APRIL 9, 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 April 9, 2020 at 9:30 AM.

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. Membreg
   Suzanne S. Mayes, Esq.
   James W. Sanders

   Also in attendance via telephone were John F. Nugent, Executive Director; Pamela Finegan, Deputy Director; Jocelyn Gallagher, Administrator, Fiscal Management & Operations, Montgomery County Commerce Department; Dave Zellers, Montgomery Commerce Department Director; Amy Lempert, Montgomery County Commerce Department and Alyson Fritzges, Solicitor.

2. Public Comment

   Dave Zellers updated the Board on the MontcoStrong Grant Program and advised that in a 6-1/2 hour period yesterday, over 1,500 applications were received, requesting nearly $34 million in funding. Mr. Zellers also reported that the County’s allocation for the grant program was $1 million.

   Chairman Spergel thanked Redevelopment Authority staff, as well as Dave Zellers and Amy Lempert for their time and efforts spent on the previously announced COVID-19 Working Capital Access Loan Program through the Pennsylvania Industrial Development Authority (PIDA), as well as the current MontcoStrong Grant Program.

3. Reading of Minutes of Redevelopment Authority for March 12, 2020 Meeting

   Upon a motion by Judith Membreg, seconded by Bob Wegbreit, the Board voted unanimously to dispense with the reading of the March 12, 2020 minutes and approve as presented.
4. Approval of Invoices

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

5. Financial Statements.

Financial statements to be provided to Board when complete with March receivables.

6. Action Items

- Ratify Agreement with Montgomery County to Administer the PA Industrial Development Authority (PIDA) Loan Program

Upon a motion by Suzanne Mayes, seconded by Judith Membreng, the Board voted unanimously to ratify execution of the Agreement with Montgomery County to administer the PIDA Loan Program in the County.

- Ratify Agreement with Montgomery County to Administer the County Loan Program

Upon a motion by Suzanne Mayes, seconded by Bob Wegbreit, the Board voted unanimously to approve ratify execution of the Agreement with Montgomery County to administer its Loan Program.

- Ratify Agreement with Montgomery County to Administer the MontcoStrong Grant Program

Upon a motion by Bob Wegbreit, seconded by Judith Membreng, the Board voted unanimously to ratify execution of the Agreement with Montgomery County to administer its MontcoStrong Grant Program.
• Memorandum of Understanding with Montgomery County in Connection with all
  Three Agreements

  Upon a motion by Suzanne Mayes, seconded by Judith Memberg, the Board voted
  unanimously to ratify execution of the Memorandum of Understanding with Montgomery
  County in connection with all of the above Agreements.

• Approve Resolution to Abide by Certified Economic Development Organization
   (CEDO) Code of Ethics in Connection with the PIDA Loan Program

  Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted
  unanimously to approve the Resolution to abide by CEDO Code of Ethics in connection with the
  PIDA Loan Program. A copy of the Resolution is attached to these minutes.

• Approve 2020 Budget

  Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted
  unanimously to approve the 2020 Budget as presented. A copy of the budget is attached to these
  minutes.

• Ambler Crossings Development Partners, LP EPA Brownfields Loans – Approve
   the Note and Modification Agreement

  Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted
  unanimously to approve the Note and Modification Agreement related to two Brownfields loans
  with Ambler Crossings Development Partners, LP. Ms. Fritzes reported that both loans are being
  extended an additional five years.
• AmerisourceBergen Redevelopment Assistance Capital Program (RACP)
  $8,000,000 Grant – Approve Cooperation Agreement
  Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted 4-0 to
  approve the Cooperation Agreement related to the $8,000,000 RACP Grant for the
  AmerisourceBergen tenant fit-out project in Conshohocken. Suzanne Mayes recused herself
  from the vote.

• AmerisourceBergen $8,000,000 RACP Grant – Approve Subgrantee Agreement
  Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted 4-0 to
  approve the Subgrantee Agreement related to the $8,000,000 RACP Grant for the
  AmerisourceBergen tenant fit-out project in Conshohocken. Suzanne Mayes recused herself
  from the vote.

• Norfab Modernization and Expansion $2,000,000 RACP Grant – Approve
  Resolution Authorizing Submission of RACP Grant Application
  Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted
  unanimously to approve the Resolution approving the filing of a RACP Application to the Office
  of the Budget for the Norfab Modernization and Expansion project in Norristown. A copy of the
  Resolution is attached to these minutes.

7. Active Communities/Project Updates

• Municipality of Norristown
  ➢ Enterprise Zone Revolving Loan Fund (EZRLF) Program. Mr. Nugent
  reported that he received several requests for EZRLF loan funding but no
  applications have been received to date.
➢ **500-600-700 E. Washington Street Properties.** Mr. Nugent reported that a new RFQ has been prepared but not yet posted on the County procurement site. Ms. Fritzges reported that the Municipality is in the midst of changing current zoning and once the zoning has been changed, it is likely that the RFQ will be authorized by the Board and posted on the County procurement site in May.

➢ **State Hospital Site.** Mr. Nugent reported that there have been no updates on the disposition of the State Hospital site.

- **Conshohocken Borough**

  ➢ **SORA West Parking Garage/AmerisourceBergen Tenant Fit-Out RACP Projects.** Mr. Nugent reported that construction is underway again as the developer received a waiver from the State to continue construction.

  ➢ **Conshohocken EZ RLF.** Mr. Nugent reported that the local economic development corporation as well as the Borough manager received several requests for funding. Mr. Nugent further reported that he will be participating on a conference call related to the requests.

- **Pottstown Borough.**

  ➢ **Pottstown Area Industrial Development (PAID) Corporation.** Mr. Nugent reported that Executive Director, Peggy Lee Clark, is assisting the struggling businesses in the downtown that are affected by the COVID-19 pandemic. Mr. Nugent also reported that several businesses have applied for funding through the PIDA loan program as well as funding from the Small Business Administration (SBA).
• **Bridgeport Borough Tax Increment Financing (TIF).** Mr. Nugent reported that he has no updates on the TIF Project in Bridgeport.

8. **Executive Session**

   The Board convened into Executive Session to discuss real estate and personnel matters.

   The Board reconvened into regular session.

9. **Next Meeting**

   The next meeting is scheduled for May 14, 2020 at 9:30 AM.

10. **Adjournment**

   Upon a motion by Judy Memberg, the Board agreed to adjourn the meeting at 10:14 AM.