

JUNE 9, 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 June 9, 2022 at 9:30 AM.

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

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

Also in attendance via Zoom were Rebecca Swanson, Executive Director; Pamela Finegan, Deputy Director; Jocelyn Gallagher, Administrator, Fiscal Management & Operations, Montgomery County Commerce Department; Dave Zellers (on telephone), Director, Montgomery County Commerce Department; Kaylyn Langdon and Jade Utz, Montgomery County Commerce Department; Alyson Fritzges, Solicitor; Tom Lepera, Norristown Council President and IBEW business representative; and Scott Destefon, Sustainable Energy Fund (SEF).

2. **Public Comment**

No public comment.

3. **Reading of Minutes of Redevelopment Authority for May 12, 2022**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve the May 12, 2022 minutes as presented.

4. **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.

5. **Financial Statements**

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

6. Action Items

- **Approval of Nuveen Green Capital and Cook Green Lane LLC's Application for C-PACE Funds and the Associated Statement of Levy and Lien**

Scott Destefon of the Sustainable Energy Fund came before the Board to discuss the proposed C-PACE project located in a multi-tenant warehouse in Green Lane Borough. Mr. Destefon noted that the C-PACE project will include new solar panels, a new roof, and an upgrade to LED lighting.

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to approve Nuveen Green Capital and Cook Green Lane LLC's Application for funding in the amount of \$1.2 million and the associated Statement of Levy and Lien contingent upon revisions by Chairman and the County Solicitor.

- **Former State Hospital Site Norristown – Approve the Resolution Authorizing the Authority to Execute a Lease Agreement with the Municipality of Norristown**

Upon a motion by Bob Wegbreit, seconded by James Sanders, the Board voted 4-0 to approve the Resolution approving the execution of a ground lease agreement with the Municipality of Norristown related to the former State Hospital site in Norristown. A copy of the Resolution is attached to these minutes. Suzanne Mayes recused herself from the vote.

- **NHM (North Hills Manor) \$235,000 Brownfields Loan – Approve Subordination Agreement**

Upon a motion by James Sanders, seconded by Judith Memberg, the Board voted 4-0 to approve the Subordination Agreement related to NHM \$235,000 Brownfields Loan. Suzanne Mayes recused herself from the vote.

- **1K1 Headquarters Building Redevelopment \$2.87 Million Redevelopment Assistance Capital Program (RACP) Grant – Ratify Execution of Letter to the Office of the Budget Accepting the Grant**

Upon a motion by James Sanders, seconded by Judith Member, the Board voted unanimously to ratify the execution of a letter to the Office of the Budget accepting the \$2.87 million RACP grant for the 1K1 Headquarters Building Redevelopment project in West Conshohocken.

- **Variety Campus Master Plan Implementation \$2.5 Million RACP Grant – Ratify Execution of Letter to the Office of the Budget Accepting the Grant**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to ratify the execution of a letter to the Office of the Budget accepting the \$2.5 million RACP grant for the Variety Campus Master Plan Implementation project in Worcester.

- **Bryn Mawr Hospital Behavioral Health Inpatient Unit Expansion \$2 Million RACP Grant – Ratify Execution of Letter to the Office of the Budget Accepting the Grant**

Upon a motion by James Sanders, seconded by Judith Memberg, the Board voted 4-0 to ratify the execution of a letter to the Office of the Budget accepting the \$2 million RACP grant for the Bryn Mawr Hospital Behavioral Health Inpatient Unit Expansion project. Suzanne Mayes recused herself from the vote.

- **Improved Healthcare Facilities-Souderton Mennonite Homes \$2 Million RACP Grant – Ratify Execution of Letter to the Office of the Budget Accepting the Grant**

Upon a motion by James Sanders, seconded by Suzanne Mayes, the Board voted unanimously to ratify the execution of a letter to the Office of the Budget accepting the \$2

million RACP grant for the Improved Healthcare Facilities-Souderton Mennonite Homes project.

