

**HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB (HLRA) LOCAL  
REDEVELOPMENT AUTHORITY  
OFFICIAL NOTICE OF INTEREST**

**I. ORGANIZATIONAL PROFILE**

**1. Legal name of government entity or non-profit institution requesting use of buildings or property at the off site housing of NAS JRB Willow Grove.**

ATG Learning Academy

**2. Address and telephone number of applicant.**

955 Louis Drive Warminster PA 18974  
267-803-1751

**3. Name and title of contact person.**

Kathleen Smookler  
Head of School  
267-803-1751

**4. Name and title of person(s) authorized to complete purchase, and/or execute any lease or agreements. Attach a copy of the legal authority permitting these persons to complete such transactions.**

Kathleen Smookler Head of School 267-803-1751  
John Oakley, Vice President of School Board 215-322-6187  
A copy of the authorizing resolution is attached (Attachment #1).

**5. Statement regarding whether applicant is state, political sub-division of state or private non-profit, tax exempt organization under Section 501(c)(3) of the 1986 Internal Revenue Code. If applicant is a private not-for-profit entity, attach a copy of the IRS recognition of its Section 501(c) (3) exemption status.**

ATG Learning Academy is a private non profit school for children with learning disabilities.

A copy of the 501(c) 3 document is attached (Attachment #2).

**6. A copy of the document showing statutory or legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property.**

A copy of the ATG's By-laws is attached with the referenced section highlighted. (Attachment #1).

**7. Requirements for applicants other than public agencies.**

**a) A description of the organization, year founded and brief history, major accomplishments and organizational goals.**

ATG Learning Academy, founded in 2005, is a private, non-profit school for students in grades 1 - 12 whose mission is to educate students with learning differences. We are licensed by the Pennsylvania Department of Education and we follow the state curriculum.

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We analyze and determine each individual student's educational requirements and tailor our broad selection of programs and methods of instruction in order to close the gap between their exceptional promise and present abilities.

Currently ATG is renting a building in a light industrial park in Warminster, PA. Although the space is currently sufficient, we are limited in our ability to modify the building to suit the needs of our school. This limitation pertains to both academic constraints (student enrollment and course expansion) and environmental constraints. The following paragraphs discuss our organization, history, major accomplishments and overall organizational goals in more detail.

Organization:

- Overview of the staff and personnel;

Director of IT	
IT Staff	
Director of Operations	
Volunteers	
Operational Staff	
Maintenance	
Head of School	
Assistant Head	
Instructor	Math Dept Head
Instructor	Math
Instructor	Wilson Dept Head
Instructor	Wilson
Instructor	Wilson
	English Dept
Instructor	Head
Instructor	English Reading
Instructor	English Writing
Instructor	Science
Instructor	History
Instructor	Art
Instructor	Music
	Physical
Instructor	Education

- Enrollment at ATG for 2009-2010 Academic year
  - Sixth Grade 2 Students
  - Seventh Grade 3 Students
  - Eighth Grade 3 students
  - Ninth Grade 3 Students
  - Tenth Grade 6 Students
  - Eleventh Grade 5 Students

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- Twelfth Grade      4 Students

- ATG Learning Academy is a language based school and students who attend have reading disabilities. These student have additional disabilities:
  - ADHD, ADD, Asperger, Autism, Central Auditory Processing, Dysgraphia, Epilepsy, English As Second Language, Selective Mutism, Tourette's

Brief History:

- Prior to 2005 ATG was an academic facility working with part time students, tutoring students that needed a specific few subjects in order to complete high school.
- During our 2004-2005 year ATG received requests from our students to graduate from ATG rather than the other school they attended. The students were disenchanted with their previous public schools and felt that ATG had taught them more during their time at ATG than they had learned in the public school system. This inspired ATG to make the next leap into becoming a school, specializing in children with learning differences. Sean O'Brien was our first high school graduate. Sean came to ATG four years behind in his studies, unable to read or do mathematics. Now Sean is finishing a four-year apprenticeship to become a certified electrician, and he graduates in June.
- ATG has grown in leaps and bounds over the last three years since 2005. ATG has the ability to take students that would normally be lost in the public school system and cater to their learning style. After several students graduated successfully learning how to read and learn how to cope with their disabilities, it was only a short matter of time before through word of mouth ATG's success stories began to be heard. Before ATG had to market ourselves to the school districts for children whom did not fit into the normal curricula, now they come to ATG.
- ATG originally started with four full-time students and three part time students, and in 2006 this 'increased to seven full time students and two part time students. The year after that the student body greatly increased yet again to fifteen full time students and five part time students. This past year we had eighteen full time students and two part time students. The spring semester of 2009 we had twenty-two full time students and plan to have thirty two full time students at the beginning of the 2009 fall semester. We project at the latest we will be working at full capacity by 2011 with forty students. The demand for what ATG provides in its customized education has increased to the point where talk of opening a second site (again, using the forty students max per school model) has begun.

