

May 12, 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 May 12, 2022 at 9:30 AM.

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

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

Also in attendance were Rebecca Swanson, Executive Director; Pamela Finegan, Deputy Director; Jocelyn Gallagher, Administrator, Fiscal Management & Operations, Montgomery County Commerce Department; Kaylyn Langdon, Montgomery County Commerce Department; Alyson Fritzges, Solicitor; and Peggy Lee Clark and Danette Wilson, Pottstown Area Economic Development (PAED).

**2. Public Comment**

Peggy Lee Clark came before the Board to present an award to the Redevelopment Authority for its outstanding commitment to Pottstown for both economic development and Brownfields environmental support. Ms. Clark also thanked the Board for its continued support of Pottstown and noted that Ms. Swanson has been an asset to PAED.

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

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve the March 10, 2022 minutes as presented.

**4. 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.

**5. Financial Statements**

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

**6. Action Items**

- **Gwynedd Mercy University Academic Facilities Renovation Project \$2,000,000 Redevelopment Assistance Capital Program (RACP) Grant – Ratify Execution of Resolution Authorizing the Filing of an Application to the Office of the Budget**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to ratify execution of the Resolution authorizing the submission of an Application to the Office of the Budget for the Gwynedd Mercy University Academic Facilities Renovation RACP project. The Resolution is attached to these minutes.

- **Former Pottstown Plating Site/215 W. Washington Street LLC-Authorize Environmental Standards to Prepare a Phase I Environmental Study**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted 3-0 to authorize Environmental Standards to prepare a Phase I Environmental Study at a cost of \$3,500. Ms. Swanson noted that the funds for the Study will be from the Authority's EPA Assessment Grant. Suzanne Mayes recused herself from the vote.

- **Main & DeKalb Parcels/Norristown – Ratify Execution of Access Agreement between the Redevelopment Authority, Municipality of Norristown and AMO Environmental Decisions, Inc. related to a Phase I Environmental Study of the Parcels**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 3-0 the ratify the execution of an Access Agreement between the Redevelopment Authority, the Municipality of Norristown and AMO Environmental Decisions, Inc. related to a Phase I Environmental Study of the parcels. Suzanne Mayes recused herself from the vote.

- **411 Swedeland Road Sewer, Site Identification & Landscaping Project Local Share Account (LSA) Grant – Ratify Execution of Amendment to Contract C000071187 Extending Grant Period to June 30, 2023**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 3-0 to ratify execution of Amendment to Grant Contract C000071187 extending the grant period to June 30, 2023 for the 411 Swedeland Road Sewer, Site Identification & Landscaping LSA Project in Upper Merion Township. Chairman Spergel recused himself from the vote.

- **411 Swedeland Road Boulevard Extension Project Local Share Account (LSA) Grant – Ratify Execution of Amendment to Contract C000071188 Extending Grant Period to June 30, 2023**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 3-0 to ratify execution of Amendment to Grant Contract C000071188 extending the grant period to June 30, 2023 for the 411 Swedeland Road Boulevard Extension LSA Project in Upper Merion Township. Chairman Spergel recused himself from the vote.

- **Bridgeport Business Park LSA Grant – Ratify Execution of Amendment to Contract C000071190 Extending Grant Period to June 30, 2023**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted 3-0 to ratify the execution of Amendment to Grant Contract C000071190 for the Bridgeport Business Park LSA Project. Chairman Spergel recused himself from the vote.