- **Einstein Medical Moss Rehab Institute for Brain Health \$2 Million RACP Grant – Accept Designation as Grantee from the Office of the Budget**

Upon a motion by James Sanders, seconded by Judith Memberg, the Board voted 4-0 to accept the designation as Grantee from the Office of the Budget for the Einstein Medical Moss Rehab Institute for Brain Health \$2 million RACP grant. Suzanne Mayes recused herself from the vote.

- **Salus University Dining & Student Services \$500,000 RACP Grant – Accept Designation as Grantee from the Office of the Budget**

Upon a motion by Suzanne Mayes, seconded by James Sanders, the Board voted unanimously to accept the designation as Grantee from the Office of the Budget for the Salus University Dining & Student Services \$500,000 RACP grant.

- **CHOC Relocation and Rebuild Project (Resources for Human Development) \$2.5 Million RACP Grant – Accept Designation as Grantee from the Office of the Budget**

Upon a motion by Bob Wegbreit, seconded by James Sanders, the Board voted unanimously to accept the designation as Grantee from the Office of the Budget for the CHOC Relocation and Rebuild Project's \$2.5 million RACP grant.

- **Salem Baptist Church Campus Renovation-Abington – Approve Resolution Authorizing the Submission of a \$750,000 RACP Grant Application to the Office of the Budget**

Upon a motion by James Sanders, seconded by Judith Memberg, the Board voted unanimously to approve the Resolution authorizing the submission of a \$750,000 RACP Grant

Application to the Office of the Budget for the Salem Baptist Church Campus Renovation-Abington project. A copy of the Resolution is attached to these minutes.

7. Project Updates

Ms. Swanson gave updates on the following:

C-PACE Project in Green Lane Borough – Ms. Swanson noted that the Redevelopment Authority will receive an approximately \$6,100.00 fee related to the closing of the C-PACE project in Green Lane Borough.

EPA Brownfields Revolving Loan Fund – Ms. Swanson noted that the Redevelopment Authority was awarded \$1 million supplemental funding from the EPA for the Brownfields Revolving Loan Fund, which will allow the Authority to fund several additional environmental remediation projects.

Ambler – Ms. Swanson noted that the 114-unit Ambler Crossings building next to the Ambler Boiler House is scheduled for completion in August 2022. Ms. Swanson also noted that she is working with the Borough and other stakeholders on strategic redevelopment near the SEPTA station.

Ignite Manufacturing Event – Ms. Swanson noted that she spoke at the 2022 Ignite Manufacturing event held at Nicomatic Inc. manufacturing company in Hatboro. Ms. Swanson also noted that the event highlighted opportunities for manufacturing companies in the County.

Governor's Action Team – Ms. Swanson noted that the Authority and the Commerce Department have attended several meetings with DCED's Governor's Action Team and representatives of international companies seeking to relocate to the County.

American Rescue Act Plan (ARPA) – Ms. Swanson noted that the Authority submitted two projects to the Recovery Office for ARPA funding. Ms. Swanson also noted that the County

will announce awards in July 2022. Ms. Swanson further noted that priorities for ARPA funding will be for economic development and housing in Norristown and Pottstown.

Pottstown – Ms. Swanson noted that she led a tour of Brownfields sites in Pottstown with PAED, EPA officials, and business owners to highlight the investment of EPA Brownfields assessment and remediation grants the Authority made in the Borough. Discussion was held related to any assistance the Authority could provide to the victims of the explosion in the Borough.

Bridgeport Tax Increment Financing – Ms. Swanson noted that there have been no updates on the proposed TIF project.

Conshohocken – Ms. Swanson noted that the Enterprise Zone loan funds were disbursed to Merenda Box.

8. Next Meeting

The next regular meeting is scheduled for July 14, 2022 at 9:30 AM at the Authority's office.

9. Adjournment

Upon a motion by James Sanders, the Board agreed to conditionally adjourn the meeting at 10:25 AM, followed by Executive Session.