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Major Accomplishments:

- ATG Learning Academy was able to implement the program set forth by the Pennsylvania Department of Education.
- Become a 501 (c) 3 non profit organization
- Became active in the EITC Program offered by Pennsylvania Tax Bureau. This program allows businesses to offer scholarship to students.
- ATG moving away from just being a tutoring facility to becoming a full, robust school was truly a hallmark moment. What has been even more fulfilling than that has been seeing ATG become successful. No price tag can be placed upon seeing children whom at first when sent to ATG were distraught due to their lack of academic ability become empowered and passionate about their studies. We do not deny that teaching children with learning disabilities is a great challenge; however it by nature breeds creative thinking and solutions in order to bring out the best in each student. When our students come home to their parents engrossed in a book, our teachers feel pride in doing a job well done. Scientifically based educational material is consistently applied to our student's curricula. Seeing children take pride in their school and in turn their community provides an endless source of accomplishment for our faculty.

Organizational Goals:

- ATG's goals continue to be to provide the best education for children with learning disabilities as we can. We hope that with this extra property we can continue to provide the best educational service we can. ATG's current goal by the end of the year is to be at full capacity for the student body, and to have a larger influence in our community with our student body. We also plan to continue to educate our staff in new and innovative programs and concepts to more efficiently teach our students. ATG also wishes to become more active with CHADD in order to offer outreach programs for the community.

B) A listing of all principals in the organization and any proposed on-site program managers who would participate in management activities of any proposed program. Provide appropriate credentials, as well as a description of previous experience.

ATG Learning Academy is governed by a governed by Board of Directors. The members of the Board are listed below.

**Smookler Kathleen, President School Board**  
*Education*

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Temple University, BA Elementary Education  
Community College of Philadelphia, Associate Degree in Elementary  
Bucks County Community College, Special Education  
Governor's Institute on Data Driven Reading Instruction  
PATTAN AYP Summer Institute  
Penn State University, Reading Instruction, RISE Certificate  
Endicott College Reading Instruction, Wilson Language  
Reading Specialist Grades 4-12, Regular and Special Ed Penn State  
Elementary Education  
Early Childhood Education  
Wilson Language System, Wilson Academy  
*Volunteer*  
Treasurer of PTO, Head Homeroom Parent, Centennial and Central Bucks School  
Districts  
President and Treasurer of Warminster Area Women's Club  
Longstreth Elementary School Blue Ribbon Committee for School of Excellence  
Elementary School Librarian

**Oakley John, Vice President**

*Education*  
BS Physics, Villanova University  
MS Engineering Management, Drexel University  
College of Command Staff, US Naval War College  
*Volunteer Experience*  
Assistant Cub Master  
Cub Master  
Assistant Scoutmaster

**Winiarski, MaryBeth, Recording Secretary**

*Education*  
Immaculata College, BS in Nutrition  
Wilson Language System, Wilson Academy  
Endicott College, Reading Instruction  
Governor's Institute on Data Driven Reading Instruction  
PATTAN AYP Summer Institute  
Penn State University, Reading Instruction, RISE Certification  
Reading Specialist Grades 4-12, Regular and Special Education  
*Volunteer*  
Production Manager, Dance Theatre of Pa  
Recording Secretary, Dance Theatre of PA  
Vice President of Production, Dance Theatre of PA  
Catholic Religion Teacher  
PTO, Head Homeroom Parent, Central Bucks School District

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**Oakley, Deborah, Treasurer**

*Education*

Villanova University, BS in Nursing

Teaching Experience

Wilson Language System, Wilson Academy

Nurse preceptor at Frankford Hospital

*Volunteer Experience*

Board Member of Bucks County Learning Disability Association

Assistant to Head of School

Head of ATG Learning Academy Parent Group

Den Mother for Cub Scouts

Volunteer at Cat Tales

**Cleary Moira, Board Member.**

Born and educated in The United Kingdom.

