

AUGUST 4, 2022
SPECIAL BOARD MEETING
VIA ZOOM

The Board of the Redevelopment Authority of the County of Montgomery, pursuant to proper notice, convened for a special meeting on August 4, 2022 at 9:30 AM.

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

Jonathan H. Spergel, Esq
Bob Wegbreit
Judith S. Memberg
Suzanne S. Mayes, Esq.
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, Director, Montgomery County Commerce Department; Kaylyn Langdon and Jade Utz, Montgomery County Commerce Department; Alyson Fritzges, Solicitor; and Tom Lepera, Norristown Council President and IBEW business representative.

2. **Public Comment**

No public comment.

3. **Action Items**

- **2022 Request for Proposals (RFP) for Solicitor – Approve Issuance of RFP**

Chairman Spergel, on behalf of the Board, thanked Alyson Fritzges for her service to the Redevelopment Authority as its current and previous solicitor, and acknowledged that she has an excellent opportunity with her new employment and wished her well. Chairman Spergel also noted that Ms. Fritzges, Mr. John Nugent and Ms. Finegan knowledge allowed for a smooth transition from former Executive Director Nugent to current Executive Director Ms. Swanson. Ms. Swanson also thanked Ms. Fritzges for her service and assistance over the last two years.

Dave Zellers, on behalf of the County, thanked Ms. Fritzges for her assistance in numerous County and Redevelopment Authority transactions.

Upon a motion by Bob Wegbreit, seconded by James Sanders, the Board unanimously to approve the issuance of a Request for Proposals for Solicitor as presented.

- **Approval of Environmental Standards Proposal to Prepare a Phase II Environmental Site Assessment (ESA) for Iron Globe Entertainment located at 151 and 161 Keystone Blvd. in Pottstown at a Cost of \$30,704**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted unanimously to approve Environmental Standards proposal to prepare a Phase II ESA for Iron Glove Entertainment located at 151 and 161 Keystone Blvd. in Pottstown at a cost of \$30,704. Ms. Swanson noted that the funds will be from the Authority's Brownfields Assessment Grant.

- **Approval of Environmental Standards Proposal to Prepare a Phase I Environmental Site Assessment (ESA) for the YWCA Tri-County Area for a Site Located at 724 N. Adams Street in Pottstown at a cost of \$3,500**

Upon a motion by James Sanders, seconded by Judith Member, the Board voted unanimously to approve Environmental Standards proposal to prepare a Phase I ESA for the YWCA Tri-County for 724 N. Adams Street in Pottstown at a cost of \$3,500.00. Ms. Swanson noted the funds will be from the Authority's Brownfields Assessment Grant.

- **Approval of Environmental Standards Proposal to Prepare a Phase I Environmental Site Assessment (ESA) for the YWCA Tri-County Area for a Site Located at 301 King Street in Pottstown at a cost of \$3,500**

Upon a motion by James Sanders, seconded by Judith Memberg, the Board voted unanimously to approve Environmental Standards proposal to prepare a Phase I ESA for the YWCA Tri-County for 301 King Street in Pottstown at a cost of \$3,500.00. Ms. Swanson noted the funds will be from the Authority's Brownfields Assessment Grant.

4. Project Updates

- **Commercial Property Assessed Clean Energy Program (C-PACE)**

Ms. Swanson noted that the state Legislature recently passed legislation expanding the state's existing C-PACE program. The legislation expands eligibility for C-PACE funding to the following: (1) projects that improve indoor air quality; (2) projects that increase a building's resiliency to the effects of climate change; and (3) mixed-use and multifamily projects with more than five residential units. Ms. Swanson stated that the expansion will allow many more projects to become eligible for C-PACE funding and that several developers have already expressed interest.

Ms. Swanson further noted that the County Commissioners intend to vote on a resolution approving the expansion at their August 18, 2022 meeting and that the program will be operational by mid-September.

American Rescue Act Plan (ARPA)

Ms. Swanson noted that the Authority did not receive funding from the County's ARPA funds. Mr. Zellers noted that the County Commissioners will formally announce the ARPA fund recipients on August 18, 2022. Ms. Swanson further noted that there will be opportunities to apply for other state and federal funds to support small businesses in the near future.

5. Other – Suzanne Mayes

Chairman Spergel noted that Ms. Mayes term expired in July 2022 and she was not interested in being re-appointed due to her current schedule. Chairman Spergel, on behalf of

the Board, thanked Ms. Mayes for her service and noted that her wisdom and experience in Authority matters will be missed.

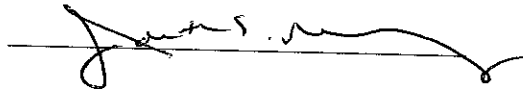
Chairman Spergel further noted that Ms. Memberg and were also up for re-appointed and contacted Lee Soltysiak at the County regarding their interest in being re-appointed by the County Commissioners.

6. Next Meeting

The next regular meeting is scheduled for September 8, 2022 at 9:30 AM at the Authority's office.

7. Adjournment

Upon a motion by James Sanders, the Board agreed to conditionally adjourn the meeting at 10:14 AM, followed by Executive Session.

A handwritten signature in black ink, appearing to read "James Sanders", is written over a horizontal line.