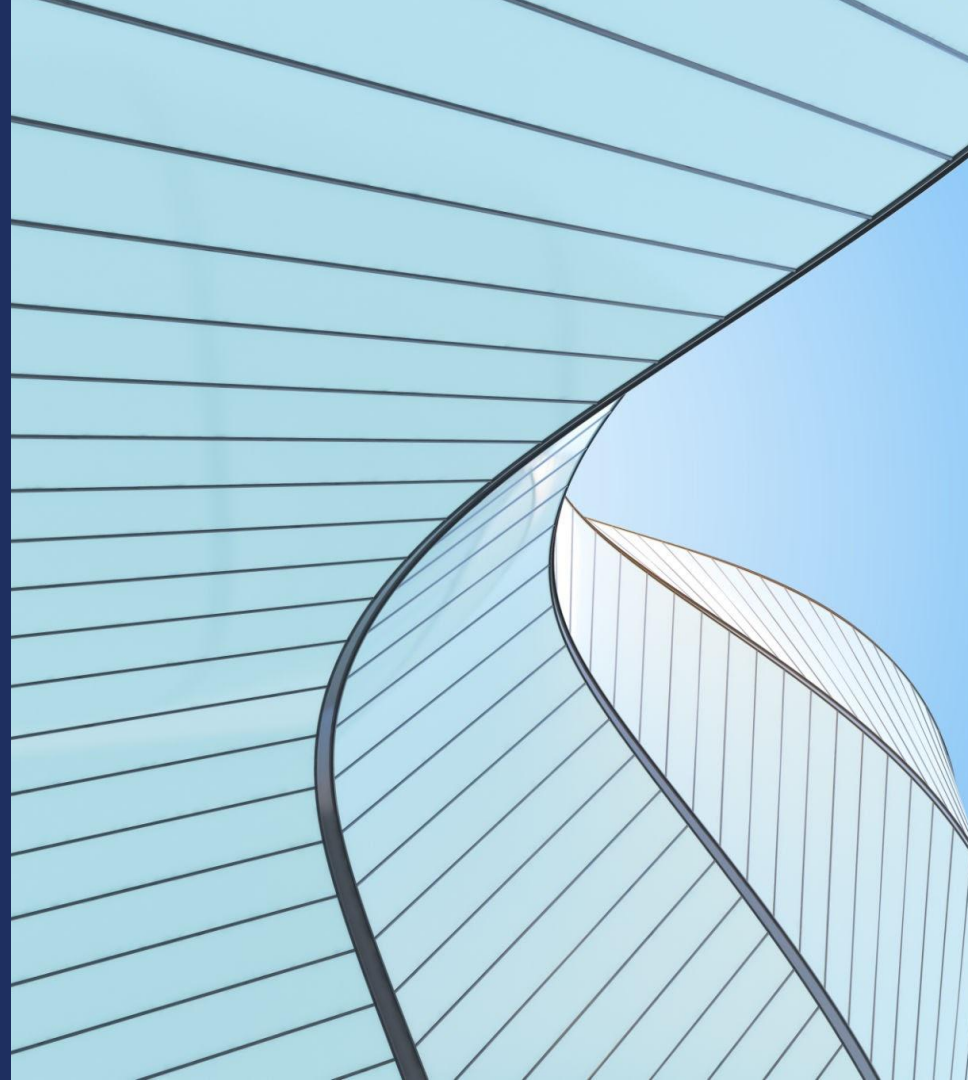


Hatboro: Progress & Possibility



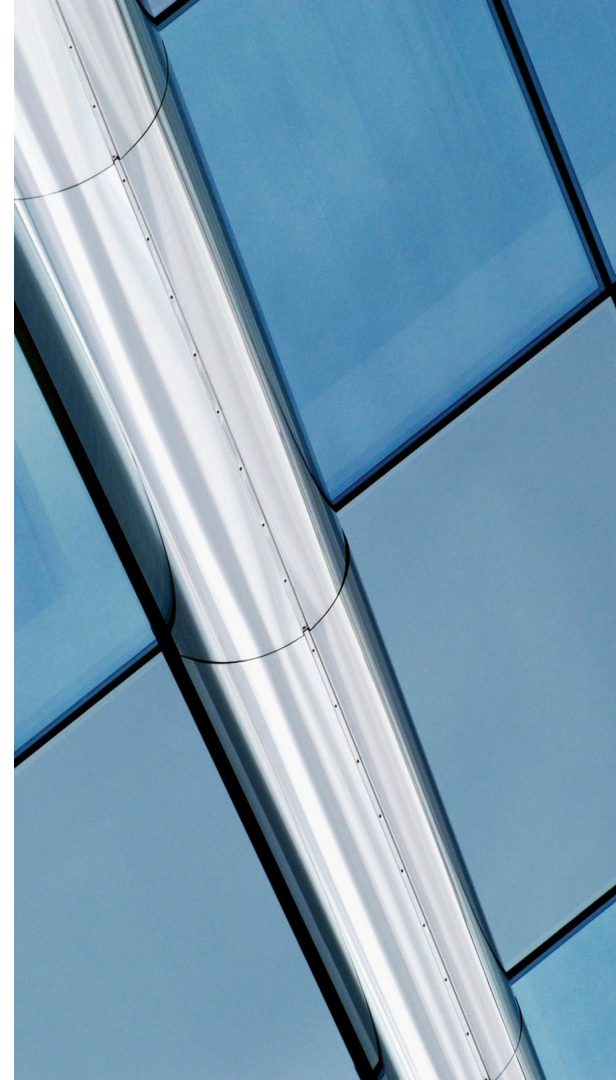
Reflecting on the past 8 months of progress and how
we can continue to build momentum from here



Why We Were Hired

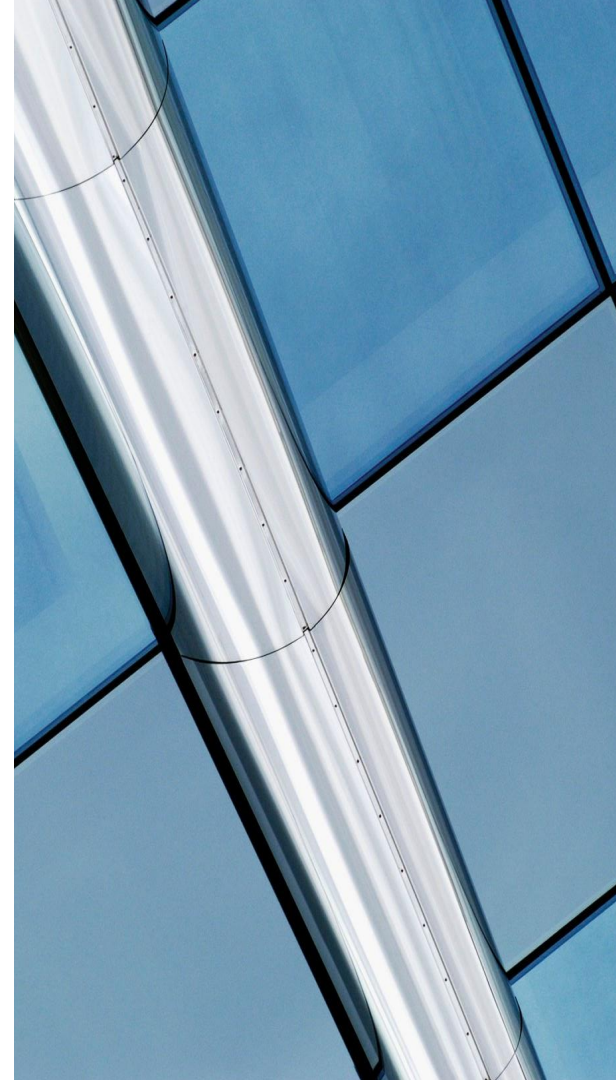
- Hands-on Support for Local Businesses
- Strategic Planning
- Economic Development Study

Hatboro has a long history of collaborating with Barth Consulting Group on economic development initiatives. From 2010 through 2018, the Borough engaged Barth Consulting Group to support local economic development efforts. In January 2026, the Borough once again engaged us to assist Hatboro's businesses and community during an exciting time of growth and opportunity.