A care assistant with mentally challenged adults in a sheltered work environment.

Moved to the USA in 1993.

Pre-school caregiver for children age 6 weeks to 3 years.

Parent of a former ATG student.

**Dignam, Louis, Board Member**

*Education*

University of Pennsylvania, Principle Certification

Temple University, Elementary Education

Temple University, BA in History

Elementary Education

Social Studies, 7-12

Mathematics, 7-12

*Assistant Principal in Philadelphia School District*

*Volunteer*

Philadelphia School Men's Club

ATMPAU

**O'Brien Sean, Board Member**

*Education*

ATG Learning Academy Graduate

Eastern Technology and Arts

Reutter Hanney

**Zaffrin, Sherri Dr., Board Member**

Doctor of Chiropractic degree at the Pennsylvania Straight Chiropractic College cum laude.

Bachelor of Science, Psychology at Brooklyn College,

Licensed to practice in Pennsylvania

American Chiropractic Association and Chiropractic Fellowship of PA.

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C. An organizational chart for the organization

The organizational chart is provided (Attachment #3)

D. Guidelines of personnel procedures for recruiting, affirmative action and equal opportunity outreach, resident hiring, personnel selection, training, evaluation and discipline.

Personnel procedures have been adapted from the Pennsylvania Department of Education. The Pennsylvania Department of Education approves ATG Learning Academy licenses yearly.

E. Provide organization's connection to the community and the community interest that will be served.

ATG Learning Academy provides education for students in grades 1-12 who have learning differences. This fall ATG Learning Academy will have students enrolled from the following school districts:

- Abington;
- Bristol Township;
- Central Bucks;
- Centennial;
- Cheltenham;
- Chester;
- Council Rock;
- Hatboro-Horsham;
- Lower Moreland;
- Methacton;
- Neshaminy; and
- Philadelphia.

ATG assists our students in developing the skills necessary to close the gap between their exceptional promise and present abilities, enabling them to continue their education and / or function more independently within society.

**8. A copy of current constitution/charter/by-laws or articles of incorporation as appropriate.**

A copy of our by-laws is included. (Attachment #1).

**II. PROPOSED PROGRAM**

**1. A detailed narrative description of the proposed use of the property or building.**

ATG Learning Academy proposes to use the six existing buildings to create an educational campus environment. ATG will use four of the buildings for academic departments (History and Science; Math and English; Reading and Writing; and Art, Music and a Computer Science Lab), one building for administration, and one

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building for multi-purpose functions including a cafeteria, an assembly room, a library and a small gym.

ATG, due to its stated goals of maintaining a 4:1 student/teacher ratio does not foresee the need to materially alter the current layout of the four proposed academic buildings or the administration office. However, due to the anticipated functions of the proposed multi-purpose building, modifications may be necessary. The extent of the modifications will be determined based on a final design and cost projections.

ATG Learning Academy is a private, non-profit, licensed co-educational school servicing students with Learning Differences. We are licensed through the Pennsylvania Department of Education and follow the state curriculum. ATG is the only school accepting students who are two or more years behind in reading. ATG specializes and uses Wilson Reading System to teach our non-readers. ATG teaches students from grades 1<sup>st</sup> through 12<sup>th</sup>, opening the school after hours as a center to tutor other academic subjects.

Our flexible, customizable teaching methods are tailored to each students needs. This enables them to proceed onto higher education, or reintegrate back into public school (should they wish). At ATG we analyze and determine what each individual student needs and offer them our broad selection of programs and methods of instruction.

2. A detailed assessment of the need for the proposed program

ATG Learning Academy enrollment is growing monthly; we are seeing a huge need for our services from many counties. We are currently accepting students from Bucks County, Montgomery County, Philadelphia, and Chester County. Our enrollment in September 2008 was thirteen students and this September our enrollment is thirty two; our goal to have forty by the end of the school year. ATG does not want to exceed more than forty per school; we want to maintain our quality of education through the small student classroom. We need the extra space for the school to grow and provide excellent education to the students in our communities.

