

MARCH 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 March 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
Michael J. Becker – on telephone
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; Tom Lepora, Local Electrical Union and Ross Weiss, Esq.

2. **Public Comment**

Ross Weiss, representing One Ardmore Associates, LP, came before the Board to discuss the sale of One Ardmore Associate's property to AIMCO Property Management, which is scheduled to close on April 1, 2019. Mr. Weiss requested the Board approve the re-execution of the Completion Certificate for the Cricket Lot in Ardmore. Mr. Weiss advised the Board that Lower Merion Township is set to issue Certificates of Occupancy (CO's), but for the retail fit-out. Mr. Weiss further reported that One Ardmore Associates will be required to complete post-closing punch list items.

3. **Action Item**

- **One Ardmore Associates, LP - Execution of Completion Certificate for the Cricket Lot**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to approve the re-execution of the Completion Certificate for the Cricket Lot in Ardmore conditioned upon the Redevelopment Authority Solicitor receiving confirmation from Lower

Merion Township that there has been substantial completion and that there are no outstanding issues related to the Redevelopment Assistance Capital Program (RACP) grant prior to the April 1, 2019 scheduled closing. Suzanne Mayes recused herself from the vote.

4. Reading of Minutes of Redevelopment Authority for February 14, 2019 Meeting

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to dispense with the reading of the February 14, 2019 minutes and approve as presented.

5. 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.

6. Financial Statements.

The Financial Statements for February 2019 were presented by Ms. Gallagher.

7. Action Items

- **Keystone Property SORA West/Conshohocken – Resolution Authorizing the Submission of a Local Share Account (LSA) Application for the SORA West Gateway Parking Garage Development**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to approve the Resolution authorizing the submission of a LSA Application for the SORA West Gateway Parking Garage Development. Suzanne Mayes recused herself from the vote. A copy of the Resolution is attached to these minutes.

- **Keystone Property SORA West/Conshohocken – Resolution Authorizing the Submission of a Local Share Account (LSA) Application for the SORA West Gateway Office Development**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to approve the Resolution authorizing the submission of a LSA Application for the SORA West Gateway Office Development. Suzanne Mayes recused herself from the vote. A copy of the Resolution is attached to these minutes.

- **727 Norristown Road, LP Springhouse Innovation Park/Lower Gwynedd – Approve Execution of a Business In Our Sites (BIOS) Grant Amendment One Revising Scope of Work**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to approve execution of the BIOS Grant Amendment One related to the Springhouse Innovation Park Project, revising the scope of work. Suzanne Mayes recused herself from the vote.

- **Amatex Norfab/Norristown – Approve Execution of LSA Grant Amendment One Extending Grant Period to June 30, 2020**

Upon a motion by Michael Becker, seconded by Judith Memberg, the Board voted 4-0 to approve execution of the LSA Grant Amendment One related to the Amatex/Norfab demolition/abatement project, extending Grant period to June 30, 2020. Suzanne Mayes recused herself from the vote.

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

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve the issuance of a RFP for acquisition and development of the 500-600-

700 E. Washington Street properties in Norristown, subject to final review and approval by Board Chairman and Solicitor.

- **Church Road & Sumneytown Pike Project/Upper Gwynedd – Industrial Sites Reuse Program (ISRP) Letter of Intent (LOI)**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted 4-0 to approve the submittal of a LOI to the Department of Community & Economic Development (DCED) under its ISR Program for remediation/abatement activities related to the Church Road & Sumneytown Pike Project in Upper Gwynedd Township. Suzanne Mayes recused herself from the vote.

- **School Lane Development, LLC/Former Souderton High School – Submission of LSA Grant Application**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted 3-0 to approve the submission of a LSA Grant Application on behalf of School Lane Development, LLC for stormwater management activities in connection with the final phase of the redevelopment of the former Souderton High School property. Jonathan Spergel and Suzanne Mayes recused themselves from the vote.

8. Project Updates

- **Abington Township**

- **Susquehanna and Old York Roads Multimodal Project.** Ms. Fritzges reported that the Township is looking to secure additional funds from the Commonwealth in order to complete the Project.

- **Municipality of Norristown**

- **State Hospital Study.** Mr. Nugent reported that the final Study is being released tomorrow and that he will participate on a call with County and municipal representatives prior to its release. Mr. Nugent further reported that any disposition of property would have to be approved by the legislature.

- **Conshohocken Borough**

- **Tower Bridge Seven.** Mr. Nugent reported that he met with Lois Hagarty and members of the developer's team to discuss funding requests made under the Redevelopment Assistance Capital Program (RACP) and LSA. Mr. Nugent further reported that the LSA request was denied by the Commonwealth. Mr. Nugent also reported that a Tax Increment Financing (TIF) was approved for the project in 2008 and may be reactivated subject to the Commonwealth Financing Authority's approval.
- **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 also reported that the Governor made an \$8 million RACP commitment to AmerisourceBergen. Mr. Nugent further reported that a \$16 million RACP Application was submitted on behalf of Keystone for the project, as well as LSA Applications.

- **Pottstown Borough**

- **Pottstown Area Industrial Development (PAID).** Mr. Nugent reported that he continues to be active with PAID.

- **Summit Realty.** Mr. Nugent reported that John Zaharchuck and he toured the western end of the Borough looking at possible sites for development.
- **Request for Information (RFI) – Keystone Employment & Economic Plan (KEEP).** Mr. Nugent reported that an RFI was released relative to the acquisition and redevelopment of parcels identified by the KEEP study.
- **Ambler Borough**
 - Litigation matters to be discussed in Executive Session.
- **Lower Merion Township**
 - Mr. Nugent reported that Angela Murray, Director of Planning, retired.
- **Cheltenham Township**
 - **Tax Increment Financing (TIF).** Mr. Nugent reported that the TIF Plan was approved by the Cheltenham Township Commissioners on February 26, 2019 and that there is a thirty day appeal period.
- **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. Mr. Nugent further reported that the Manager and he toured various locations within the Borough that are under consideration for Borough offices.
 - **Cedar Street Park Development.** Mr. Nugent reported that the Authority is working with the Borough related to environmental issues at the site.

9. **Executive Session**

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

10. Action Item (Ms. Mayes and Mr. Becker left meeting prior to action item)

- **Sandy Hill Terrace/Orbach Affordable Housing Tax Exempt Bond Financing –
Authorize Execution of Letter to Pennsylvania Housing Financing Agency (PHFA)**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to authorize the execution of a letter to PHFA outlining Orbach's bond financing strategies.

11. Next Meeting

The next meeting is scheduled for April 11, 2019 at 9:30 AM.

12. Adjournment

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

A handwritten signature in black ink, appearing to read "Judith Memberg", is written over a horizontal line. The signature is cursive and extends to the right of the line.