MARCH 12, 2020
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 12, 2020 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 via telephone due the current situation related to the COVID-19 pandemic:

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

   Also in attendance were John F. Nugent, Executive Director; Pamela Finegan, Deputy Director; Tom Lepera and Todd Neilson, Local 98 Electrical Union were present in the office. Jocelyn Gallagher, Administrator, Fiscal Management & Operations, Montgomery County Commerce Department; Dave Zellers, Montgomery Commerce Department Director; Alyson Fritzges, Solicitor; and John Zaharchuk and Kristi Devlin, Summit Realty Advisors/Ambler Crossings Development LP were on the telephone.

2. **Reading of Minutes of Redevelopment Authority for February 13, 2020 Meeting**

   Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to dispense with the reading of the February 13, 2020 minutes and approve as presented.

3. **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.

4. **Financial Statements.**

   Ms. Gallagher presented the February 2020 financial statements to the Board.
5. Public Comment

John Zaharchuk came before the Board to discuss the Crossings at Ambler Station Project in Ambler Borough. Mr. Zaharchuk thanked the Board for its support over the years, including providing two EPA Brownfields Revolving Loans. Mr. Zaharchuk further reported that delays in the Project were the result of litigation.

Mr. Zaharchuk requested that the Authority extend the terms for the two loans for an additional five years of when the balloon payment was due.

Chairman Spergel reported that the Authority took title to the Crossings site in order for funds from the Commonwealth’s Industrial Sites Reuse Program (ISRP) be grant dollars. The ISRP funds were used for remediation activities.

6. Action Items

- Crossings at Ambler Station Project – Approve Transfer of Parcel #01-00-02944-00-7 From the Redevelopment Authority to Ambler Crossings Development Partners, LP

  Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to execute the deed transferring parcel #01-00-02944-00-7 back to Ambler Crossings Development Partners, LP and approving the Executive Director to execute any documents necessary to effectuate the transfer.

- Crossings at Ambler Station Project/Ambler Crossings Development Partners, LP/Approval to Extend EPA Brownfields Revolving Loan Fund (RLF) Terms

  Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve extending the terms for Ambler Crossings Development Partners, LP Brownfields loans for an additional five years. Note: The $240,000 loan was due August 29, 2021 and the $250,000 loan was due August 1, 2022.
- Residences at Courthouse Square/Norristown Redevelopment Assistance Capital Program (RACP) $500,000 Grant – Ratify Execution of Amendment One Extending Grant to February 28, 2021

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to ratify the execution of RACP Grant Amendment One for the Residences at Courthouse Square Project in Norristown, extending the Agreement to February 28, 2021.

- 30 N. Hanover, LLC/Former Mercury Building, Pottstown – Approve $227,000 Brownfields Revolving Loan Fund Request

Upon a motion by Judith Memberg, seconded by James Sanders, the Board voted unanimously to approve a $227,000 loan at 1% interest for a five year term, or until permanent construction financing, interest to be paid annually with balloon payment at the end of the term.

- Municipality of Norristown Local Share Account (LSA) Grant/Gateway to Norristown Project – Approve Subgrant Agreement

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve the Subgrant Agreement with the Municipality of Norristown related to a LSA Grant for the Gateway to Norristown Project Riverfront Redevelopment Planning and Feasibility Study.

- Arbor Mews Townhome Project/Norristown – Forgiveness of $2,500 Lien for Property at 1202 Dekalb Street, Unit 107

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to forgive a $2,500 lien for a property located at 1202 Dekalb Street, Unit 107 in Norristown. Mr. Nugent reported that first time property owners received closing assistance and
the liens were in place as an incentive for the property owner stay for a period of five years. Mr. Nugent further reported that the lien for this property would expire in May of this year.

7. Active Communities/Project Updates

- Municipality of Norristown
  - Main & DeKalb Street Properties. Mr. Nugent reported that a draft Request for Proposals (RFP) related to the development of the properties at Main & DeKalb Streets has been provided to the Municipality Ms. Fritzges reported that the Municipality is drafting an Ordinance to allow for a mixed use development on the site.

  - 500-600-700 E. Washington Street Properties. Mr. Nugent reported that a new RFP is being prepared for development of the properties and it is likely that the Board will authorize the posting on the County’s procurement site at its April meeting.

  - Economic Development. Mr. Nugent reported that he received calls from developers regarding the Corner Development RACP grant for a property on E. Main Street and also a developer interested in the former Times Herald building site.

- Conshohocken Borough
  - Seven Tower Bridge Project. Mr. Nugent reported that construction activities are underway. Mr. Nugent further reported that the Authority assisted with Tax Increment Financing (TIF) for the Project.

  - SORA West Parking Garage/AmerisourceBergen Tenant Fit-Out RACP Projects. Mr. Nugent reported that staff has been working with representatives
of the development team as well as state consultants relative to the two RACP Projects.

➢ **SEPTA.** Mr. Nugent reported that discussions are underway regarding the need for a new station and parking, as well as enhancement of current rail services.

- **Pottstown Borough.**

  ➢ **Pottstown Area Industrial Development (PAID) Corporation.** Mr. Nugent reported that he continues to work with PAID related to economic development in the Borough. Mr. Nugent further reported that there is a focus on the Keystone Employment and Economic Plan (KEEP) area along the riverfront.

  ➢ **EPA Assessment Grants.** Mr. Nugent reported that the Authority provided assessment funding for the former Pottstown Plating site as well as a site at 114 S. Washington Street.

  ➢ **Pottstown Plating.** Mr. Nugent reported that Pottstown Plating will is seeking assessment funding under the State’s Industrial Sites Reuse (ISR) Program

- **Jenkintown Borough**

  ➢ **Disposition of Borough Hall.** Mr. Nugent reported that there is a new developer interested in redevelopment of the Borough Hall site and adjacent properties.

- **Bridgeport Borough.** Mr. Nugent reported that Bridgeport Borough has interest in Tax Increment Financing (TIF) for development along the riverfront. Mr. Nugent further reported that he met with Borough officials as well representatives of the Upper Merion School District.

8. **Executive Session**

    The Board convened into Executive Session to discuss real estate matters.
9. Next Meeting

The next meeting is scheduled for April 9, 2020 at 9:30 AM.

10. Adjournment

Upon a motion by Judy Membre, the Board agreed to adjourn the meeting at 10:12 AM.