

**REDEVELOPMENT AUTHORITY OF THE COUNTY OF MONTGOMERY**  
**BOARD MEETING AGENDA**  
**MAY 12, 2022 – 9:30 AM**

1. Roll Call: Jonathan H. Spergel, Esq.  
Bob Wegbreit  
Judith S. Memberg  
Suzanne S. Mayes, Esq.  
James W. Sanders
2. Public Comment
3. Approval of March 10, 2022 Minutes
4. Approval of Invoices
5. Financial Statements
6. Action Items
  - 1) Gwynedd Mercy University Academic Facilities Renovation \$2,000,000 Redevelopment Assistance Capital Project (RACP) Grant – Ratify Execution of Resolution Authorizing the Filing of an Application to the Office of the Budget
  - 2) Former Pottstown Plating Site/215 S. Washington Street LLC – Approve Environmental Standards Proposal for Phase I Environmental Study at a cost of \$3,500.00
  - 3) East Main & DeKalb Parcels/Norristown – Ratify Execution of Access Agreement between the Redevelopment Authority, the Municipality of Norristown and AMO Environmental Decisions, Inc. related to a Phase I Environmental Study of the Parcels
  - 4) Local Share Account (LSA) 411 Swedeland Road Sewer, Site Identification & Landscaping Project – Ratify Execution of Grant Amendment Contract C000071187 Extending Grant to 6/30/2023
  - 5) LSA 411 Swedeland Road Boulevard Extension Project – Ratify Execution of Grant Amendment Contract C000071188 Extending Grant to 6/30/2023
  - 6) LSA Bridgeport Business Park Remediation Project – Ratify Execution of Grant Amendment Contract C000071190 Extending Grant to 6/30/2023
  - 7) Merenda Box LLC \$300,000 Conshohocken Enterprise Zone Loan – Consideration of the following Loan Documents:
    - o Promissory Note (Merenda Box LLC);
    - o Loan and Security Agreement (Merenda Box LLC, Feine Company, and Goiaba Tree LLC);
    - o Collateral Open End Mortgage, Security Agreement & Fixture Filing (Goiaba Tree LLC);
    - o Collateral Open End Mortgage Security Agreement, & Fixture Filing (Daniela DeSouza);
    - o Guaranty and Suretyship Agreement (Feine Company, Goiaba Tree LLC, and Daniela DeSouza);
    - o Affidavit of Business Purpose & Debtor’s Waiver of Rights (Merenda Box LLC);
    - o Affidavit of Business Purpose & Guarantor’s Waiver of Rights (Goiaba Tree LLC);
    - o Affidavit of Business Purpose & Guarantor’s Waiver of Rights (Feine Company);
    - o Affidavit of Business Purpose & Guarantor’s Waiver of Rights (Daniela DeSouza);
  - 8) 30 N. Hanover LLC EPA Brownfield Loan – Approval of Intercreditor and Subordination Agreement

9) Brain Pad Conshohocken Enterprise Zone Loan – Motion to Untable Action and Approval to Write Off the Loan

7. Project Updates

8. Executive Session

9. Next Meeting – June 9, 2022 @ 9:30 AM

10. Adjournment