

FEBRUARY 14, 2019  
BOARD MEETING

The Board of the Redevelopment Authority of the County of Montgomery, pursuant to proper notice, convened for its regularly scheduled meeting on February 14, 2019 at 9:30 AM, at the offices of the Redevelopment Authority, 104 West Main Street, Suite #2, Norristown.

1. On a call to roll, the following Board members were in attendance:

Jonathan H. Spergel, Esq.  
Bob Wegbreit – on telephone  
Michael J. Becker - absent  
Judith S. Memberg – on telephone  
Suzanne S. Mayes, Esq.

Also in attendance were John F. Nugent, Executive Director; Pamela Finegan, Program Administrator; Jocelyn Gallagher, Fiscal Manager, Montgomery County Commerce Department; Alyson Fritzges, Esq., Solicitor; Dave Zellers, Montgomery County Commerce Director; Jade Utz, Montgomery County Commerce Department and Tom Lepora, Local Electrical Union.

2. **Public Comment**

No public comment.

3. **Reading of Minutes of Redevelopment Authority for January 10, 2019 and January 25, 2019 Meeting**

Upon a motion by Judith Memberg, seconded by Suzanne Mayes, the Board voted unanimously to dispense with the reading of the January 10, 2019 and January 25, 2019 minutes and approve as presented.

4. **Approval of Invoices**

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

5. **Financial Statements.**

The Financial Statements January 2019 were presented by Ms. Gallagher.

## **6. Action Items**

- **2019 Budget Approval**

Upon a motion by Judith Memberg, seconded by Suzanne Mayes, the Board voted unanimously to approve the 2019 Budget for the Redevelopment Authority as presented.

- **Oaks Area Development Infrastructure and Facilities Improvement Program (IFIP)- Execution of Ninth Amendment to Grant Contract**

Upon a motion by Judith Memberg, seconded by Suzanne Mayes, the Board voted unanimously to execute the Ninth Amendment to the IFIP Grant Contract for the Oaks Area Development Project.

- **2019 EPA Brownfields Community Wide Assessment Grant - Ratify Submission of Grant Application**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to ratify the submission of a Brownfields Community Wide Assessment Grant Application to the Environmental Protection Agency (EPA).

- **Pottstown Plating – Resolution Authorizing the Submission of an Industrial Sites Reuse Program (ISRP) Grant Application on Behalf of 215 S. Washington Street, LLC**

Upon a motion by Judith Memberg, seconded by Suzanne Mayes, the Board voted unanimously to approve the Resolution authorizing the submission of an ISRP Grant Application on behalf of 215 S. Washington Street, LLC for the Pottstown Plating site in Pottstown. A copy of the Resolution is attached to these minutes.

- **Cheltenham Tax Increment Financing (TIF) – Resolution Approving the Administration of the Elkins Estate Tax Increment Financing Plan**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve the Resolution approving the administration of the Elkins Estate Tax Increment Financing Plan. A copy of the Resolution is attached to these minutes.

- **E. Washington Street Properties/Norristown – Approve Issuance of Request for Qualifications (RFQ) and Proposals for Acquisition and Development of the Site**  
Action tabled.

## 7. **Project Updates**

- **Abington Township**

- **Susquehanna and Old York Roads Multimodal Project.** Ms. Fritzges reported that the Township is ready to discuss the status of the 1907 Susquehanna Road property, the one property not yet acquired by the Authority.

- **Municipality of Norristown**

- **Riverfront Development Plan.** Mr. Nugent report that Langan Engineering provided a draft Plan to the Municipality. Mr. Nugent further reported that the study begins at Markley Street and ends at the former PECO property adjacent to the sewer plant.

- **Conshohocken Borough**

- **Tower Bridge Seven.** Mr. Nugent reported that a Redevelopment Assistance Capital Program (RACP) Grant Application, as well as a Local Share Account (LSA) Grant Application have been submitted to the Commonwealth to support

the project. Mr. Nugent further reported that Hamilton Lane is interested in relocating to the building and is looking for available incentives.

➤ **Keystone Property Group/SORA West Project.** Mr. Nugent reported that an \$8 million RACP Application was submitted on behalf of AmerisourceBergen for tenant improvements. Mr. Nugent further reported that a \$16 million RACP Application was submitted on behalf of Keystone for the project, as well as two LSA Applications.

- **Pottstown Borough**

➤ **Pottstown Area Industrial Development (PAID).** Mr. Nugent reported that he continues to be active with PAID and is now the Board President.

➤ **Brownfields Assessment Grant.** Mr. Nugent reported that Brownfields Assessment Grant funds have been used at Pollack Park and Pottstown Plating for site assessment work.

- **Ambler Borough**

Litigation matters to be discussed in Executive Session.

- **Lower Merion Township**

➤ **One Ardmore Associates RACP Grant.** Ms. Finegan reported that the final RACP work should be complete in March.

➤ **SEPTA RACP Grant.** Ms. Finegan reported that the RACP work was currently out to bid.

- **Cheltenham Township**

➤ **Tax Increment Financing (TIF).** Matter discussed under action items.

- **Jenkintown Borough**

- **Borough Hall Project.** Mr. Nugent reported he continues to work with the Borough Manager related to the disposition of the current Borough Hall location.

**8. Executive Session**

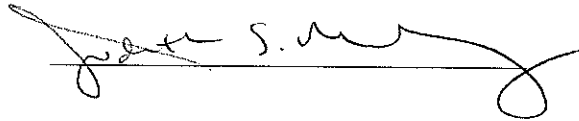
The Board convened into Executive Session to discuss real estate and litigation matters.  
The Board reconvened into regular session.

**9. Next Meeting**

The next meeting is scheduled for March 14, 2019 at 9:30 AM.

**10. Adjournment**

Upon a motion by Judith Memberg, the Board agreed to adjourn the meeting at 11:15 AM.

A handwritten signature in cursive script, appearing to read "John S. Nugent", is written over a horizontal line.