

SEPTEMBER 12, 2019
BOARD MEETING

The Board of the Redevelopment Authority of the County of Montgomery, pursuant to proper notice, convened for its regularly scheduled meeting on September 12, 2019 at 9:30 AM, at the offices of the Redevelopment Authority, 104 West Main Street, Suite #2, Norristown.

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

Jonathan H. Spergel, Esq.
Bob Wegbreit
Michael J. Becker – on telephone
Judith S. Memberg
Suzanne S. Mayes, Esq.

Also in attendance were John F. Nugent, Executive Director; Pamela Finegan, Program Administrator; Jocelyn Gallagher, Administrator, Fiscal Management & Operations, Montgomery County Commerce Department; David Zellers, Director Montgomery County Commerce Department; Amy Lempert, Administrator, Business Assistance & Resources, Montgomery County Commerce Department and Alyson Fritzges, Solicitor.

2. **Public Comment**

Mr. Zellers introduced Amy Lempert to the Board.

3. **Reading of Minutes of Redevelopment Authority for August 8, 2019 Meeting**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to dispense with the reading of the August 8, 2019 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.**

Ms. Gallagher presented the August 2019 financial statements to the Board.

6. Action Items

- **Montgomery County Loan Program – Approve Resolution Related to Administration of County Loan Program**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to approve the Resolution expressing the Authority's intent to serve as the designated administrative agent for the Montgomery County Opportunity Loan Program. A copy of the Resolution is attached to these minutes.

- **Musser Scout Reservation Project Redevelopment Assistance Capital Program (RACP) \$2,000,000 Grant – Ratify Acceptance of Grant Offer**

Upon a motion by Suzanne Mayes, seconded by Judith Memberg, the Board voted unanimously to ratify the acceptance of a \$2,000,000 RACP Grant for the Musser Scout Reservation Project in Marlborough Township.

- **Willow Grove YMCA Project RACP \$250,000 Grant – Ratify Acceptance of Grant Offer**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to ratify the acceptance of a \$250,000 RACP Grant for the Willow Grove YMCA Project in Upper Moreland Township. Suzanne Mayes recused herself from the vote.

- **Rosemont College Community Center Project RACP \$1,500,000 Grant – Ratify Acceptance of Grant Offer**

Upon a motion by Suzanne Mayes, seconded by Bob Wegbreit, the Board voted unanimously to ratify the acceptance of a \$1,500,000 RACP Grant for the Rosemont College Community Center Project in Lower Merion Township.

- **SORA West Gateway Redevelopment Parking Structure Project RACP \$2,000,000 Grant – Ratify Acceptance of Grant Offer**

Upon a motion by Judith Memberg, seconded by Bob Wegbreit, the Board voted unanimously to ratify the acceptance of a \$2,000,000 RACP Grant for the SORA West Gateway Redevelopment Parking Structure Project in Conshohocken Borough.

- **AmerisourceBergen 2020 RACP \$8,000,000 Grant – Approve Resolution Authorizing the Submission of a Grant Application**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to approve the Resolution authorizing the submission of a \$8,000,000 Grant Application for the AmerisourceBergen 2020 RACP Project at the SORA West site in Conshohocken. Suzanne Mayes recused herself from the vote. A copy of the Resolution is attached to these minutes.

- **Riverfront at Royersford Project Local Share Account (LSA) \$500,000 Grant – Approve Subgrantee Agreement**

Upon a motion by Bob Wegbreit, seconded by Judith Memberg, the Board voted 4-0 to approve the Subgrantee Agreement with The Riverfront at Royersford, LLC for its Riverfront at Royersford LSA Project \$500,000 Grant. Suzanne Mayes recused herself from the vote. A copy of the Resolution is attached to these minutes.

- **467 Sunneytown Pike Remediation Project, Upper Gwynedd Township – Approve Resolution Authorizing the Submission of an Industrial Sites Reuse (ISR) Grant Application**

Upon a motion by Suzanne Mayes, seconded by Judith Memberg, the Board voted unanimously to approve the Resolution authorizing the submission of an ISR Grant Application for the 467 Sunneytown Pike Remediation project in Upper Gwynedd Township.

- **Acquisition of East Main & DeKalb Street Properties, Norristown – Ratify Notice to Proceed to AMO Environmental Decisions for Phase II Environmental Site Assessments**

Upon a motion by Judith Memberg, seconded by Bob Webgreit, the Board voted 4-0 to ratify the Notice to Proceed to AMO Environmental Decisions for Phase II Environmental Site Assessments related to the due diligence period to acquire certain parcels at East Main and DeKalb Street properties in Norristown. Suzanne Mayes recused herself from the vote.

- **500 E. Washington Street, Norristown – Approve Lease Agreement w/Fidelity Contracting, LLC**

Upon a motion by Suzanne Mayes, seconded by Judith Memberg, the Board voted unanimously to approve a Lease Agreement w/Fidelity Contracting, LLC in order to use 500 E. Washington Street in Norristown as a staging area for its equipment, subject to amending the Authority's current lease with Allen Myers to clarify the portion of the property being leased and delineate the area being leased to Fidelity Contracting so that both parties are aware and acknowledge the existence of the tenants on the property.

7. Active Communities/Project Updates

- **Municipality of Norristown**

- Discussion held in Executive Session.

- **Conshohocken Borough**

- **Keystone Property SORA West Project.** SORA West Project discussed under Action Items.

- **Seven Tower Bridge.** Mr. Nugent reported that the developer is in final negotiations related to financing of the Project and tenant prospect, Hamilton Lane.

- **Pottstown Borough**

- **PAID.** Mr. Nugent reported that he continues to be active with the PAID organization. Mr. Nugent further reported that Peggy Lee Clark, Executive Director of PAID is doing an outstanding job in attracting new businesses to the Borough.

- **Mercury Building.** Mr. Nugent reported that the Authority is assisting with assessment work in the building.

- **Blue Elephant Restaurant.** Mr. Nugent reported that the restaurant is open at 152 High Street.

- **Keystone Economic and Employment Plan (KEEP).** Mr. Nugent reported that investors from New York are purchasing properties within the KEEP project area.

- **Cheltenham Township**

- **Tax Increment Financing (TIF)/Elkins Estate.** Mr. Nugent reported that closing has occurred.

➤ **Salus University RACP Grant.** Ms. Finegan reported that Salus University asked the Authority to assist with the preparation of a RACP Grant Application and asked that the Authority act as the Grantee.

- **Other-County Planning Commission Tour.** Mr. Nugent reported that he joined the Planning Commissions Tour of Upper Merion Township and Bridgeport Borough.

8. Executive Session

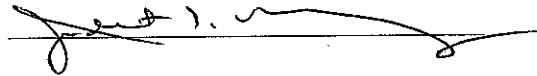
The Board convened into executive session to discuss real estate and personnel matters.
The Board convened into regular session.

9. Next Meeting

The next meeting is scheduled for October 10, 2019 at 9:30 AM.

10. Adjournment

Upon a motion by Bob Wegbreit, the Board agreed to adjourn the meeting at 10:40 AM.

A handwritten signature in black ink, appearing to read "Bob Wegbreit", written over a horizontal line.