What Have We Achieved So Far?

- Researched & developed preliminary Hatboro's Economic Study findings for grants
- Met and assisted 110 Local Businesses (nearly 50% of downtown) on multiple occasions (Existing, New and Prospective)
- Social Media Promotion - 60 unique posts generated over 297,000 post views
- Submitted 8 Monthly Detailed Council Reports
- Created Hatboro's Downtown Dining Guide
- Prepared 2nd Community Survey Draft



VALUE PROPOSITION

Working With Hatboro Businesses

Business Visits

Meetings range from financial modeling, marketing, forecasting, fit-out, window displays, business insights, social media practices and set up, expansion, start-up, multiple revenue streams and hiring.

- ◆ Existing Business Visits

88

- ◆ New Business Visits

16

- ◆ Business Prospects

6



Iron Oven

Coming October 2026 - 150 New Full & Part-Time Jobs

- Created parking analysis map & solutions
- Met with neighboring business owners relating to parking
- Arranged sale of Ross & Co. (Hatboro liquor license) to Iron Oven vs. buying outside license as originally intended
- Accelerated liquor license approval from 3-4 months to 2 weeks thru high-level LCB contact
- Provided finance options, County & State low interest loans programs and connections



Sylvara Labs

Coming September 2026 - 20-40 New Full-Time Jobs

- Pitched Hatboro job fair to create local jobs in Hatboro versus Indeed postings
- Jobs range from chemists, accounting to warehouse and loading dock
- Connected to BCG's large fragrance & candle company contact for private label manufacturing
- Provided finance options, County & State low interest loans programs and connections



Philly Philly Cheesesteak

- Encouraged and defined outside seating spaces
- Explored and connected Hatboro micro-brewery for liquor licenses
- High engagement social media posts on opening and job hiring



A promotional poster for Philly Philly Cheesesteaks in Hatboro. The poster features a green and yellow color scheme. At the top, the logo "BETTER WITH US PHILLY PHILLY" is displayed. Below it, the text "Hatboro, WE HAVE ARRIVED!" is written in large, bold, green and yellow letters. A map of the Hatboro area is shown, with a red pin marking the location of "Philly Philly Cheesesteaks (Hatboro)". The map includes labels for "Hatboro", "Station Park", "Westbury", "S York Rd", "S Warrington Rd", "Boyle Hill Rd", "Boyle Rd", "Jacksonville Rd", and "Warrington Heights". Below the map, the text "Our soft opening officially kicks off TODAY. Come hungry, meet the crew, and help us celebrate the new space!" is written. At the bottom, a large image of a Philly Philly Cheesesteak is shown, with the text "July 6th at 11:00 AM." and "Perkasie Fans: We'll see you back at your regular spot on Wednesday!" displayed below it.

**BETTER WITH US
PHILLY PHILLY**

**Hatboro,
WE HAVE
ARRIVED!**

Philly Philly Cheesesteaks (Hatboro)

Hatboro

Station Park

Westbury

S York Rd

S Warrington Rd

Boyle Hill Rd

Boyle Rd

Jacksonville Rd

Warrington Heights

Our soft opening officially kicks off **TODAY**.
Come hungry, meet the crew, and
help us **celebrate the new space!**

July 6th at 11:00 AM.

★ **Perkasie Fans:** We'll see you back at your
regular spot on Wednesday! ★

Hatboro Dunkin'

Now Open - Approximately 10 Jobs

- Ownership conference for Grand Opening - July 25th Car Show
- Strategized opening, site layout, marketing to Car Show, traffic flow
- Follow up meeting with Police Chief for traffic and safety



Sumatra Cafe

Coming September 2026 - 4 Employees

- Fit-out, layout, outside dining
- Provided detailed SEPTA commuter data from high-level SEPTA contact



Caravan Food Market

4 New Jobs

- Created social media Facebook account linked to Instagram
- Supplied detailed, targeted marketing insights and hashtags strategies



Casa de Fehu

New high-end restaurant under development on Jacksonville Road

- In process for Hatboro micro-brewery off-site liquor license agreement
- Exploring outside dining solution
- Connecting with five-star chef