- **Merenda Box LLC \$300,000 Conshohocken Enterprise Zone Loan-Approval of Loan Documents**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to approve the following loan documents subject to final review by Solicitor and Chairman:

- Promissory Note (Merenda Box LLC);
- Loan and Security Agreement (Merenda Box LLC, Feine Company, and Goiaba Tree LLC);
- Collateral Open End Mortgage, Security Agreement & Fixture Filing (Goiaba Tree LLC);
- Collateral Open End Mortgage Security Agreement, & Fixture Filing (Daniela DeSouza);
- Guaranty and Suretyship Agreement (Feine Company, Goiaba Tree LLC, and Daniela DeSouza);
- Affidavit of Business Purpose & Debtor's Waiver of Rights (Merenda Box LLC);
- Affidavit of Business Purpose & Guarantor's Waiver of Rights (Goiaba Tree LLC);
- Affidavit of Business Purpose & Guarantor's Waiver of Rights (Feine Company);
- Affidavit of Business Purpose & Guarantor's Waiver of Rights (Daniela DeSouza);

- **30 N. Hanover LLC EPA Brownfields Loan – Approval of Intercreditor and Subordination Agreement**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to approve the Intercreditor and Subordination Agreement related to 30 N. Hanover LLC EPA Brownfields loan.

- **Brain Pad Conshohocken Enterprise Zone Loan – Motion to Untable Action and Approve Write-Off of Loan Balance**

Upon a motion by Suzanne Mayes, seconded by Judith Memberg, the Board voted unanimously to untable action and approve write-off of the loan balance.

## **7. Project Updates**

Ms. Swanson gave updates on the following:

- **American Rescue Plan Act (ARPA).** Ms. Swanson noted that the RDA jointly submitted two projects to the Recovery Office for consideration for ARPA funding.
  - (1) Montco PLACES Grant Program – in partnership with the County Planning Commission, a request for \$15 million to establish a program to provide municipalities and non-profit economic development organizations with grants for physical improvements to neighborhood business districts and downtown.
  - (2) Homes for All Healthy Neighborhoods Grant Program – in partnership with the Office of Housing & Community Development and Office of Public Health, a request for \$11.8 million to establish a grant program to provide low-income homeowners and land owners with grants for necessary home repairs in order to preserve existing affordable housing stock.

Ms. Swanson also noted that the County will announce awards in July 2022.

- **Redevelopment Assistance Capital Program (RACP) Grants.** Ms. Swanson noted that the Office of the Budget announced a new round of grant awards on April 22, 2022 with nine additional grants being awarded to the Redevelopment Authority.
- **C-PACE.** Ms. Swanson noted a pre-application has been submitted for a \$1.2 million project in Green Lane Borough.
- **Municipality of Norristown.** Ms. Swanson noted that the buyer for the Main & DeKalb parcels are in due diligence and the sale is anticipated by the close of the year. Ms. Swanson also noted that the sale of the former State Hospital will close by the end of the year. Ms. Swanson further noted that a potential purchaser for the E. Washington Street parcels is currently conducting environmental testing.

- **Pottstown Borough.** Ms. Swanson noted that the Pottstown Sustainable Energy Project (PSEP) Project received additional RACP grant funding.
- **Royersford Borough.** Ms. Swanson noted that Phase I and Phase II Environmental activities have been funded and complete.
- **Ambler Borough.** Ms. Swanson noted that she is working with Borough officials as well as other stakeholders regarding strategic development near the SEPTA station.
- **Hatboro Borough.** Ms. Swanson noted that she will be attending the June Borough Council meeting to discuss C-PACE funding as well as other funding for Borough projects.
- **Narberth Borough.** Ms. Swanson noted that she attended the April Borough Council meeting to discuss the Borough's Request for Proposal related to redevelopment of Borough owned property.
- **North Wales Borough.** Ms. Swanson noted that she will be attending the June Planning Commission meeting to discuss strategic redevelopment in the Borough
- **Brownfields Conference.** Ms. Swanson noted that she will present on a panel entitled "The Synergistic Effects of Using Multiple Grants to Facilitate Project Success" at the National Brownfields Conference being held in Oklahoma City in August.

#### 8. **Next Meeting**

The next regular meeting is scheduled for June 9, 2022 at 9:30 am at the Redevelopment Authority office.

#### 9. **Adjournment**

Upon a motion by Judith Memberg, the Board agreed to conditionally adjourn the meeting at 10:10 AM, followed by Executive Session to discuss litigation and real estate matters.

*James S. May*