

March 10, 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 March 10, 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

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, Norristown Council President and IBEW business representative; and Frank Watton, Painters Union business representative.

2. **Public Comment**

No public comment.

3. **Reading of Minutes of Redevelopment Authority for February 10, 2022**

Upon a motion by Bob Wegbreit, seconded by Suzanne Mayes, the Board voted unanimously to approve the February 10, 2022 minutes as presented.

4. **Approval of Invoices**

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

5. **Financial Statements**

Jocelyn Gallagher presented the February 2022 financial statements to the Board.

6. Action Items

- **Residences at Courthouse Square/Norristown (former PNC Bank building) – Ratify Execution of Redevelopment Assistance Capital Program (RACP) Grant Amendment Extending Grant Period to 2/28/2023**

Upon a motion by Suzanne Mayes, seconded by Bob Wegbreit, the Board voted unanimously to ratify execution of RACP Grant Amendment extending the grant period to 2/28/23 for the Residences at Courthouse Square RACP Project in Norristown.

- **Riverfront at Royersford \$1,000,000 RACP Grant – Accept Assignment from the Office of the Budget to Act as Grantee and Approve Resolution Authorizing the Submission of an Application**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted 4-0 to accept assignment from the Office of the Budget to act as Grantee and approve the Resolution authorizing the submission of an application for the Riverfront at Royersford RACP Project. A copy of the Resolution is attached to these minutes. Suzanne Mayes recused herself from the vote.

- **Main Line Health Rooftop Farm at the King of Prussia Women’s Specialty Center – Approve Resolution Authorizing the Filing of an Application for \$1,000,000 Statewide Local Share Account Grant Funds**

Upon a motion by James Sanders, seconded by Judith Memberg, the Board voted 4-0 to approve the Resolution authorizing the filing of an Application for \$1,000,000 Statewide Local Share Account Funds for the Main Line Health Rooftop Farm at the King of Prussia Women’s Specialty Center Project. A copy of the Resolution is attached to these minutes. Suzanne Mayes recused herself from the vote.

- **Variety Campus Master Plan – Approve Resolution Authorizing the Filing of an Application for \$1,000,000 Statewide Local Share Account Grant Funds**

Upon a motion by Suzanne Mayes, seconded by James Sanders, the Board voted unanimously to approve the Resolution authorizing the filing of an Application for \$1,000,000 Statewide Local Share Account Funds for the Variety Campus Master Plan Project. A copy of the Resolution is attached to these minutes.

- **PHS Meadowbrook Farm Bathroom Renovations Project – Approve Resolution Authorizing the Filing of an Application for up to \$250,000 Statewide Local Share Account Grant Funds**

Upon a motion by James Sanders, seconded by Judith Memberg, the Board voted 4-0 to approve the Resolution authorizing the filing of an Application for up to \$250,000 Statewide Local Share Account Funds for the bathroom renovations project at PHS Meadowbrook Farm. A copy of the Resolution is attached to these minutes. Suzanne Mayes recused herself from the vote.

- **Resources for Human Development Project – Approve Resolution Authorizing the Filing of an Application for \$1,000,000 Statewide Local Share Account Grant Funds**

Upon a motion by Suzanne Mayes, seconded by James Sanders, the Board voted unanimously to approve the Resolution authorizing the filing of an Application for \$1,000,000 Stateside Local Share Account Funds for the Resources for Human Development Project in Lower Providence Township. A copy of the Resolution is attached to these minutes.

- **Cross County Trail-Wissahickon Trail Project – Approve Resolution Authorizing the Filing of an Application for \$1,000,000 Stateside Local Share Account Grant Funds**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve the Resolution authorizing the filing of an Application for \$1,000,000 Stateside Local Share Account funds for the Cross County Trail-Wissahickon Trail Project. A copy of the Resolution is attached to these minutes.

- **Trail Junction Project – Approve Resolution Authorizing the Filing of an Application for \$500,000 Stateside Local Share Account Grant Funds**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve the Resolution authorizing the filing of an Application for \$500,000 Stateside Local Share Account funds for the Trail Junction Project in Norristown. A copy of the Resolution is attached to these minutes.

- **Wissahickon Floodplain Restoration Project – Approve Resolution Authorizing the Filing of an Application for \$1,000,000 Stateside Local Share Account Grant Funds**

Upon a motion by Bob Wegbreit, seconded by James Sanders, the Board voted unanimously to approve the Resolution authorizing the filing of an Application for \$1,000,000 Stateside Local Share Account funds for the Wissahickon Floodplain Restoration Project. A copy of the Resolution is attached to these minutes.