The Matcha Spot

3 Employees - Helped resolve approval for opening

OPEN AT 18 HORSHAM ROAD,
HATBORO, PA



THE MATCHA SPOT
MATCHA & COFFEE

GRAND OPENING

Limited Menu

SPECIALTY ICED DRINKS

 RASPBERRY MATCHA \$5.75	 VANILLA MATCHA \$5.50	 ICED CARAMEL LATTE \$5.50	 ICED CINNAMON BLISS \$5.50
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HOT LATTES

 CLASSIC HOT LATTE 16oz \$4.80	 HONEY CINNAMON LATTE \$5.50
--	---

REFRESHERS

 STRAWBERRY ENERGY 16oz \$5.00	 COCONUT BLAST 16oz
--	--

REFRESHERS CONTAIN REDBULL PRODUCTS

ALL MATCHAS COME STANDARD WITH
3g of MATCHA POWDER

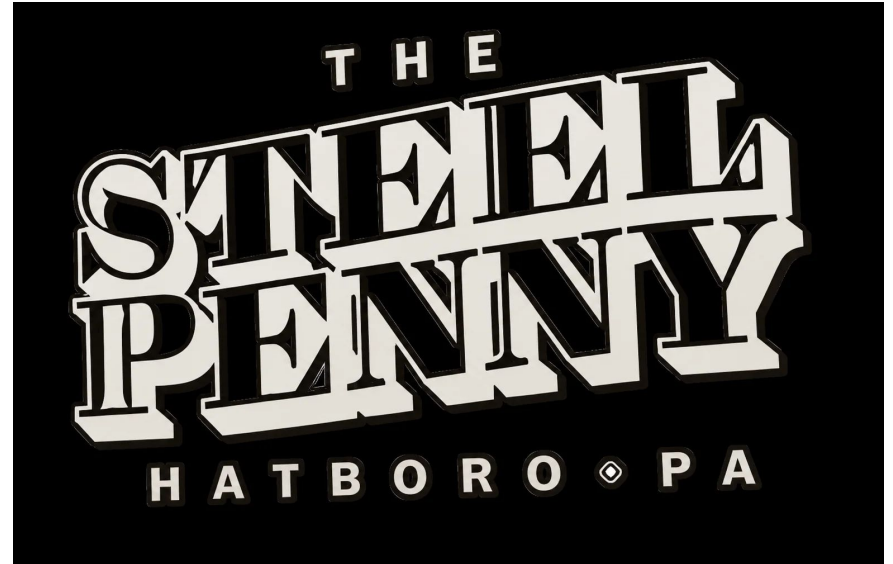
ALL COFFEES COME STANDARD WITH
2 SHOT ESPRESSO

ADDITIONS

 Oat Milk	+\$0.50
 Extra Pump	+\$0.50

The Steel Penny

- Working with ownership to keep in Hatboro and site selection
- Evaluated all Hatboro properties to fit existing site requirements and parking



Hatboro Dining Guide

- Goal to keep retailer shoppers in Hatboro - Cross-pollinating
- Completed full Hatboro Dining Guide and QR Code Postcard
- Listing all eateries, addresses and website links



Lewis Paint

**Facade Improvements: Reinstated Lewis Paint's
25% Hatboro Business Discount Program for all
facade and interior paint improvements**





MONTGOMERY COUNTY, PA

PLANNING COMMISSION



esri

- Secured ESRI Marketing Report - \$10,000 value
- Creating data driven analysis of Hatboro demographics, buying & spending habits, where residents spend money, business insights, what Hatboro has and what's missing
- Valuable for grants and business recruitment
- Provided New Sign ordinance insights and based on 17 years & 12 municipalities



- **PA CDFI Minority Grant - \$7,000-\$20,000 in funding**
- **Hand delivered to 32 qualified business owners**
- **Deadline was August 11**

Media Relations

Telling Our Story
Pitching Articles
Promoting Hatboro

Facebook: 60 Unique Posts = 297,284 Views
Instagram: 13 Unique Posts = 40,111 Views