3. Provide the following:

a) The need to expand existing facilities

Currently ATG is renting a building in a light industrial park in Warminster, PA. Although the space is currently sufficient, we are limited in our ability to modify the building to suit the needs of our school. This limitation pertains to both academic constraints (student enrollment and course expansion) and environmental constraints

b) Identify any anticipated expansion of services that may result from improvement of facilities for the proposed program, as applicable.

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Currently ATG is renting a building in a light industrial park in Warminster, PA. We have sufficient space however limited in our ability to change the building to suit the needs of our growing school. We need an assembly room, larger library and bigger gym. Also, there is no outdoor area for outside activities. The students currently play in the parking lot, and the multipurpose building would allow a dedicated space for physical activities.

- c) Identify whether the need for the proposed program is a result of the requirement to meet or comply with established state standards.  
ATG Learning Academy proposed program is due to its rapid growth. Students who graduate from ATG needed a small school setting where they are given the specialized education that they need to be successful.
- d) Include statement that applicant does not currently possess real estate suitable for the proposed program.  
Currently ATG is renting a building in a light industrial park in Warminster, PA. Although the space is currently sufficient, we are limited in our ability to modify the building to suit the needs of our school. This limitation pertains to both academic constraints (student enrollment and course expansion) and environmental constraints.

4. In the case of a homeless assistance program, a description of how the program will be coordinated with other homeless assistance programs in the communities in the vicinity of the off site housing.

Non-applicable.

5. A description of the time required to commence the proposed program.

ATG estimated time to bring Jacksonville Road properties into alignment for the function as a school would be twelve to twenty four months. The alignment would be governed by the assessable of funds and the approval of its board.

### **III. BUILDINGS OR PROPERTY NECESSARY TO CARRY OUT PROGRAM**

- 1. A narrative description of requested facilities, land, buildings improvements, easements and related equipment. Describe by building number and include an illustrative map.**

ATG is requesting the entirety of the Jacksonville property. The six houses will be broken down to four buildings for academic purposes, (History and Science; Math and English; Reading and Writing; and Art, Music and a Computer Science Lab) one building devoted to administrative use and one building for multi-purpose functions (cafeteria, an assembly room, a library and a small gym) (Attachment #3A).

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The house type D-H 3 BR properties are slightly larger than the other bedroom floor plan and would most likely end up being used as the gym. It is entirely possible that the majority of the floor plan is not structural; the walls may be torn down to provide a larger room in the gym/assembly area in this building. This, however, has not been decided yet, as actual use of the building will most likely change our decisions as to what to do with the area. This would be contingent upon finances, and the School Board's approval.

The History / Science, Math / English, Reading / Writing buildings will most likely need little to no changes to be immediately put into use. Larger bedrooms will be turned into classrooms; the closets will be dedicated to storage of materials such as binders, or they will be turned into built-in shelving for textbooks. The smaller rooms marked as 'Storage' will most likely be turned into one on one classrooms. The Art / Music / Computer Science Lab will outfit the bedrooms into private labs with no more than six computers each for small, intimate computer classes and the kitchen will be outfitted into an Art room, as it has access to a sink.

It has not been decided if the Rear entrance to the buildings will become the main entrance rather than the front entrances, due to the close frontage of the buildings to the road. Parking would be designed to open spaces.

The Garages, if not being used for their original purpose for housing cars temporarily for faculty, will be used for storage. Our need to store paper and other types of materials increases every year.

It is possible that modifications may be made to the one bathroom connected to the 168 SF bedroom so that it is accessible to the hallway. However at this time, there are no concrete plans.

**2. Is the applicant requesting a deed transfer? Would the applicant agree to the Redevelopment Authority owning the property and building and leasing such properties to the applicant at no cost?**

ATG requests a deed transfer of the property from the United States Department of Education through NAS-JRB. Ownership of the property by the Local Redevelopment Authority at a no cost lease to ATG, while not the preferred alternative, would be considered upon further clarification. We would need further clarification then on several issues such as who would be responsible for maintenance of the facilities, length of the lease, procedures and abilities to make future modifications to the site, etc.

**3. Indicate what land use and zoning requirements or entitlements are necessary for the applicant to implement the Proposed Program in and around the buildings and property requested.**

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ATG needs to go before the Warminster Township board and request a zoning variance for the school. We have had this granted for our current location at 955 Louis Dr.