- **MM Partners LLC, DAJ Main Dekalb LLC, and Municipality of Norristown – Approve Resolution Authorizing the Execution of Agreement of Sale and Redevelopment Agreement**

Upon a motion by Bob Wegbreit, seconded by James Sanders, the Board voted 4-0 to approve the Resolution authorizing the execution of the Agreement of Sale and Redevelopment Agreement with MM Partners LLC, DAJ Main Dekalb LLC, and Municipality of Norristown related to the Main & DeKalb redevelopment project in Norristown. A copy of the Resolution is attached to these minutes. Suzanne Mayes recused herself from the vote.

- **Municipality of Norristown – Approve Resolution Authorizing the Execution of Second Amendment to Cooperation Agreement**

Upon a motion by Bob Wegbreit, seconded by James Sanders, the Board voted 4-0 to approve the Resolution authorizing the execution of the Second Amendment to the Cooperation Agreement with the Municipality of Norristown. A copy of the Resolution is attached to these minutes. Suzanne Mayes recused herself from the vote.

- **State Hospital Grounds/Norristown – Approve Resolution Authorizing the Execution of an Agreement of Sale with the Commonwealth of Pennsylvania**

Upon a motion by Bob Wegbreit, seconded by James Sanders, the Board voted 4-0 to approve the Resolution authorizing the execution of an Agreement of Sale with the Commonwealth of Pennsylvania related to certain parcels at the State Hospital grounds in Norristown. A copy of the Resolution is attached to these minutes. Suzanne Mayes recused herself from the vote.

- **500-600-700 E. Washington Street Parcels/Norristown – Approve Access Agreement with DP Partners LLC**

Upon a motion by Bob Wegbreit, seconded by James Sanders the Board voted 3-0 to approve the Access Agreement with DP Partners LLC to perform non-invasive air quality testing at the 500-600-700 E. Washington Street location in Norristown. Jonathan Spergel and Suzanne Mayes recused themselves from the vote.

7. Project Updates

Ms. Swanson gave updates on the following:

American Rescue Plan Act (ARPA)/Pandemic Recovery Funds – Ms. Swanson noted that the Recovery Office opened the application portal for organizations, municipalities, and residents to apply for ARPA funds for eligible projects. Mr. Zellers noted that there have been town hall meetings encouraging submission of projects and ideas through the County’s website. It was noted that the applications will be accepted through April 30, 2022. Mr. Zellers further noted the Recovery Office staff will review both project submissions and idea submissions.

Pottstown Progress Luncheon – Ms. Swanson noted that the Redevelopment Authority was honored for its contributions to economic development and environmental cleanup in Pottstown Borough at a luncheon hosted by the Tri-County Chamber of Commerce and the Pottstown Area Economic Development Corp. (PAED).

Montgomery County Bar Association CLE Presentation – Ms. Swanson noted that she will present “Redevelopment Authority Practices Related to the Reuse of Contaminated Property” on April 11, 2022.

National Brownfield Conference-August 2022/Oklahoma City– Ms. Swanson noted that she will be presenting on a panel at the conference entitled “The Synergistic Effects of Using Multiple Grants to Facilitate Project Success.”

Spring 2022 PEDDA Conference – Ms. Swanson noted that she will be attending the conference and will be earning continuing education credits related to certified economic development organizations.

Funding Applications – Ms. Swanson noted that there are currently 24 active and pending RACP Applications/Grants. Ms. Swanson also noted that additional RACP grant awards may be announced shortly and a new application window may begin in April.

PA Dept. of Community & Economic Development (DCED) – Ms. Swanson noted that the State’s preliminary budget for the next fiscal year does not contain any new funding for economic development programs. Ms. Swanson also noted that it appears that the Statewide Local Share Account funding will continue.

Collegeville Borough – Ms. Swanson noted that the Borough did not receive RACP funding and that she is working with Borough officials to determine other ideas for funding.

Hatboro Borough – Ms. Swanson noted that she is meeting with Borough representatives to discuss C-PACE funding for businesses.

Municipality of Norristown – Ms. Swanson noted that ongoing projects include development of the Main & DeKalb site, the State Hospital as well as the Request for Proposal for the 500-600-700 E. Washington street site.

Bridgeport Borough – Ms. Swanson noted that the TIF project is progressing and the developer is awaiting a decision from the School Board.

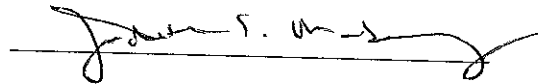
Pottstown Borough – Ms. Swanson noted that several projects are progressing at the KEEP Project Site, including the Iron Globe facility, and that the Redevelopment Authority is working with PAED on potential funding for the projects.

8. Next Meeting

The next regular meeting is scheduled for April 14, 2022 at 9:30 AM at the Authority's office.

9. Adjournment

Upon a motion by Bob Wegbreit, the Board agreed to conditionally adjourn the meeting at 10:18 AM, followed by Executive Session.



A handwritten signature in black ink, appearing to read "Robert S. Swanson", is written over a horizontal line.