MAY 14, 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 May 14, 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. Membreng
   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 reported that the County received 2,900 grant applications related to the second round of MontcoStrong SBGP for over a $29 million ask. Mr. Zellers also reported that there might be a third round announced at a later date.

3. Reading of Minutes of Redevelopment Authority for April 9, 2020 and April 20, 2020 Meetings

   Upon a motion by Bob Wegbreit, seconded by Suzanne Mayes, the Board voted unanimously to dispense with the reading of the April 9, 2020 and April 20, 2020 minutes and approve as presented.

4. Approval of Invoices

   Upon a motion by Suzanne Mayes, seconded by Bob Wegbreit, the Board voted unanimously to approve the bills and invoices as presented.
5. Financial Statements

Jocelyn Gallagher presented the April 2020 financial statements to the Board.

6. Action Items

- Whitemarsh Hotel Associates LP Holiday Inn Revitalization Project/Whitemarsh Township – Ratify Execution of Local Share Account (LSA) $200,000 Grant Contract Amendment

  Upon a motion by Suzanne Mayes, seconded by Bob Wegbreit, the Board voted 4-0 to ratify execution of the LSA Grant Contract Amendment related to the Holiday Inn Revitalization Project in Whitemarsh Township, extending Contract to June 30, 2021. Chairman Spergel recused himself from the vote.

- Renaissance Land Associates, III LP LSA $470,911 Grant for the Remedial Capping at Quarry 2 – Approve Subgrantee Amendment Changing Site Address from 2501 Renaissance Blvd. to 2901 Renaissance Blvd. in Upper Merion Township

  Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to approve the Subgrantee Amendment related to the LSA Grant for Remedial Capping at Quarry 2 in Upper Merion Township changing project site location from 2501 Renaissance Blvd. to 2901 Renaissance Blvd. Chairman Spergel recused himself from the vote.

- PREIT Plymouth Meeting Mall Macy’s Site Redevelopment $500,000 LSA Project – Approve Subgrantee Agreement

  Upon a motion by James Sanders, seconded by Bob Wegbreit, the Board voted 4-0 to approve the Subgrantee Agreement related to PREIT’s Plymouth Meeting Mall Macy’s Site Redevelopment LSA Project. Suzanne Mayes recused herself from the vote.
• **Salus University Physician Assistant Program Facility Modernization Project**

$500,000 Redevelopment Assistance Capital Program (RACP) Grant – Ratify Execution of Grant Agreement

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to ratify execution a $500,000 RACP Grant Agreement related to the Salus University Physician Assistant Program Facility Modernization Project in Cheltenham Township.

• **Ardmore Station RACP Grant – Approve Revised Subgrantee Agreement related to the One Ardmore Associates Parking Garage Project (Phase I of Grant), adding AIMCO to the Agreement**

Upon a motion by Judith Memberg, seconded by James Sanders, the Board voted 4-0 to approve the revised Subgrantee Agreement related to One Ardmore Associates RACP Project, adding new property owner AIMCO to the Agreement. Suzanne Mayes recused herself from the vote.

• **Guppy’s Good Time Restaurant/2 Maple Street, Conshohocken – Approve $40,000 Conshohocken Revolving Loan and Accompanying Loan Documents**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve a $40,000 Conshohocken Revolving Loan and accompanying loan documents, subject to Chairman and Solicitor review for Guppy’s Good Time Restaurant located at 2 Maple Street in Conshohocken Borough.

• **County Loan Programs – Establishment of Loan Review Committee.**

Action tabled. Ms. Finegan to forward resumes of loan review committee to Board.
• **Municipality of Norristown – Approve Amendment to Cooperation Agreement**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to approve the Amendment to the Cooperation Agreement dated June 20, 2018, related to assisting the Municipality with certain acquisition and redevelopment projects. Suzanne Mayes recused herself from the vote.

• **Municipality of Norristown – Approve Issuance of a Request for Proposal (RFP) for Development of the Main & Dekalb Street Parcels**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to approve the issuance of an RFP for development of the Main & DeKalb Street parcels in the Municipality. Suzanne Mayes recused herself from the vote. Ms. Fritzges reported the RFP was expected to go out June 1, 2020.

• **Arbor Mews Townhome Project/Norristown – 1202 DeKalb Street, Unit 103 – Approve Subordination Agreement Related to Refinancing by the Owner**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to approve the Subordination Agreement related to 1202 DeKalb Street, Unit 103 in the Arbor News Townhome project in Norristown. Ms. Fritzges reported that the homeowner is refinancing at a better interest rate and taking no cash out.

• **Amatex Remediation Project/Norristown – Ratify Execution of $189,180 LSA Contract Amendment Extending Contract to June 30, 2021**

Upon a motion by Bob Wegbreit, seconded by James Sanders, the Board voted unanimously to ratify the execution of a $189,180 LSA Contract Amendment extending Contract to June 30, 2021. Mr. Nugent reported that the project has been delayed related to a RACP grant for construction of a new building at its manufacturing facility.
• 30 N. Hanover LLC $227,000 EPA Brownfields Loan – Approve Loan Documents

Upon a motion by James Sanders, seconded by Bob Wegbreit, the Board voted unanimously to approve the loan documents with 30 N. Hanover LLC for remediation activities in the former Mercury Building in Pottstown, subject to approval in form by EPA.

7. Active Communities/Project Updates

• Municipality of Norristown

➤ State Hospital Site. Mr. Nugent reported that the Municipality had a conference call recently with the DGS/DHS team regarding disposition of the site. Mr. Nugent further reported Municipal Manager Jones spoke to the team expressing the Municipality’s desire the property be conveyed to the Authority on its behalf, which will allow more flexibility with development.

➤ Wastewater Treatment Plant. Mr. Nugent reported that the Municipality is in discussions related privatization of the wastewater treatment plant.

• Conshohocken Borough

➤ SORA West Parking Garage/AmerisourceBergen Tenant Fit-Out RACP Projects. Mr. Nugent reported that construction is underway again as the developer received waivers from the State to continue construction. Mr. Nugent further reported that both projects are on schedule.

➤ Seven Tower Bridge Project. Mr. Nugent reported that construction is underway again and the project is on schedule.

➤ Conshohocken EZ RLF. Mr. Nugent reported that the local economic development group is actively promoting the Enterprise Zone Loan Program for businesses in the Borough.
• Pottstown Borough.

➤ Pottstown Area Industrial Development (PAID) Corporation. Mr. Nugent reported that Executive Director, Peggy Lee Clark, is assisting businesses in the Borough struggling through the COVID-19 pandemic. Mr. Nugent further reported that several businesses received grants from the first round of the MontcoStrong SBGP and that more businesses have applied for grants yesterday for the second round of MontcoStrong SBGP.

8. Executive Session

The Board convened into Executive Session to discuss personnel matters.

The Board reconvened into regular session.

9. Next Meeting

The next meeting is scheduled for June 11, 2020 at 9:30 AM.

10. Adjournment

Upon a motion by Bob Wegbreit, the Board agreed to adjourn the meeting at 11:00 AM.