BUCKS COUNTY Courier Times

THURSDAY, AUGUST 13, 2020 | PHILLYBURBS.COM

PART OF THE USA TODAY NETWORK

Downtown Hatboro continues to thrive



Daddypos, a longtime staple in downtown Hatboro, serves up classic diner foods, such as the Daddypos Duo, which comes with a short stack of flapjacks or French toast, served with two eggs any style, two strips of bacon and two breakfast sausages. PHOTO BY MICHELE C. JACKSON/BUCKS COUNTY COURIER TIMES

Three new restaurants are expected to open this fall as investment, housing growth and new businesses fuel the borough's revitalization

Michele Hodson
Bucks County Courier Times
USA TODAY NETWORK

Several new restaurants will soon be joining Hatboro.

In addition to the new Philly Philly Cheesesteaks and Dunkin' that opened this summer, five more restaurants are expected to join the downtown this fall — The Iron Oven on York Road, Sumatra Cafe on Penn Street, Papa John's on South York Road, Sabor de Puebla on North York Road and Casa de Fehu on Jacksonville Road.

A new sushi spot and a Cajun restaurant are also in the works.

The growing dining scene is just one example of the overall boom Hatboro has recently experienced in its downtown district.

Borough officials announced their continued investment into the revitalization of the 1.5-square mile town in a

statement posted online in January.

"Hatboro has experienced substantial growth since 2008 with many new businesses and land development projects completed or soon to be completed," Council President Nicole Reinher said in the release.

"As Main Street evolves and grows the Hatboro Borough Council is investing back into and supporting the community and its businesses by helping to continue to shape our vibrant, walkable downtown."

According to Steve Barth, an economic development and revitalization consultant who borough officials brought on in January to assist in their efforts, Hatboro's recent growth spurt can be attributed to a focus on "transit-oriented development," which concentrates housing, services and retail around public transportation to create a

See **HATBORO**, Page 3A

Quakertown disputes DA finding on use-of-force standards

Jo Ciavaglia
Bucks County Courier Times
USA TODAY NETWORK

Quakertown officials are pushing back on a Bucks County District Attorney's Office recommendation that it bring the police department use-of-force policy into alignment with guidelines it promised to adopt in 2020, calling it unnecessary.

The DA is calling on Quakertown to update its police use of force policy to reflect 15 guidelines the 39 county police departments agreed to adopt following the police custody death of George Floyd in Minnesota.

This recommendation was included in a much-anticipated Bucks County district attorney investigation released earlier this month in relation to the student-led Immigration and Customs Enforcement protest in downtown Quakertown on Feb. 20. The protest ended in violence, student arrests,

See **QUAKERTOWN**, Page 2A

PBS picks up 'Bucks County, USA' docuseries

Ben Shapiro
Bucks County Courier Times
USA TODAY NETWORK

A five-part docuseries examining the political divisions that shaped Bucks County in the years following the 2020 election is set to air next month.

"Bucks County, USA," directed by Barry Levinson and Robert May, is scheduled to premiere on PBS on Sept. 20. Filmed over four years, the series is to focus in part on the political battles that engulfed the Central Bucks School District, where disputes over COVID-19 pandemic-era school policies, book burnings and other culture war topics became flashpoints in the county's broader political divide.

See **DOCUSERIES**, Page 2A



Casa de Fehu, a new upscale restaurant on Jacksonville Road in Hatboro is expected to open in the fall of 2020.

VALUE PROPOSITION

Economic Study Findings

Population, Income, Home Values, Education
US Census Data &

Hatboro Population Growth 2010-2025

Population increases bring more disposable
income to Hatboro businesses

17% Population Growth

2% Pennsylvania

10% Montgomery County

Home Values: Revitalization Impacts

	2010	2025	
Median Home Value (Benefit to Residents)	\$255,000	\$351,000	+40%
Median Household Income (Benefit to Business)	(2010) \$59,000	(2024) \$112,565	+90%
Earned Income Tax (Benefit to Borough)	\$1,091,500	Exact number unknown	TBD

Educational Metrics:

Education directly correlates to income

	2010	2024	
High School Graduate	92.1%	94.4%	+2.3 percentage points
Bachelor's Degree	31%	44%	+13 percentage points
Graduate Degree	0%	17%	+17 percentage points