**4. Indicate whether existing buildings will be used and describe any new construction or rehabilitation that is anticipated on the requested property necessary for program implementation.**

ATG requires little changes to be made to the facilities in order to begin teaching students. Due to our stated goals of maintaining a 4:1 student to teacher ratio we do not foresee the need to materially alter the current layout of the four proposed academic buildings or administration office at this time. However as time goes on, we may wish to make changes such as described in Section 1. The extent of these modifications will be determined based on a final design and cost projections.

Tearing out walls to make a larger great room in the Gym / Cafeteria / Assembly building may be necessary.

Modifying bathrooms so that they are easier accessible from the hallways rather than one classroom may be necessary for the future. Further modifications to the bathrooms so that there is a separate bathroom for both genders will most likely be considered for the future, but are immediately not necessary.

Building a main hallway to interconnect all of the buildings and / or an outdoor covered walkway to all of the buildings may be considered to help streamline the students commuting from each building for their assorted classes.

The board has discussed also building a baseball field and the addition of a playground for the students outdoors.

#### **IV. ORGANIZATIONAL CAPACITY**

**1. Past performance and experience operating similar programs to those proposed.**

ATG Learning Academy was granted a license to operate as a private academic school by the Pennsylvania Department of Education in September 2005. The initial enrollment consisted of 4 full time and 3 part time students. Prior to receiving the license, ATG operated as a tutoring center for home schooled children and/or those with learning differences that inhibited their ability to function in a large school environment. The original demography consisted primarily of children located in the Pennridge and Central Bucks School Districts.

This fall ATG Learning Academy will have a minimum of 32 students enrolled from several school districts including:

- Abington;
- Bristol Township;

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- Central Bucks;
- Cheltenham;
- Chester;
- Hatboro-Horsham;
- Lower Moreland;
- Methacton;
- Neshaminy; and
- Philadelphia

**2. Projects/properties owned or managed.**

None at this time. ATG currently leases the school building located at 955 Louis Drive in Warminster from?

**3. Plans for expansion for the proposed programs.**

The existing faculty and staff resources of ATG Learning Academy would be made available to support new programs and would expand as needed. A significant expansion of personnel and students are anticipated. There will be economic impacts of new hiring, facilities development, and increased enrollment.

**4. Management functions staffed at the property.**

General support will be delivered by expanding the existing organizational structure of the ATG Learning Academy.

**5. For other than public agencies, the following information must be provided:**

- a) "Quickbooks" Financial Statement (Attachment #4A & #4B) Audit  
Financial Statement is being completed by ATG's CPA.  
Non profit 990 attached (Attachment #5)
- b) not applicable
- c) ATG Learning Academy has been in operation for 4 years.
  - 1) Franca Palumbo, Esquire  
Suite 300  
1831 Chestnut Street  
Philadelphia, PA 19103  
215-568-5656
  - 2) Andrea E. Sywulak PH.D.  
928 Jaymor Road  
Suite A-120  
Southampton PA 18966
  - 3) Brian Glancey  
The Flynn Company  
1621 Wood Street  
Philadelphia PA 19103
  - 4) Jeff Zupcic  
Connected Business Solutions Inc.  
341 W Lincoln Hwy  
Langhorne, PA 19047

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- 5) Dr. Sherri Zaffrin  
125 Horseshoe Lane  
North Wales, PA 19454
- d) Non Profit minimum financial references
  - 1) Fox Chase Bank Current Bank  
Lakshmi Kottamasu  
1041 York Road  
Warminster PA 18974
  - 2) Citizens Bank Previous Bank  
Joseph J Dieso  
2395 York Rd  
Jamison PA 18929

**6. Homeless providers.**

Not Applicable

**V. Financial Plan**

ATG is funded primarily through tuition payments, either privately paid or paid by the student's home school district. Although the budget is strictly based on student enrollment, a small secondary source of income is received through grants, fund raising and donations.

ATG's complete budget for the 2009 fiscal year is attached. (Attachment #6).

In order to take ownership of, and make the proposed modifications to, the Jacksonville Road site, ATG is financially supported by funds appropriated by the tuition a small secondary source of income is received through grants, fund raising and donations. For the current 2009 fiscal year, those funds amounted to \$626,151. The proposed uses for the Jacksonville Road site will only enhance the growth and services thereby increasing the financial strength of the school. Even more important locally, the proposed reuse will have a corresponding positive impact on the local economy and result in the expansion of job opportunities within the community.