

January 20, 2022  
BOARD MEETING

The Board of the Redevelopment Authority of the County of Montgomery, pursuant to proper notice, convened for its regularly scheduled meeting on January 20, 2022 at 9:30 AM.

1. On a call to roll, the following Board members were in attendance via Zoom due the current situation related to the COVID-19 pandemic:

Jonathan H. Spergel, Esq  
Bob Wegbreit  
Judith S. Memberg  
Suzanne S. Mayes, Esq.  
James W. Sanders – absent

Also in attendance via Zoom were Rebecca Swanson, Executive Director; Pamela Finegan, Deputy Director; Jocelyn Gallagher, Administrator, Fiscal Management & Operations, Montgomery County Commerce Department; Dave Zellers, Director, Montgomery County Commerce Department; Kaylyn Langdon, Montgomery County Commerce Department; Alyson Fritzges, Solicitor; Tom Lepera, IBEW #98; Stephanie Cecco, Conshohocken Borough Manager; Daniella deSouza, Merenda Box LLC; and Mike Sroka, member of Greater Conshohocken Economic Development Corporation (GCEDC) board.

2. **Public Comment**

Dave Zellers introduced Kaylyn Langdon to the Board. Kaylyn is the new Business Assistance Coordinator for the Commerce Department.

3. **Reading of Minutes of Redevelopment Authority for December 9, 2021**

Upon a motion by Bob Wegbreit, seconded by Jonathan Spergel, the Board voted unanimously to approve the December 9, 2021 minutes as presented.

4. **Approval of Invoices**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to approve the bills and invoices as presented.

**5. Financial Statements**

Jocelyn Gallagher presented the December 2021 financial statements to the Board.

**6. Action Items**

- **Conshohocken Revolving Loan Fund Application – Merenda Box LLC for \$300,000**

Ms. Daniella de Souza came before the Board to request a \$300,000 loan from the Conshohocken Revolving Loan Fund. Ms. De Souza advised the Board that she is opening a new bakery in the Borough.

Stephanie Cecco, Borough Manager, and a member of the Greater Conshohocken Economic Development Corporation (GCEDC), advised that not only did the Borough support loaning the funds, but the GCEDC board also approved making the loan.

Ms. Cecco thanked the Redevelopment Authority Board for its continued support related to economic development in the Borough. Ms. Cecco also noted that there are many economic development projects currently underway in the Borough.

Mr. Mike Sroka, also a member of GCEDC, expressed his support of making the loan to Merenda Box LLC.

Ms. Swanson reported that GCEDC approved the \$300,000 loan for 10 years at an interest rate of 2.25%. Ms. Swanson noted that the loan funds will be used for interior and exterior renovations to a building Ms. De Souza purchased at 801 Hector Street. Ms. Swanson also noted that the collateral for the loan will be a second position lien on two properties in the Borough that Ms. De Souza owned.

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve the \$300,000 loan from the Conshohocken Zone Revolving Loan

Fund to Merenda Box LLC for a 10 year term at 2.25% interest, subject to execution of final loan documents and approval from the bank allowing the loan to be in second position.

- **Approval of 2022 Budget**

Action tabled until February 2022 meeting to allow the Board additional time to review what was presented.

- **Environmental Standards – Accept Proposal for EPA Revolving Loan Fund Grant Implementation Support**

Upon a motion by Suzanne Mayes, seconded by Judith Memberg, the Board voted unanimously to accept the proposal from Environmental Standards to provide implementation support for the Authority’s EPA Revolving Loan Fund grant at an approximate cost of \$12,656.00.

- **Einstein Medical Center Elkins Park Moss Rehab \$1,000,000 Redevelopment Assistance Capital Program (RACP) Grant – Ratify Execution of Resolution Authorizing Submission of an Application to the Office of the Budget (OB)**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 3-0 to ratify the execution of the Resolution authorizing the submission of an Application for a \$1,000,000 RACP Grant. Ms. Mayes recused herself from the vote. A copy of the Resolution is attached to these minutes.

- **AIM Institute For Learning & Research Redevelopment and Expansion \$1,000,000 RACP Grant - Ratify Execution of Letter to the OB Accepting the Grant**

Upon a motion by Bob Wegbreit, seconded by Suzanne Mayes, the Board voted unanimously to ratify the execution of a letter to the OB accepting the \$1,000,000 grant for AIM Institute for Learning & Research Redevelopment and Expansion RACP project.

- **Arkema Sunrise Solar and Battery Storage \$380,000 RACP Grant – Ratify Execution of Letter to the OB Accepting the Grant**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to ratify the execution of a letter to the OB accepting the \$380,000 grant for Arkema Sunrise Solar and Battery Storage RACP Project. Suzanne Mayes recused herself from the vote.

- **Innovation 411 Phase I Infrastructure \$2,000,000 RACP Grant – Ratify Execution of Letter to the OB Accepting the Grant**

Upon a motion by Suzanne Mayes, seconded by Bob Wegbreit, the Board voted 4-0 to ratify the execution of a letter to the OB accepting the \$2,000,000 grant for the Innovation 411 Phase I Infrastructure RACP Project. Chairman Spergel recused himself from the vote.

- **Academic Facilities Renovation Gwynedd Mercy University \$2,000,000 RACP Grant – Ratify Execution of Letter to the OB Accepting the Grant**

Upon a motion by Suzanne Mayes, seconded by Bob Wegbreit, the Board voted unanimously to ratify the execution of a letter to the OB accepting the \$2,000,000 grant for the Academic Facilities Renovation RACP Project at Gwynedd Mercy University.

- **Norristown Mixed Use Development at Main & DeKalb \$2,000,000 RACP Grant – Ratify Execution of Letter to the OB Accepting the Grant**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted 4-0 to ratify the execution of a letter to the OB accepting the \$2,000,000 grant for the Norristown Mixed Use Development at Main & DeKalb RACP Project. Ms. Swanson noted that there was a previous RACP grant of \$1,000,000 awarded for the Project, bringing the total award to \$3,000,000. Suzanne Mayes recused herself from the vote.

- **Salem Baptist Church Campus Renovation-Abington \$750,000 RACP Grant – Ratify Execution of Letter to the OB Accepting the Grant**

Upon a motion by Suzanne Mayes, seconded by Bob Wegbreit, the Board voted unanimously to ratify the execution of a letter to the OB accepting the \$750,000 grant for the Salem Baptist Church Campus Renovation-Abington RACP Project.

## **7. Project Updates**

Ms. Swanson gave updates on the following:

2021 Draft Annual Report – Ms. Swanson provided a draft 2021 Annual Report to the Board.

2022 Draft Strategic Plan – Ms. Swanson provided a draft 2022 Strategic Plan to the Board.

Commerce Monthly Report – Ms. Swanson provided the Commerce Department’s Monthly Report for December 2021.

Montgomery County Director of Diversity, Equity and Inclusion– Ms. Swanson noted that the new Director is Donna Richemond and that Ms. Richemond will speak at the next Board meeting.

Norristown State Hospital – Ms. Swanson noted that the Norristown Planning Commission unanimously approved the blight study and redevelopment plan for the site.

## **8. Next Meeting**

The next regular meeting is scheduled for February 10, 2022 at 9:30 am.

## **9. Adjournment**

Upon a motion by Bob Wegbreit, the Board agreed to conditionally adjourn the meeting at 10:20 AM, followed by Executive Session.

Paul R. Murray